BANCAJA 4 Fondo de Titulización Hipotecaria

Brief report

Date: 02/28/2011
Currency: EUR

Date of constitution
11/05/2002

VAT Reg. no.
V83458455

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
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 Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current	Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	Next	Rating Fitch / Moody´s Current	Original
Series A ES0312883004	11/08/2002 9,705	22,312.47 216,542,521.35 22.31%	100,000.00 970,500,000.00	Floating 3-M Euribor+0.250% 18.Mar/Jun/Sep/Dec	1.2740% 03/18/2011 69.49 Gross 56.29 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	03/18/2011 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0312883012	11/08/2002 205	46,023.92 9,434,903.60 46.02%	100,000.00 20,500,000.00	Floating 3-M Euribor+0.530% 18.Mar/Jun/Sep/Dec	1.5540% 03/18/2011 174.83 Gross 141.61 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	03/18/2011 "Pass-Through" Pro rata deferred start / Secuential	AAA A2	A+ A2
Series C ES0312883020	11/08/2002 90	46,023.92 4,142,152.80 46.02%	100,000.00 9,000,000.00	Floating 3-M Euribor+1.150% 18.Mar/Jun/Sep/Dec	2.1740% 03/18/2011 244.58 Gross 198.11 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	03/18/2011 "Pass-Through" Pro rata deferred start / Secuential	A+ Baa2	BBB+ Baa2
Total		230,119,577.75	1,000,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

			% 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
Series A	With optional redemption *	Average life	Years	4.46	3.93	3.44	3.10	2.88	2.58	2.40	2.22
			Date	08/13/2015	02/01/2015	08/08/2014	04/04/2014	01/14/2014	09/26/2013	07/21/2013	05/18/2013
		Final Maturity	Years	6.56	5.81	5.05	4.56	4.30	3.81	3.56	3.30
			Date	09/18/2017	12/18/2016	03/18/2016	09/18/2015	06/18/2015	12/18/2014	09/18/2014	06/18/2014
	Without optional redemption *	Average life	Years	6.51	5.89	5.35	4.88	4.48	4.12	3.81	3.54
			Date	09/01/2017	01/15/2017	07/03/2016	01/15/2016	08/20/2015	04/13/2015	12/20/2014	09/11/2014
		Final Maturity	Years	21.32	21.32	21.32	21.32	21.32	21.32	21.32	21.32
			Date	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 B	With optional redemption *	Average life	Years	4.46	3.93	3.44	3.10	2.88	2.58	2.40	2.22
			Date	08/13/2015	02/01/2015	08/08/2014	04/04/2014	01/14/2014	09/26/2013	07/21/2013	05/18/2013
		Final Maturity	Years	6.56	5.81	5.05	4.56	4.30	3.81	3.56	3.30
			Date	09/18/2017	12/18/2016	03/18/2016	09/18/2015	06/18/2015	12/18/2014	09/18/2014	06/18/2014
	Without optional redemption *	Average life	Years	6.51	5.89	5.35	4.88	4.48	4.12	3.81	3.54
			Date	09/01/2017	01/15/2017	07/03/2016	01/15/2016	08/20/2015	04/13/2015	12/20/2014	09/11/2014
		Final Maturity	Years	21.32	21.32	21.32	21.32	21.32	21.32	21.32	21.32
			Date	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 C	With optional redemption *	Average life	Years	4.46	3.93	3.44	3.10	2.88	2.58	2.40	2.22
			Date	08/13/2015	02/01/2015	08/08/2014	04/04/2014	01/14/2014	09/26/2013	07/21/2013	05/18/2013
		Final Maturity	Years	6.56	5.81	5.05	4.56	4.30	3.81	3.56	3.30
			Date	09/18/2017	12/18/2016	03/18/2016	09/18/2015	06/18/2015	12/18/2014	09/18/2014	06/18/2014
	Without optional redemption *	Average life	Years	6.51	5.89	5.35	4.88	4.48	4.12	3.81	3.54
			Date	09/01/2017	01/15/2017	07/03/2016	01/15/2016	08/20/2015	04/13/2015	12/20/2014	09/11/2014
		Final Maturity	Years	21.32	21.32	21.32	21.32	21.32	21.32	21.32	21.32
			Date	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		% CE	At issue date		% CE
Series A	94.10%	216,542,521.35	7.64%	97.05%	970,500,000.00	3.75%
Series B	4.10%	9,434,903.60	3.54%	2.05%	20,500,000.00	1.70%
Series C	1.80%	4,142,152.80	1.74%	0.90%	9,000,000.00	0.80%
Issue of Bonds		230,119,577.75			1,000,000,000.00	
Subord. Line of Credit (Available)	0.00%	0.00		0.80%	8,000,000.00	
Principal Reserve Fund	1.74%	4,000,000.00		0.00%	0.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		12,744,784.36	1.024%
Servicer ppal collect not yet credited		459,101.62	
Servicer ints collect not yet credited		101,736.63	
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		1,630,000.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	6,146	15,992
Principal		
Principal outstanding	223,237,329.11	1,000,001,401.71
Average loan	36,322.38	62,531.35
Minimum	7.19	105.75
Maximum	236,993.08	297,088.01
Interest rate		
Weighted average (wac)	2.43%	4.72%
Minimum	1.67%	3.50%
Maximum	4.23%	8.50%
Final maturity		
Weighted average (WARM) (months)	164	250
Minimum	03/02/2011	11/15/2002
Maximum	06/05/2032	06/05/2032
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	3.25%	4.08%
1-year EURIBOR/MIBOR (Mortgage Market)	87.04%	84.85%
Mortgage Market: Savings Banks	9.72%	11.04%
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.01%

