

BANCAJA 4 Fondo de Titulización Hipotecaria

Brief report

Date: 02/29/2012
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 Santander

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)		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	19,673.51 190,931,414.55 19.67%	100,000.00 970,500,000.00	Floating 3-M Euribor+0.250% 18.Mar/Jun/Sep/Dec	1.6690% 03/20/2012 83.91 Gross 67.97 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	03/20/2012 "Pass-Through"	AAA Aa2sf	AAA Aaa
Series B ES0312883012	11/08/2002 205	40,580.56 8,319,014.80 40.58%	100,000.00 20,500,000.00	Floating 3-M Euribor+0.530% 18.Mar/Jun/Sep/Dec	1.9490% 03/20/2012 202.12 Gross 163.72 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	03/20/2012 "Pass-Through" Pro rata deferred start / Secuential	AAA A2	A+ A2
Series C ES0312883020	11/08/2002 90	40,580.56 3,652,250.40 40.58%	100,000.00 9,000,000.00	Floating 3-M Euribor+1.150% 18.Mar/Jun/Sep/Dec	2.5690% 03/20/2012 266.42 Gross 215.80 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	03/20/2012 "Pass-Through" Pro rata deferred start / Secuential	A+ Baa2	BBB+ Baa2
Total		202,902,679.75	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	Date	3.96	3.44	3.07	2.85	2.53	2.34	2.16	1.99
					02/13/2016	08/07/2015	03/26/2015	01/03/2015	09/08/2014	06/30/2014	04/25/2014	02/23/2014
		Final Maturity	Years	Date	5.56	4.81	4.30	4.05	3.55	3.30	3.05	2.80
				09/18/2017	12/18/2016	06/18/2016	03/18/2016	09/18/2015	06/18/2015	03/18/2015	12/18/2014	
	Without optional redemption *	Average life	Years	Date	6.33	5.74	5.23	4.78	4.39	4.05	3.75	3.49
					06/27/2018	11/23/2017	05/20/2017	12/09/2016	07/20/2016	03/17/2016	11/29/2015	08/24/2015
Final Maturity		Years	Date	20.32	20.32	20.32	20.32	20.32	20.32	20.32	20.32	20.32
			06/19/2032	06/19/2032	06/19/2032	06/19/2032	06/19/2032	06/19/2032	06/19/2032	06/19/2032	06/19/2032	
Series B	With optional redemption *	Average life	Years	Date	3.96	3.44	3.07	2.85	2.53	2.34	2.16	1.99
					02/13/2016	08/07/2015	03/26/2015	01/03/2015	09/08/2014	06/30/2014	04/25/2014	02/23/2014
		Final Maturity	Years	Date	5.56	4.81	4.30	4.05	3.55	3.30	3.05	2.80
				09/18/2017	12/18/2016	06/18/2016	03/18/2016	09/18/2015	06/18/2015	03/18/2015	12/18/2014	
	Without optional redemption *	Average life	Years	Date	6.33	5.74	5.23	4.78	4.39	4.05	3.75	3.49
					06/27/2018	11/23/2017	05/20/2017	12/09/2016	07/20/2016	03/17/2016	11/29/2015	08/24/2015
Final Maturity		Years	Date	20.32	20.32	20.32	20.32	20.32	20.32	20.32	20.32	20.32
			06/19/2032	06/19/2032	06/19/2032	06/19/2032	06/19/2032	06/19/2032	06/19/2032	06/19/2032	06/19/2032	
Series C	With optional redemption *	Average life	Years	Date	3.96	3.44	3.07	2.85	2.53	2.34	2.16	1.99
					02/13/2016	08/07/2015	03/26/2015	01/03/2015	09/08/2014	06/30/2014	04/25/2014	02/23/2014
		Final Maturity	Years	Date	5.56	4.81	4.30	4.05	3.55	3.30	3.05	2.80
				09/18/2017	12/18/2016	06/18/2016	03/18/2016	09/18/2015	06/18/2015	03/18/2015	12/18/2014	
	Without optional redemption *	Average life	Years	Date	6.33	5.74	5.23	4.78	4.39	4.05	3.75	3.49
					06/27/2018	11/23/2017	05/20/2017	12/09/2016	07/20/2016	03/17/2016	11/29/2015	08/24/2015
Final Maturity		Years	Date	20.32	20.32	20.32	20.32	20.32	20.32	20.32	20.32	20.32
			06/19/2032	06/19/2032	06/19/2032	06/19/2032	06/19/2032	06/19/2032	06/19/2032	06/19/2032	06/19/2032	

