

BANCAJA 4 Fondo de Titulización Hipotecaria

Brief report

Date: 09/30/2010
Currency: EUR



Date of constitution
11/05/2002

VAT Reg. no.
V83458455

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

Originator
Bancaja

Service
Bancaja

Lead Managers
Dresdner Kleinwort Wasserstein
Bancaja

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

Bond Paying Agent
Banco Cooperativo

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Popular Español S.A

Subordinated Credit
Bancaja

Start-up Loan
Bancaja

Swap
Bancaja

Assets Custodian
Bancaja

Fund Auditors
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Issued securities: Residential Mortgages Backed Bonds

Bonds issue									
Series ISIN Code	Issue date N° 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	23,022.83 223,436,565.15 23.02%	100,000.00 970,500,000.00	Floating 3-M Euribor+0.250% 18.Mar/Jun/Sep/Dec	1.1290% 12/20/2010 65.70 Gross 53.22 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	12/20/2010 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0312883012	11/08/2002 205	47,489.18 9,735,281.90 47.49%	100,000.00 20,500,000.00	Floating 3-M Euribor+0.530% 18.Mar/Jun/Sep/Dec	1.4090% 12/20/2010 169.14 Gross 137.00 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	12/20/2010 "Pass-Through" Pro rata deferred start / Secuential	AAA A2	A+ A2
Series C ES0312883020	11/08/2002 90	47,489.18 4,274,026.20 47.49%	100,000.00 9,000,000.00	Floating 3-M Euribor+1.150% 18.Mar/Jun/Sep/Dec	2.0290% 12/20/2010 243.57 Gross 197.29 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	12/20/2010 "Pass-Through" Pro rata deferred start / Secuential	A+ Baa2	BBB+ Baa2
Total		237,445,873.25	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)		0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44
		% Annual equivalent CPR		2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00
		Average life	Years	4.76	4.21	3.72	3.36	3.03	2.82	2.52	2.34
		Final Maturity	Years	07/04/2015	12/16/2014	06/17/2014	02/06/2014	10/08/2013	07/24/2013	04/08/2013	02/01/2013
Series B	With optional redemption *	Average life	Years	4.76	4.21	3.72	3.36	3.03	2.82	2.52	2.34
		Final Maturity	Years	07/04/2015	12/16/2014	06/17/2014	02/06/2014	10/08/2013	07/24/2013	04/08/2013	02/01/2013
		Average life	Years	6.97	6.22	5.47	4.97	4.47	4.22	3.72	3.47
		Final Maturity	Years	09/18/2017	12/18/2016	03/18/2016	09/18/2015	03/18/2015	12/18/2014	06/18/2014	03/18/2014
Series C	Without optional redemption *	Average life	Years	6.76	6.10	5.54	5.05	4.62	4.25	3.93	3.64
		Final Maturity	Years	07/02/2017	11/03/2016	04/11/2016	10/16/2015	05/14/2015	12/30/2014	09/03/2014	05/22/2014
		Average life	Years	21.73	21.73	21.73	21.73	21.73	21.73	21.73	21.73
		Final Maturity	Years	06/18/2032	06/18/2032	06/18/2032	06/18/2032	06/18/2032	06/18/2032	06/18/2032	06/18/2032
Series A	Without optional redemption *	Average life	Years	4.76	4.21	3.72	3.36	3.03	2.82	2.52	2.34
		Final Maturity	Years	07/04/2015	12/16/2014	06/17/2014	02/06/2014	10/08/2013	07/24/2013	04/08/2013	02/01/2013
		Average life	Years	6.97	6.22	5.47	4.97	4.47	4.22	3.72	3.47
		Final Maturity	Years	09/18/2017	12/18/2016	03/18/2016	09/18/2015	03/18/2015	12/18/2014	06/18/2014	03/18/2014
Series B	Without optional redemption *	Average life	Years	6.76	6.10	5.54	5.05	4.62	4.25	3.93	3.64
		Final Maturity	Years	07/02/2017	11/03/2016	04/11/2016	10/16/2015	05/14/2015	12/30/2014	09/03/2014	05/22/2014
		Average life	Years	21.73	21.73	21.73	21.73	21.73	21.73	21.73	21.73
		Final Maturity	Years	06/18/2032	06/18/2032	06/18/2032	06/18/2032	06/18/2032	06/18/2032	06/18/2032	06/18/2032
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		Average life	Years	6.97	6.22	5.47	4.97	4.47	4.22	3.72	3.47
		Final Maturity	Years	09/18/2017	12/18/2016	03/18/2016	09/18/2015	03/18/2015	12/18/2014	06/18/2014	03/18/2014
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		Final Maturity	Years	07/02/2017	11/03/2016	04/11/2016	10/16/2015	05/14/2015	12/30/2014	09/03/2014	05/22/2014
		Average life	Years	21.73	21.73	21.73	21.73	21.73	21.73	21.73	21.73
		Final Maturity	Years	06/18/2032	06/18/2032	06/18/2032	06/18/2032	06/18/2032	06/18/2032	06/18/2032	06/18/2032

