

BANCAJA 4 Fondo de Titulización Hipotecaria



Brief report

Date: 05/31/2005
Currency: EUR

Date of constitution
11/05/2002

VAT Reg. no.
G83458455

Management Company
Europa de Titulización S.G.F.T.

Originator
Bancaja

Servicer
Bancaja

Lead Managers
Dresdner Kleinwort Wasserstein
Bancaja

Bond Underwriters and Placement Agents
Dresdner Kleinwort Wasserstein
Bancaja
CDC Ixis Capital Markets
HSBC

Bond Paying Agent
Bancaja

Market
IAIA Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Bancaja

Subordinated Credit
Bancaja

Start-up Loan
Bancaja

Swap
Bancaja

Assets Custodian
Bancaja

Fund Auditors
Ernst&Young

Issued securities: Residential Mortgages Backed Bonds

Bonds issue									
Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0312883004	11/08/2002 9,705	62,545.80 607,006,989.00 62.55%	100,000.00 970,500,000.00	Floating 3-M Euribor + 0.250% 18.Mar/Jun/Sep/Dec	2.3850% 06/20/2005 389.500000 Gross 331.070000 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	06/20/2005 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0312883012	11/08/2002 205	100,000.00 20,500,000.00 100.00%	100,000.00 20,500,000.00	Floating 3-M Euribor + 0.530% 18.Mar/Jun/Sep/Dec	2.6650% 06/20/2005 695.860000 Gross 591.480000 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutential	A+ A2	A+ A2
Series C ES0312883020	11/08/2002 90	100,000.00 9,000,000.00 100.00%	100,000.00 9,000,000.00	Floating 3-M Euribor + 1.150% 18.Mar/Jun/Sep/Dec	3.2850% 06/20/2005 857.750000 Gross 729.090000 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutential	BBB+ Baa2	BBB+ Baa2
Total		636,506,989.00	1,000,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
				% Monthly CPR (SMM)							
				% Annual equivalent CPR							
				0.00	0.90	1.00	1.10	1.20	1.30	1.40	1.50
Series A	With optional redemption *	Average life	Years	9.05	4.55	4.30	4.07	3.85	3.69	3.50	3.36
		Final Maturity	Years	06/17/2014	12/17/2009	09/17/2009	06/24/2009	04/06/2009	02/05/2009	11/27/2008	10/06/2008
			Date	17.81	10.06	9.56	9.06	8.56	8.31	7.81	7.56
			Date	03/20/2023	06/20/2015	12/20/2014	06/20/2014	12/20/2013	09/20/2013	03/20/2013	12/20/2012
		Without optional redemption *	Average life	Years	9.64	5.15	4.87	4.63	4.41	4.20	3.84
		Final Maturity	Years	01/15/2015	07/22/2010	04/14/2010	01/14/2010	10/24/2009	08/11/2009	06/04/2009	04/02/2009
	Series B		Date	27.33	27.33	27.33	27.33	27.33	27.33	27.33	27.33
		Average life	Years	11.32	5.72	5.41	5.11	4.84	4.64	4.40	4.22
		Final Maturity	Years	09/20/2016	02/18/2011	10/27/2010	07/09/2010	04/02/2010	01/17/2010	10/22/2009	08/19/2009
			Date	17.81	10.06	9.56	9.06	8.56	8.31	7.81	7.56
		Without optional redemption *	Average life	Years	12.07	6.49	6.15	5.83	5.55	5.30	4.85
		Final Maturity	Years	06/21/2017	11/24/2011	07/24/2011	03/29/2011	12/17/2010	09/15/2010	06/22/2010	04/05/2010
Series C	With optional redemption *		Date	27.33	27.33	27.33	27.33	27.33	27.33	27.33	27.33
		Average life	Years	09/20/2032	09/20/2032	09/20/2032	09/20/2032	09/20/2032	09/20/2032	09/20/2032	09/20/2032
		Final Maturity	Years	11.32	5.72	5.41	5.11	4.84	4.64	4.40	4.22
			Date	09/20/2016	02/18/2011	10/27/2010	07/09/2010	04/02/2010	01/17/2010	10/22/2009	08/19/2009
		Without optional redemption *	Average life	Years	17.81	10.06	9.56	9.06	8.56	8.31	7.56
		Final Maturity	Years	03/20/2023	06/20/2015	12/20/2014	06/20/2014	12/20/2013	09/20/2013	03/20/2013	12/20/2012
	Series B		Date	12.07	6.49	6.15	5.83	5.55	5.30	5.06	4.85
		Average life	Years	06/21/2017	11/24/2011	07/24/2011	03/29/2011	12/17/2010	09/15/2010	06/22/2010	04/05/2010
		Final Maturity	Years	27.33	27.33	27.33	27.33	27.33	27.33	27.33	27.33
			Date	09/20/2032	09/20/2032	09/20/2032	09/20/2032	09/20/2032	09/20/2032	09/20/2032	09/20/2032
		Without optional redemption *	Average life	Years	11.32	5.72	5.41	5.11	4.84	4.64	4.40
		Final Maturity	Years	09/20/2016	02/18/2011	10/27/2010	07/09/2010	04/02/2010	01/17/2010	10/22/2009	08/19/2009
Series C	With optional redemption *		Date	17.81	10.06	9.56	9.06	8.56	8.31	7.81	7.56
		Average life	Years	03/20/2023	06/20/2015	12/20/2014	06/20/2014	12/20/2013	09/20/2013	03/20/2013	12/20/2012
		Final Maturity	Years	12.07	6.49	6.15	5.83	5.55	5.30	5.06	4.85
			Date	06/21/2017	11/24/2011	07/24/2011	03/29/2011	12/17/2010	09/15/2010	06/22/2010	04/05/2010
		Without optional redemption *	Average life	Years	27.33	27.33	27.33	27.33	27.33	27.33	27.33
		Final Maturity	Years	09/20/2032	09/20/2032	09/20/2032	09/20/2032	09/20/2032	09/20/2032	09/20/2032	09/20/2032