* 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%	190,931,414.55	7.87%	97.05%	970,500,000.00
Series B	4.10%	8,319,014.80	3.77%	2.05%	20,500,000.00
Series C	1.80%	3,652,250.40	1.97%	0.90%	9,000,000.00
Issue of Bonds		202,902,679.75			1,000,000,000.00
Subord. Line of Credit (Available)	0.00%	0.00	0.80%		8,000,000.00
Principal Reserve Fund	1.97%	4,000,000.00	0.00%		0.00

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		12,391,954.36	1.410%
Servicer ppal collect not yet credited		324,729.53	
Servicer ints collect not yet credited		77,602.70	
Liabilities		Available	Balance
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			1,310,000.00
Securities			0.00
* Credit Support Amount in favour of the Fund			

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		5,673	15,992
Principal			
Principal outstanding		196,305,824.99	1,000,001,401.71
Average loan		34,603.53	62,531.35
Minimum		0.00	105.75
Maximum		227,965.22	297,088.01
Interest rate			
Weighted average (wac)		3.04%	4.72%
Minimum		2.04%	3.50%
Maximum		4.86%	8.50%
Final maturity			
Weighted average (WARM) (months)		157	250
Minimum		03/01/2012	11/15/2002
Maximum		06/05/2032	06/05/2032
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		3.00%	4.08%
1-year EURIBOR/MIBOR (Mortgage Market)		87.40%	84.85%
Mortgage Market: Savings Banks		9.60%	11.04%
Savings Banks Lending Rate (CECA Indicator)		0.00%	0.01%

LTV Distribution			
		Current	At constitution date
		% Pool	% LTV
0.01 - 10%		2.10	6.96
10.01 - 20%		9.12	15.58
20.01 - 30%		13.94	25.31
30.01 - 40%		18.33	35.19
40.01 - 50%		25.50	45.08
50.01 - 60%		22.63	54.90
60.01 - 70%		8.39	61.62
70.01 - 80%			43.39
Weighted average (WALT)		40.63	63.05
Minimum		0.00	0.17
Maximum		63.89	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
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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
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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.29%	0.46%	0.36%	0.30%	0.93%
Annual Percentage Rate (CPR)	3.43%	5.36%	4.22%	3.54%	10.55%

Geographic distribution		
	Current	At constitution date
Andalucia	2.31%	2.22%
Aragon	0.66%	0.79%
Balearic Islands	6.41%	6.10%
Basque Country	0.37%	0.27%
Canary Islands	5.74%	5.07%
Castilla-La Mancha	5.02%	4.52%
Castilla-Leon	0.19%	0.13%
Catalonia	10.37%	9.91%
Ceuta		0.01%
Extremadura	0.04%	0.01%
Galicia	0.04%	0.02%
La Rioja		0.01%
Madrid	11.64%	11.67%
Murcia	0.09%	0.09%
Valencia	57.11%	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	213	45,240.49	12,678.12	0.00	57,918.61	13.48	8,266,303.22	8,324,221.83	53.66	34.09
from > 1 to ≤ 2 months	62	33,058.60	13,199.42	0.00	46,258.02	10.77	3,163,403.35	3,209,661.37	20.69	40.67
from > 2 to ≤ 3 months	20	18,435.34	8,863.44	0.00	27,298.78	6.35	1,292,040.06	1,319,338.84	8.51	41.62
from > 3 to ≤ 6 months	17	25,323.30	11,819.66	0.00	37,142.96	8.64	1,048,009.20	1,085,152.16	7.00	44.52
from > 6 to < 12 months	12	21,155.76	9,957.05	0.00	31,112.81	7.24	419,494.82	450,607.63	2.90	37.07
from ≥ 12 to < 18 months	6	18,390.83	11,169.68	0.00	29,560.51	6.88	317,496.24	347,056.75	2.24	55.77
from ≥ 18 to < 24 months	4	23,515.37	16,487.94	0.00	40,003.31	9.31	277,850.43	317,853.74	2.05	64.04
from ≥ 2 years	11	122,351.30	38,006.00	0.00	160,357.30	37.32	297,616.89	457,974.19	2.95	29.83
Subtotal	345	307,470.99	122,181.31	0.00	429,652.30	100.00	15,082,214.21	15,511,866.51	100.00	37.12
<i>Doubt debts (subjectives)</i>										
from > 3 to ≤ 6 months	1	370.10	61.08	0.00	431.18	7.81	0.00	431.18	7.81	0.66
from ≥ 18 to < 24 months	1	3,716.84	1,371.67	0.00	5,088.51	92.19	0.00	5,088.51	92.19	5.41
Subtotal	2	4,086.94	1,432.75	0.00	5,519.69	100.00	0.00	5,519.69	100.00	3.47
Total	347	311,557.93	123,614.06	0.00	435,171.99		15,082,214.21	15,517,386.20		36.99