

BANCAJA 4 Fondo de Titulización Hipotecaria

Brief report

Date: 08/31/2012
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	18,382.39 178,401,094.95 18.38%	100,000.00 970,500,000.00	Floating 3-M Euribor+0.250% 18.Mar/Jun/Sep/Dec	0.9130% 09/18/2012 42.89 Gross 34.74 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	09/18/2012 "Pass-Through"	AA-sf A3sf	AAA Aaa
Series B ES0312883012	11/08/2002 205	37,917.35 7,773,056.75 37.92%	100,000.00 20,500,000.00	Floating 3-M Euribor+0.530% 18.Mar/Jun/Sep/Dec	1.1930% 09/18/2012 115.60 Gross 93.64 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	09/18/2012 "Pass-Through" Pro rata deferred start / Secuential	AA-sf A3sf	A+ A2
Series C ES0312883020	11/08/2002 90	37,917.35 3,412,561.50 37.92%	100,000.00 9,000,000.00	Floating 3-M Euribor+1.150% 18.Mar/Jun/Sep/Dec	1.8130% 09/18/2012 175.68 Gross 142.30 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	09/18/2012 "Pass-Through" Pro rata deferred start / Secuential	A+ Baa2	BBB+ Baa2
Total		189,586,713.20	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	3.69	3.17	2.93	2.59	2.39	2.21	2.03	1.86	
			Date	05/07/2016	10/31/2015	08/06/2015	04/04/2015	01/21/2015	11/14/2014	09/10/2014	07/09/2014	
		Final Maturity	Years	5.05	4.30	4.05	3.55	3.30	3.05	2.80	2.55	
	Without optional redemption *	Average life	Years	6.17	5.61	5.12	4.69	4.32	3.99	3.70	3.44	
			Date	11/01/2018	04/08/2018	10/12/2017	05/09/2017	12/23/2016	08/25/2016	05/11/2016	02/06/2016	
		Final Maturity	Years	19.81	19.81	19.81	19.81	19.81	19.81	19.81	19.81	
Series B	With optional redemption *	Average life	Years	3.69	3.17	2.93	2.59	2.39	2.21	2.03	1.86	
			Date	05/07/2016	10/31/2015	08/06/2015	04/04/2015	01/21/2015	11/14/2014	09/10/2014	07/09/2014	
		Final Maturity	Years	5.05	4.30	4.05	3.55	3.30	3.05	2.80	2.55	
	Without optional redemption *	Average life	Years	6.17	5.61	5.12	4.69	4.32	3.99	3.70	3.44	
			Date	11/01/2018	04/08/2018	10/12/2017	05/09/2017	12/23/2016	08/25/2016	05/11/2016	02/06/2016	
		Final Maturity	Years	19.81	19.81	19.81	19.81	19.81	19.81	19.81	19.81	
Series C	With optional redemption *	Average life	Years	3.69	3.17	2.93	2.59	2.39	2.21	2.03	1.86	
			Date	05/07/2016	10/31/2015	08/06/2015	04/04/2015	01/21/2015	11/14/2014	09/10/2014	07/09/2014	
		Final Maturity	Years	5.05	4.30	4.05	3.55	3.30	3.05	2.80	2.55	
	Without optional redemption *	Average life	Years	6.17	5.61	5.12	4.69	4.32	3.99	3.70	3.44	
			Date	11/01/2018	04/08/2018	10/12/2017	05/09/2017	12/23/2016	08/25/2016	05/11/2016	02/06/2016	
		Final Maturity	Years	19.81	19.81	19.81	19.81	19.81	19.81	19.81	19.81	

* 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%	178,401,094.95	8.01%	97.05%	970,500,000.00
Series B	4.10%	7,773,056.75	3.91%	2.05%	20,500,000.00
Series C	1.80%	3,412,561.50	2.11%	0.90%	9,000,000.00
Issue of Bonds		189,586,713.20			1,000,000,000.00
Subord. Line of Credit (Available)	0.00%	0.00	0.80%		8,000,000.00
Principal Reserve Fund	2.11%	4,000,000.00	0.00%		0.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	10,997,458.20	0.663%	
Servicer ppal collect not yet credited	266,502.67		
Servicer ints collect not yet credited	50,135.59		
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		980,000.00	
Securities		0.00	
* Credit Support Amount in favour of the Fund			

