

BANCAJA 4 Fondo de Titulización Hipotecaria

Brief report

Date: 01/31/2013
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)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Fitch / Moody's Current Original	
		Current	Original			Final maturity (legal)	Next		
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)							
			% Annual equivalent CPR							
Series A	With optional redemption *	Average life	Years	3.22	2.85	2.63	2.29	2.10	1.92	1.74
		Final Maturity	Years	4.25	3.75	3.50	3.00	2.75	2.50	2.25
		Date		03/18/2017	09/18/2016	06/18/2016	12/18/2015	09/18/2015	06/18/2015	03/18/2015
	Without optional redemption *	Average life	Years	5.40	4.87	4.43	4.04	3.71	3.42	2.95
		Final Maturity	Years	14.76	13.76	13.01	12.01	11.25	10.50	9.76
		Date		09/18/2027	09/18/2026	12/18/2025	12/18/2024	03/18/2024	06/18/2023	09/18/2022
Series B	With optional redemption *	Average life	Years	4.25	3.75	3.50	3.00	2.75	2.50	2.25
		Final Maturity	Years	4.25	3.75	3.50	3.00	2.75	2.50	2.25
		Date		03/18/2017	09/18/2016	06/18/2016	12/18/2015	09/18/2015	06/18/2015	03/18/2015
	Without optional redemption *	Average life	Years	16.14	15.25	14.35	13.48	12.65	11.87	11.12
		Final Maturity	Years	17.51	17.01	16.26	15.51	14.51	13.76	13.01
		Date		06/18/2030	12/18/2029	03/18/2029	06/18/2028	06/18/2027	09/18/2026	12/18/2025
Series C	With optional redemption *	Average life	Years	4.25	3.75	3.50	3.00	2.75	2.50	2.25
		Final Maturity	Years	4.25	3.75	3.50	3.00	2.75	2.50	2.25
		Date		03/18/2017	09/18/2016	06/18/2016	12/18/2015	09/18/2015	06/18/2015	03/18/2015
	Without optional redemption *	Average life	Years	18.37	18.04	17.62	17.10	16.48	15.79	15.09
		Final Maturity	Years	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

* 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	93.70%	166,458,704.25	8.55%	97.05%	3.75%
Series B	4.38%	7,773,056.75	4.17%	2.05%	1.70%
Series C	1.92%	3,412,561.50	2.25%	0.90%	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	9,488,322.54	0.183%	
Servicer ppal collect not yet credited	226,502.82		
Servicer ints collect not yet credited	34,188.63		
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		1,580,000.00	
Securities		0.00	
* Credit Support Amount in favour of the Fund			

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		5,331	15,992
Principal			
Principal outstanding		173,466,005.66	1,000,001,401.71
Average loan		32,539.11	62,531.35
Minimum		0.00	105.75
Maximum		219,206.51	297,088.01
Interest rate			
Weighted average (wac)		2.12%	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		2.68%	4.08%
1-year EURIBOR/MIBOR (Mortgage Market)		87.77%	84.85%
Mortgage Market: Savings Banks		9.55%	11.04%
Savings Banks Lending Rate (CECA Indicator)		0.00%	0.01%

LTV Distribution			
		Current	At constitution date
	% Pool	% LTV	% LTV
0.01 - 10%	3.09	6.98	0.08
10.01 - 20%	9.51	15.47	0.77
20.01 - 30%	14.72	25.21	2.63
30.01 - 40%	21.30	35.52	6.23
40.01 - 50%	24.26	44.78	10.44
50.01 - 60%	24.73	54.98	14.84
60.01 - 70%	2.39	60.60	21.60
70.01 - 80%			43.39
Weighted average (WALTV)	38.87		63.05
Minimum	0.00		0.17
Maximum	61.75		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

BANCAJA 4 Fondo de Titulización Hipotecaria



Brief report

Date: 01/31/2013
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)

Prepayments	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.23%	0.44%	0.31%	0.32%	0.87%
Annual Percentage Rate (CPR)	2.68%	5.10%	3.71%	3.72%	9.96%

Geographic distribution	Current	At constitution date
Andalucia	2.40%	2.22%
Aragon	0.68%	0.79%
Balearic Islands	6.55%	6.10%
Basque Country	0.39%	0.27%
Canary Islands	5.95%	5.07%
Castilla-La Mancha	5.12%	4.52%
Castilla-Leon	0.21%	0.13%
Catalonia	10.78%	9.91%
Ceuta		0.01%
Extremadura	0.04%	0.01%
Galicia	0.03%	0.02%
La Rioja		0.01%
Madrid	12.05%	11.87%
Murcia	0.08%	0.09%
Valencia	55.71%	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	211	44,188.45	11,407.01	0.00	55,595.46	8.74	8,162,974.84	8,218,570.30	53.09	33.95
from > 1 to ≤ 2 months	54	26,619.15	8,120.03	0.00	34,739.18	5.46	2,148,742.76	2,183,481.94	14.11	36.99
from > 2 to ≤ 3 months	20	18,960.28	4,254.62	0.00	23,214.90	3.65	772,653.02	795,867.92	5.14	28.33
from > 3 to ≤ 6 months	23	33,082.90	11,727.72	0.00	44,810.62	7.05	1,107,621.84	1,152,432.46	7.44	38.22
from > 6 to < 12 months	22	66,968.16	26,400.15	0.00	93,368.31	14.68	1,378,889.68	1,472,257.99	9.51	44.99
from ≥ 12 to < 18 months	14	49,836.05	19,123.99	0.00	68,960.04	10.84	495,379.85	564,339.89	3.65	38.04
from ≥ 18 to < 24 months	6	32,994.53	13,698.36	0.00	46,692.89	7.34	260,215.85	306,908.74	1.98	47.01
from ≥ 2 years	16	206,349.10	62,195.55	0.00	268,544.65	42.23	517,634.55	786,179.20	5.08	38.36
Subtotal	366	478,998.62	156,927.43	0.00	635,926.05	100.00	14,844,112.39	15,480,038.44	100.00	35.67
<i>Doubt debts (subjectives)</i>										
from > 6 to < 12 months	1	23,128.09	553.26	0.00	23,681.35	81.87	0.00	23,681.35	81.87	12.07
from ≥ 12 to < 18 months	1	370.10	70.95	0.00	441.05	1.52	0.00	441.05	1.52	0.68
from ≥ 2 years	1	3,341.29	1,460.47	0.00	4,801.76	16.60	0.00	4,801.76	16.60	5.10
Subtotal	3	26,839.48	2,084.68	0.00	28,924.16	100.00	0.00	28,924.16	100.00	8.14
Total	369	505,838.10	159,012.11	0.00	664,850.21		14,844,112.39	15,508,962.60		35.45