

BANCAJA 4 Fondo de Titulización Hipotecaria

Brief report

Date: 03/31/2007
Currency: EUR

Date of constitution

11/05/2002

VAT Reg. no.

G83458455

Management Company

Europea 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

AIAF 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	39,065.36 379,129,318.80 39.07%	100,000.00 970,500,000.00	Floating 3-M Euribor + 0.250% 18.Mar/Jun/Sep/Dec	4.1460% 06/18/2007 409.41 Gross 348.00 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	06/18/2007 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0312883012	11/08/2002 205	80,580.11 16,518,922.55 80.58%	100,000.00 20,500,000.00	Floating 3-M Euribor + 0.530% 18.Mar/Jun/Sep/Dec	4.4260% 06/18/2007 901.53 Gross 766.30 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	06/18/2007 "Pass-Through" Pro rata deferred start / Secuential	AA+ A2	A+ A2
Series C ES0312883020	11/08/2002 90	80,580.11 7,252,209.90 80.58%	100,000.00 9,000,000.00	Floating 3-M Euribor + 1.150% 18.Mar/Jun/Sep/Dec	5.0460% 06/18/2007 1,027.81 Gross 873.64 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	06/18/2007 "Pass-Through" Pro rata deferred start / Secuential	A+ Baa2	BBB+ Baa2
Total		402,900,451.25	1,000,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series A	With optional redemption *	% Monthly CPR (SMM)		1,06	1,25	1,44	1,64	1,84	2,05	2,26	2,48
		% Annual equivalent CPR		12,00	14,00	16,00	18,00	20,00	22,00	24,00	26,00
		Average life	Years	3.93	3.54	3.24	2.97	2.71	2.54	2.38	2.23
		Final Maturity	Years	03/03/2011	10/12/2010	06/24/2010	03/17/2010	12/15/2009	10/12/2009	08/14/2009	06/20/2009
Series B	With optional redemption *	Average life	Years	4.62	4.40	4.03	3.71	3.43	3.19	2.97	2.77
		Final Maturity	Years	01/23/2012	08/22/2011	04/10/2011	12/15/2010	09/04/2010	06/05/2010	03/17/2010	01/05/2010
		Average life	Years	25.49	25.49	25.49	25.49	25.49	25.49	25.49	25.49
		Final Maturity	Years	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032
Series C	With optional redemption *	Average life	Years	3.93	3.54	3.24	2.97	2.71	2.54	2.38	2.23
		Final Maturity	Years	03/03/2011	10/12/2010	06/24/2010	03/17/2010	12/15/2009	10/12/2009	08/14/2009	06/20/2009
		Average life	Years	4.82	4.40	4.03	3.71	3.43	3.19	2.97	2.77
		Final Maturity	Years	01/23/2012	08/22/2011	04/10/2011	12/15/2010	09/04/2010	06/05/2010	03/17/2010	01/05/2010
Series D	With optional redemption *	Average life	Years	25.49	25.49	25.49	25.49	25.49	25.49	25.49	25.49
		Final Maturity	Years	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032
Series E	With optional redemption *	Average life	Years	3.93	3.54	3.24	2.97	2.71	2.54	2.38	2.23
		Final Maturity	Years	03/03/2011	10/12/2010	06/24/2010	03/17/2010	12/15/2009	10/12/2009	08/14/2009	06/20/2009
		Average life	Years	4.82	4.40	4.03	3.71	3.43	3.19	2.97	2.77
		Final Maturity	Years	01/23/2012	08/22/2011	04/10/2011	12/15/2010	09/04/2010	06/05/2010	03/17/2010	01/05/2010
Series F	With optional redemption *	Average life	Years	25.49	25.49	25.49	25.49	25.49	25.49	25.49	25.49
		Final Maturity	Years	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032

