BANCAJA 4 Fondo de Titulización Hipotecaria

Brief report

Date: 12/31/2012
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
Barclays Bank PLC

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Barclays Bank PLC

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	17,151.85 166,458,704.25 17.15%	100,000.00 970,500,000.00	Floating 3-M Euribor+0.250% 18.Mar/Jun/Sep/Dec	0.4340% 03/19/2013 18.82 Gross 14.87 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	03/19/2013 "Pass-Through"	AA-sf Baa1sf	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	0.7140% 03/19/2013 68.43 Gross 54.06 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	03/19/2013 "Pass-Through" Pro rata deferred start / Secuential	AA-sf Baa2sf	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	1.3340% 03/19/2013 127.86 Gross 101.01 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	03/19/2013 "Pass-Through" Pro rata deferred start / Secuential	BBB+sf Baa2	BBB+ Baa2
Total		177,644,322.50	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	3.22	2.84	2.49	2.28	2.09	1.90	1.73	1.69
			Date	03/07/2016	10/22/2015	06/13/2015	03/30/2015	01/19/2015	11/13/2014	09/09/2014	08/26/2014
		Final Maturity	Years	4.25	3.75	3.25	3.00	2.75	2.50	2.25	2.25
			Date	03/18/2017	09/18/2016	03/18/2016	12/18/2015	09/18/2015	06/18/2015	03/18/2015	03/18/2015
	Without optional redemption *	Average life	Years	5.41	4.88	4.42	4.03	3.69	3.39	3.14	2.91
			Date	05/16/2018	11/01/2017	05/18/2017	12/26/2016	08/24/2016	05/09/2016	02/05/2016	11/16/2015
		Final Maturity	Years	14.76	13.76	13.01	12.01	11.25	10.50	9.76	9.01
			Date	09/18/2027	09/18/2026	12/18/2025	12/18/2024	03/18/2024	06/18/2023	09/18/2022	12/18/2021
Series B	With optional redemption *	Average life	Years	4.25	3.75	3.25	3.00	2.75	2.50	2.25	2.25
			Date	03/18/2017	09/18/2016	03/18/2016	12/18/2015	09/18/2015	06/18/2015	03/18/2015	03/18/2015
		Final Maturity	Years	4.25	3.75	3.25	3.00	2.75	2.50	2.25	2.25
			Date	03/18/2017	09/18/2016	03/18/2016	12/18/2015	09/18/2015	06/18/2015	03/18/2015	03/18/2015
	Without optional redemption *	Average life	Years	16.16	15.26	14.36	13.48	12.65	11.86	11.10	10.38
			Date	02/08/2029	03/18/2028	04/23/2027	06/08/2026	08/08/2025	10/25/2024	01/22/2024	05/04/2023
		Final Maturity	Years	17.51	17.01	16.26	15.51	14.51	13.76	13.01	12.25
			Date	06/18/2030	12/18/2029	03/18/2029	06/18/2028	06/18/2027	09/18/2026	12/18/2025	03/18/2025
Series C	With optional redemption *	Average life	Years	4.25	3.75	3.25	3.00	2.75	2.50	2.25	2.25
			Date	03/18/2017	09/18/2016	03/18/2016	12/18/2015	09/18/2015	06/18/2015	03/18/2015	03/18/2015
		Final Maturity	Years	4.25	3.75	3.25	3.00	2.75	2.50	2.25	2.25
			Date	03/18/2017	09/18/2016	03/18/2016	12/18/2015	09/18/2015	06/18/2015	03/18/2015	03/18/2015
	Without optional redemption *	Average life	Years	18.37	18.04	17.62	17.10	16.47	15.78	15.08	14.38
			Date	04/29/2031	12/30/2030	07/29/2030	01/18/2030	06/04/2029	09/24/2028	01/12/2028	05/02/2027
		Final Maturity	Years	19.26	19.26	19.26	19.26	19.26	19.26	19.26	19.26
			Date	03/18/2032	03/18/2032	03/18/2032	03/18/2032	03/18/2032	03/18/2032	03/18/2032	03/18/2032

* 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	93.70%	166,458,704.25	8.55%	97.05%	970,500,000.00	3.75%
Series B	4.38%	7,773,056.75	4.17%	2.05%	20,500,000.00	1.70%
Series C	1.92%	3,412,561.50	2.25%	0.90%	9,000,000.00	0.80%
Issue of Bonds		177,644,322.50			1,000,000,000.00	
Subord. Line of Credit (Available)	0.00%	0.00		0.80%	8,000,000.00	
Principal Reserve Fund	2.25%	4,000,000.00		0.00%	0.00	