* 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%	223,436,565.15	7.58%	97.05%	970,500,000.00	3.75%
Series B	4.10%	9,735,281.90	3.48%	2.05%	20,500,000.00	1.70%
Series C	1.80%	4,274,026.20	1.68%	0.90%	9,000,000.00	0.80%
Issue of Bonds		237,445,873.25			1,000,000,000.00	
Subord. Line of Credit (Available)	0.00%	0.00		0.80%	8,000,000.00	
Principal Reserve Fund	1.68%	4,000,000.00		0.00%	0.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	6,292,154.66	0.879%	
Service ppal collect not yet credited	385,595.99		
Service ints collect not yet credited	70,107.22		
Liabilities	Available	Balance	Interest
Subordinated Credit L/T	0.00	0.00	
Subordinated Credit S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		1,360,000.00	
Securities		0.00	
* Credit Support Amount in favour of the Fund			

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	6,322	15,992	
Principal			
Principal outstanding	236,016,030.25	1,000,001,401.71	
Average loan	37,332.49	62,531.35	
Minimum	7.64	105.75	
Maximum	240,894.90	297,088.01	
Interest rate			
Weighted average (wac)	2.29%	4.72%	
Minimum	1.67%	3.50%	
Maximum	4.12%	8.50%	
Final maturity			
Weighted average (WARM) (months)	167	250	
Minimum	10/02/2010	11/15/2002	
Maximum	06/05/2032	06/05/2032	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	3.30%	4.08%	
1-year EURIBOR/MIBOR (Mortgage Market)	86.93%	84.85%	
Mortgage Market: Savings Banks	9.76%	11.04%	
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.01%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.72	6.56	0.08	7.63
10.01 - 20%	6.69	15.64	0.77	16.31
20.01 - 30%	12.73	25.43	2.63	25.86
30.01 - 40%	17.47	35.16	6.23	35.45
40.01 - 50%	20.39	45.42	10.44	45.50
50.01 - 60%	25.65	54.75	14.84	55.41
60.01 - 70%	15.35	63.20	21.60	65.51
70.01 - 80%			43.39	75.79
Weighted average (WALTV)	43.54		63.05	
Minimum	0.00		0.17	
Maximum	67.02		79.80	

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.
Only the information communicated by Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

Additional information

Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 📠 +34 91 411 84 68 🌐 www.edt-sg.com ✉ info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

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Servicer
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Lead Managers
Dresdner Kleinwort Wasserstein
Bancaja

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

Bond Paying Agent
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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.20%	0.25%	0.32%	0.44%	1.03%
Annual Percentage Rate (CPR)	2.37%	3.01%	3.73%	5.12%	11.71%

Geographic distribution

	Current	At constitution date
Andalucia	2.16%	2.22%
Aragon	0.66%	0.79%
Balearic Islands	6.11%	6.10%
Basque Country	0.35%	0.27%
Canary Islands	5.60%	5.07%
Castilla-La Mancha	4.99%	4.52%
Castilla-Leon	0.18%	0.13%
Catalonia	9.84%	9.91%
Ceuta		0.01%
Extremadura	0.04%	0.01%
Galicia	0.04%	0.02%
La Rioja		0.01%
Madrid	11.39%	11.67%
Murcia	0.10%	0.09%
Valencia	58.55%	59.17%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
<i>Delinquencies</i>										
Up to 1 month	245	61,090.87	13,710.13	0.00	74,801.00	17.00	10,947,313.25	11,022,114.25	64.62	38.05
from > 1 to ≤ 2 months	41	28,272.96	7,355.37	0.00	35,628.33	8.10	2,539,125.80	2,574,754.13	15.10	44.98
from > 2 to ≤ 3 months	29	22,521.22	7,289.24	0.00	29,810.46	6.78	1,408,258.99	1,438,069.45	8.43	43.01
from > 3 to ≤ 6 months	7	4,427.71	1,386.67	0.00	5,814.38	1.32	152,041.05	157,855.43	0.93	24.57
from > 6 to < 12 months	14	58,176.64	17,912.11	0.00	76,088.75	17.30	895,031.97	971,120.72	5.69	48.18
from ≥ 12 to < 18 months	5	14,322.64	6,092.01	0.00	20,414.65	4.64	147,852.89	168,267.54	0.99	26.90
from ≥ 18 to < 24 months	4	20,716.06	15,818.28	0.00	36,534.34	8.31	229,974.02	266,508.36	1.56	52.01
from ≥ 2 years	15	52,435.33	108,353.23	0.00	160,788.56	36.55	296,272.04	457,060.60	2.68	30.69
Subtotal	360	261,963.43	177,917.04	0.00	439,880.47	100.00	16,615,870.01	17,055,750.48	100.00	39.37
<i>Doubt debts (subjectives)</i>										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	360	261,963.43	177,917.04	0.00	439,880.47		16,615,870.01	17,055,750.48		39.37

Additional information