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		5,453	15,992
Principal			
Principal outstanding		183,949,544.69	1,000,001,401.71
Average loan		33,733.64	62,531.35
Minimum		0.00	105.75
Maximum		223,338.74	297,088.01
Interest rate			
Weighted average (wac)		2.70%	4.72%
Minimum		0.50%	3.50%
Maximum		4.86%	8.50%
Final maturity			
Weighted average (WARM) (months)		154	250
Minimum		09/04/2012	11/15/2002
Maximum		06/05/2032	06/05/2032
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		2.83%	4.08%
1-year EURIBOR/MIBOR (Mortgage Market)		87.58%	84.85%
Mortgage Market: Savings Banks		9.59%	11.04%
Savings Banks Lending Rate (CECA Indicator)		0.00%	0.01%

LTV Distribution			
		Current	At constitution date
	% Pool	% LTV	% LTV
0.01 - 10%	2.61	7.14	0.08
10.01 - 20%	9.22	15.43	0.77
20.01 - 30%	14.72	25.31	2.63
30.01 - 40%	18.99	35.37	6.23
40.01 - 50%	25.43	44.77	10.44
50.01 - 60%	23.44	54.91	14.84
60.01 - 70%	5.58	61.00	21.60
70.01 - 80%			43.39
Weighted average (WALTV)		39.72	63.05
Minimum		0.00	0.17
Maximum		62.76	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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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.18%	0.33%	0.30%	0.33%	0.89%
Annual Percentage Rate (CPR)	2.12%	3.91%	3.51%	3.86%	10.21%

Geographic distribution		
	Current	At constitution date
Andalucia	2.36%	2.22%
Aragon	0.67%	0.79%
Balearic Islands	6.52%	6.10%
Basque Country	0.38%	0.27%
Canary Islands	5.82%	5.07%
Castilla-La Mancha	5.10%	4.52%
Castilla-Leon	0.20%	0.13%
Catalonia	10.57%	9.91%
Ceuta		0.01%
Extremadura	0.04%	0.01%
Galicia	0.03%	0.02%
La Rioja		0.01%
Madrid	11.84%	11.87%
Murcia	0.08%	0.09%
Valencia	56.37%	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	208	36,194.80	11,581.64	0.00	47,776.44	8.93	7,730,610.70	7,778,387.14	51.60	33.05
from > 1 to ≤ 2 months	52	23,991.14	7,934.00	0.00	31,925.14	5.97	2,020,943.82	2,052,868.96	13.62	36.98
from > 2 to ≤ 3 months	34	30,355.82	10,609.43	0.00	40,965.25	7.66	1,559,116.32	1,600,081.57	10.61	37.64
from > 3 to ≤ 6 months	24	33,098.07	14,249.42	0.00	47,347.49	8.85	1,206,223.45	1,253,570.94	8.32	35.98
from > 6 to < 12 months	20	49,333.21	19,412.10	0.00	68,745.31	12.85	1,076,909.38	1,145,654.69	7.60	39.23
from ≥ 12 to < 18 months	9	33,655.41	11,792.12	0.00	45,447.53	8.50	301,557.71	347,005.24	2.30	35.15
from ≥ 18 to < 24 months	6	23,991.77	14,508.54	0.00	38,500.31	7.20	278,801.77	317,302.08	2.10	60.60
from ≥ 2 years	13	162,483.03	51,737.22	0.00	214,220.25	40.05	365,207.97	579,428.22	3.84	33.33
Subtotal	366	393,103.25	141,824.47	0.00	534,927.72	100.00	14,539,371.12	15,074,298.84	100.00	35.06
<i>Doubt debts (subjectives)</i>										
from > 3 to ≤ 6 months	1	23,128.09	363.45	0.00	23,491.54	81.88	0.00	23,491.54	81.88	11.97
from > 6 to < 12 months	1	370.10	66.54	0.00	436.64	1.52	0.00	436.64	1.52	0.67
from ≥ 2 years	1	3,341.29	1,421.08	0.00	4,762.37	16.60	0.00	4,762.37	16.60	5.06
Subtotal	3	26,839.48	1,851.07	0.00	28,690.55	100.00	0.00	28,690.55	100.00	8.08
Total	369	419,942.73	143,675.54	0.00	563,618.27		14,539,371.12	15,102,989.39		34.84