Other financial operations (current)

Assets		Balance	Interest
Treasury Account		6,932,062.48	0.183%
Servicer ppal collect not yet credited		383,591.76	
Servicer ints collect not yet credited		52,439.36	
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	5,351	15,992
Principal		
Principal outstanding	175,323,111.04	1,000,001,401.71
Average loan	32,764.55	62,531.35
Minimum	0.00	105.75
Maximum	220,072.54	297,088.01
Interest rate		
Weighted average (wac)	2.22%	4.72%
Minimum	0.50%	3.50%
Maximum	4.86%	8.50%
Final maturity		
Weighted average (WARM) (months)	151	250
Minimum	07/05/2011	11/15/2002
Maximum	06/05/2032	06/05/2032
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	2.69%	4.08%
1-year EURIBOR/MIBOR (Mortgage Market)	87.73%	84.85%
Mortgage Market: Savings Banks	9.58%	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%	3.00	7.00	0.08	7.63
10.01 - 20%	9.50	15.46	0.77	16.31
20.01 - 30%	14.56	25.19	2.63	25.86
30.01 - 40%	21.02	35.51	6.23	35.45
40.01 - 50%	24.35	44.76	10.44	45.50
50.01 - 60%	24.48	54.94	14.84	55.41
60.01 - 70%	3.10	60.64	21.60	65.51
70.01 - 80%			43.39	75.79
Weighted average (WALTV)		39.04		63.05
Minimum		0.00		0.17
Maximum		61.96		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)	0.75%	0.40%	0.35%	0.32%	0.88%
Annual Percentage Rate (CPR)	8.67%	4.65%	4.15%	3.81%	10.02%

Geographic distribution

	Current	At constitution date
Andalucia	2.39%	2.22%
Aragon	0.68%	0.79%
Balearic Islands	6.52%	6.10%
Basque Country	0.39%	0.27%
Canary Islands	5.93%	5.07%
Castilla-La Mancha	5.12%	4.52%
Castilla-Leon	0.21%	0.13%
Catalonia	10.76%	9.91%
Ceuta		0.01%
Extremadura	0.04%	0.01%
Galicia	0.03%	0.02%
La Rioja		0.01%
Madrid	12.02%	11.67%
Murcia	0.08%	0.09%
Valencia	55.83%	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	240	50,992.91	14,136.42	0.00	65,129.33	10.32	8,857,631.95	8,922,761.28	55.41	33.51
from > 1 to ≤ 2 months	53	25,038.32	7,958.12	0.00	32,996.44	5.23	1,993,268.18	2,026,264.62	12.58	34.41
from > 2 to ≤ 3 months	24	23,610.60	7,392.35	0.00	31,002.95	4.91	1,142,858.26	1,173,861.21	7.29	31.58
from > 3 to ≤ 6 months	20	37,817.62	12,621.10	0.00	50,438.72	7.99	1,140,788.03	1,191,226.75	7.40	43.66
from > 6 to < 12 months	24	60,784.46	25,996.97	0.00	86,781.43	13.75	1,160,403.59	1,247,185.02	7.75	42.39
from ≥ 12 to < 18 months	12	48,414.24	16,402.06	0.00	64,816.30	10.27	447,550.32	512,366.62	3.18	36.49
from ≥ 18 to < 24 months	6	25,906.69	14,389.18	0.00	40,295.87	6.39	265,047.51	305,343.38	1.90	59.61
from ≥ 2 years	16	198,361.22	61,150.68	0.00	259,511.90	41.13	463,713.88	723,225.78	4.49	36.71
Subtotal	395	470,926.06	160,046.88	0.00	630,972.94	100.00	15,471,261.72	16,102,234.66	100.00	35.17
Doubt debts (subjectives)										
from > 6 to < 12 months	1	23,128.09	515.57	0.00	23,643.66	81.87	0.00	23,643.66	81.87	12.05
from ≥ 12 to < 18 months	1	370.10	70.08	0.00	440.18	1.52	0.00	440.18	1.52	0.68
from ≥ 2 years	1	3,341.29	1,452.72	0.00	4,794.01	16.60	0.00	4,794.01	16.60	5.09
Subtotal	3	26,839.48	2,038.37	0.00	28,877.85	100.00	0.00	28,877.85	100.00	8.13
Total	398	497,765.54	162,085.25	0.00	659,850.79		15,471,261.72	16,131,112.51		34.96

Additional information
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