LTV Distribution

	Current % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	1.86	6.59	0.08	7.63
10.01 - 20%	7.26	15.74	0.77	16.31
20.01 - 30%	13.43	25.39	2.63	25.86
30.01 - 40%	17.31	35.03	6.23	35.45
40.01 - 50%	22.67	45.51	10.44	45.50
50.01 - 60%	25.25	54.95	14.84	55.41
60.01 - 70%	12.21	62.92	21.60	65.51
70.01 - 80%			43.39	75.79
Weighted average (WALTV)		42.62		63.05
Minimum		0.00		0.17
Maximum		66.08		79.80

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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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

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.20%	0.42%	0.34%	0.35%	1.00%
Annual Percentage Rate (CPR)	2.39%	4.91%	4.06%	4.16%	11.36%

Geographic distribution

	Current	At constitution date
Andalucia	2.22%	2.22%
Aragon	0.65%	0.79%
Balearic Islands	6.23%	6.10%
Basque Country	0.36%	0.27%
Canary Islands	5.62%	5.07%
Castilla-La Mancha	5.04%	4.52%
Castilla-Leon	0.18%	0.13%
Catalonia	9.95%	9.91%
Ceuta		0.01%
Extremadura	0.04%	0.01%
Galicia	0.04%	0.02%
La Rioja		0.01%
Madrid	11.47%	11.67%
Murcia	0.10%	0.09%
Valencia	58.09%	59.17%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	259	63,507.31	13,898.65	0.00	77,405.96	15.56	11,386,508.32	11,463,914.28	64.80	38.39
from > 1 to ≤ 2 months	49	33,000.30	9,769.83	0.00	42,770.13	8.60	2,677,644.76	2,720,414.89	15.38	37.31
from > 2 to ≤ 3 months	27	19,510.17	7,136.02	0.00	26,646.19	5.36	1,392,251.01	1,418,897.20	8.02	48.73
from > 3 to ≤ 6 months	6	6,625.84	2,823.55	0.00	9,449.39	1.90	280,306.13	289,755.52	1.64	50.27
from > 6 to < 12 months	9	17,703.31	10,350.93	0.00	28,054.24	5.64	418,009.14	446,063.38	2.52	42.10
from ≥ 12 to < 18 months	7	65,830.19	13,958.30	0.00	79,788.49	16.04	413,132.79	492,921.28	2.79	34.57
from ≥ 18 to < 24 months	4	9,757.72	6,072.15	0.00	15,829.87	3.18	114,917.85	130,747.72	0.74	62.64
from ≥ 2 years	19	88,416.65	129,215.20	0.00	217,631.85	43.74	510,773.49	728,405.34	4.12	36.39
Subtotal	380	304,351.49	193,224.63	0.00	497,576.12	100.00	17,193,543.49	17,691,119.61	100.00	39.02
Doubt debts (subjectives)										
	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	380	304,351.49	193,224.63	0.00	497,576.12		17,193,543.49	17,691,119.61		39.02

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