* Optional clean up call when the amount of the outstanding balance of the securitised assets is less than 10 per 100 of the initial outstanding balance.
Hypothesis of delinquency and default assumptions of the securitised assets: 0%

Credit enhancement and financial operations

Credit enhancement (CE)						
Current			At issue date			
		% CE			% CE	
Series A	95.37%	607,006,989.00	5.89%	97.05%	970,500,000.00	3.75%
Series B	3.22%	20,500,000.00	2.67%	2.05%	20,500,000.00	1.70%
Series C	1.41%	9,000,000.00	1.26%	0.90%	9,000,000.00	0.80%
Issue of Bonds		636,506,989.00			1,000,000,000.00	
Subord. Line of Credit (Available)	1.26%	8,000,000.00	0.80%		8,000,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	33,199,534.34	2.135%	
Servicer ppal collect not yet credited	8,689,573.41		
Servicer ints collect not yet credited	719,336.31		
Liabilities	Available	Balance	Interest
Start-up Loan		551,234.93	3.135%
Subordinated Credit	8,000,000.00	0.00	3.135%

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	11,333	15,992	
Principal			
Principal outstanding	598,538,483.85	1,000,001,401.71	
Average loan	52,813.77	62,531.35	
Minimum	0.10	105.75	
Maximum	278,982.97	297,088.01	
Interest rate			
Weighted average (wac)	3.44%	4.72%	
Minimum	2.60%	3.50%	
Maximum	6.50%	8.50%	
Final maturity			
Weighted average (WARM) (months)	218	250	
Minimum	06/07/2005	11/15/2002	
Maximum	06/05/2032	06/05/2032	
Index (distribution)			
1-year EURIBOR/MIBOR	4.03%	4.09%	
1-year EURIBOR/MIBOR (Mortgage Market)	85.62%	84.84%	
Mortgage Market: Savings Banks	10.34%	11.04%	
Savings Banks Lending Rate (CECA Indicator)	0.01%	0.01%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.33	7.29	0.08	7.63
10.01 - 20%	2.21	16.32	0.77	16.31
20.01 - 30%	5.30	25.69	2.63	25.85
30.01 - 40%	9.44	35.11	6.24	35.44
40.01 - 50%	14.34	45.25	10.39	45.48
50.01 - 60%	20.41	55.26	14.87	55.38
60.01 - 70%	27.60	65.34	21.59	65.50
70.01 - 80%	20.38	72.73	43.42	75.78
Weighted average (WALTV)	55.68		63.05	
Minimum	0.00		0.17	
Maximum	75.81		79.80	

Additional information

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	2.00%	1.76%	1.67%	1.48%	1.29%
Annual equivalente (CPR)	21.56%	19.21%	18.28%	16.42%	14.38%

Geographic distribution		
	Current	At constitution date
Andalucia	2.07%	2.22%
Aragon	0.78%	0.79%
Balearic Islands	6.22%	6.10%
Basque Country	0.31%	0.27%
Canary Islands	5.34%	5.07%
Castilla-La Mancha	4.57%	4.52%
Castilla-Leon	0.13%	0.13%
Catalonia	9.42%	9.91%
Ceuta	0.01%	0.01%
Extremadura	0.02%	0.01%
Galicia	0.03%	0.02%
La Rioja	0.01%	0.01%
Madrid	10.98%	11.67%
Murcia	0.11%	0.09%
Valencia	60.02%	59.17%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Up to 1 month	516	85,101.60	47,347.42	0.00	132,449.02	35.60	30,707,058.85	30,839,507.87	71.63	53.79
1 to 2 months	112	41,898.96	30,255.46	0.00	72,154.42	19.40	7,338,262.01	7,410,416.43	17.21	55.60
2 to 3 months	40	22,381.12	15,451.69	0.00	37,832.81	10.17	2,165,719.21	2,203,552.02	5.12	57.58
3 to 6 months	21	13,969.92	13,977.41	0.00	27,947.33	7.51	1,108,710.90	1,136,658.23	2.64	62.96
6 to 12 months	14	20,019.36	24,226.55	0.00	44,245.91	11.89	923,030.32	967,276.23	2.25	59.52
12 to 18 months	6	18,544.87	12,526.14	0.00	31,071.01	8.35	283,776.91	314,847.92	0.73	36.48
18 to 24 months	3	3,609.73	10,921.82	0.00	14,531.55	3.91	114,047.99	128,579.54	0.30	50.41
Over 2 years	2	2,540.35	9,250.23	0.00	11,790.58	3.17	41,192.61	52,983.19	0.12	26.25
Total	714	208,065.91	163,956.72	0.00	372,022.63		42,681,798.80	43,053,821.43		54.34