* 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	94.10%	379,129,318.80	7.50%	97.05%	970,500,000.00
Series B	4.10%	16,518,922.55	3.40%	2.05%	20,500,000.00
Series C	1.80%	7,252,209.90	1.60%	0.90%	9,000,000.00
Issue of Bonds		402,900,451.25			1,000,000,000.00
Subord. Line of Credit (Available)	1.60%	6,446,407.22	0.80%		8,000,000.00

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		2,977,917.37	3.896%
Servicer ppal collect not yet credited		3,374,793.33	
Servicer ints collect not yet credited		678,038.54	
Liabilities	Available	Balance	Interest
Start-up Loan		150,336.77	3.119%
Subordinated Credit	6,446,407.22	0.00	4.896%

Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	8,608	15,992
Principal		
Principal outstanding	396,876,356.14	1,000,001,401.71
Average loan	46,105.52	62,531.35
Minimum	2.76	105.75
Maximum	267,006.97	297,088.01
Interest rate		
Weighted average (wac)	4.71%	4.72%
Minimum	3.41%	3.50%
Maximum	7.75%	8.50%
Final maturity		
Weighted average (WARM) (months)	196	250
Minimum	04/01/2007	11/15/2002
Maximum	06/05/2032	06/05/2032
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	3.89%	4.09%
1-year EURIBOR/MIBOR (Mortgage Market)	85.84%	84.84%
Mortgage Market: Savings Banks	10.27%	11.04%
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.01%

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% Pool
0.01 - 10%	0.73	6.95	0.08
10.01 - 20%	3.77	15.78	0.77
20.01 - 30%	7.98	25.51	2.63
30.01 - 40%	12.33	35.44	6.24
40.01 - 50%	18.14	45.27	10.39
50.01 - 60%	21.95	55.07	14.87
60.01 - 70%	28.76	65.00	21.59
70.01 - 80%	6.33	71.33	43.42
Weighted average (WALT)	50.56		63.05
Minimum	0.00		0.17
Maximum	72.86		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)	1.26%	1.34%	1.34%	1.29%	1.33%
Annual Percentage Rate (CPR)	14.13%	14.90%	14.95%	14.47%	14.82%

Geographic distribution		
	Current	At constitution date
Andalucia	2.00%	2.22%
Aragon	0.68%	0.79%
Balearic Islands	6.03%	6.10%
Basque Country	0.42%	0.27%
Canary Islands	5.44%	5.07%
Castilla-La Mancha	4.65%	4.52%
Castilla-Leon	0.18%	0.13%
Catalonia	8.88%	9.91%
Ceuta		0.01%
Extremadura	0.02%	0.01%
Galicia	0.03%	0.02%
La Rioja		0.01%
Madrid	11.06%	11.67%
Murcia	0.12%	0.09%
Valencia	60.50%	59.17%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Up to 1 month	331	57,444.67	36,731.64	0.00	94,176.31	32.90	18,469,296.53	18,563,472.84	73.22	47.70
1 to 2 months	81	28,470.38	25,675.94	0.00	54,146.32	18.92	4,571,719.67	4,625,865.99	18.24	48.41
2 to 3 months	15	9,423.16	6,933.87	0.00	16,357.03	5.71	785,913.83	802,270.86	3.16	47.70
3 to 6 months	7	7,251.40	6,232.80	0.00	13,484.20	4.71	361,413.39	374,897.59	1.48	42.71
6 to 12 months	9	10,128.42	19,106.19	0.00	29,234.61	10.21	548,786.64	578,021.25	2.28	55.51
12 to 18 months	1	1,243.42	1,188.54	0.00	2,431.96	0.85	21,690.43	24,122.39	0.10	73.87
18 to 24 months	3	6,478.05	6,454.67	0.00	12,932.72	4.52	85,175.02	98,107.74	0.39	68.24
Over 2 years	9	21,075.01	42,383.71	0.00	63,458.72	22.17	224,383.18	287,841.90	1.14	33.99
Total	456	141,514.51	144,707.36	0.00	286,221.87		25,068,378.69	25,354,600.56		47.75

Each range includes the beginning but not the ending time