# BANCAJA 4 Fondo de Titulización Hipotecaria

## Brief report

**Date:** 03/31/2013
**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<br>ISIN Code | Issue date<br>Nº bonds | Principal outstanding (Bond Unit / Series Total / %Factor)<br>Current | Original | Interest type<br>Reference rate and margin<br>Payment Date | Interest Rate<br>Next coupon | Redemption<br>Final maturity (legal) | Next | Rating Fitch / Moody´s<br>Current | Original |
|---|---|---|---|---|---|---|---|---|---|
| Series A<br>ES0312883004 | 11/08/2002<br>9,705 | 16,507.69<br>160,207,131.45<br>16.51% | 100,000.00<br>970,500,000.00 | Floating<br>3-M Euribor+0.250%<br>18.Mar/Jun/Sep/Dec | 0.4540%<br>06/18/2013<br>18.94 Gross<br>14.96 Net | 06/18/2034<br>Quarterly<br>18.Mar/Jun/Sep/Dec | 06/18/2013<br>"Pass-Through" | AA-sf<br>Baa2sf | AAA<br>Aaa |
| Series B<br>ES0312883012 | 11/08/2002<br>205 | 37,917.35<br>7,773,056.75<br>37.92% | 100,000.00<br>20,500,000.00 | Floating<br>3-M Euribor+0.530%<br>18.Mar/Jun/Sep/Dec | 0.7340%<br>06/18/2013<br>70.35 Gross<br>55.58 Net | 06/18/2034<br>Quarterly<br>18.Mar/Jun/Sep/Dec | 06/18/2013<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secuential | AA-sf<br>B1sf | A+<br>A2 |
| Series C<br>ES0312883020 | 11/08/2002<br>90 | 37,917.35<br>3,412,561.50<br>37.92% | 100,000.00<br>9,000,000.00 | Floating<br>3-M Euribor+1.150%<br>18.Mar/Jun/Sep/Dec | 1.3540%<br>06/18/2013<br>129.78 Gross<br>102.53 Net | 06/18/2034<br>Quarterly<br>18.Mar/Jun/Sep/Dec | 06/18/2013<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secuential | BBB+sf<br>Caa1sf | BBB+<br>Baa2 |
| Total | | 171,392,749.70 | 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 | 3.09 | 2.71 | 2.49 | 2.15 | 1.96 | 1.91 | 1.73 | 1.56 |
| | | | Date | 04/17/2016 | 12/02/2015 | 09/12/2015 | 05/10/2015 | 03/01/2015 | 02/13/2015 | 12/10/2014 | 10/08/2014 |
| | | Final Maturity | Years | 4.00 | 3.51 | 3.25 | 2.75 | 2.50 | 2.50 | 2.25 | 2.00 |
| | | | Date | 03/18/2017 | 09/18/2016 | 06/18/2016 | 12/18/2015 | 09/18/2015 | 09/18/2015 | 06/18/2015 | 03/18/2015 |
| | Without optional redemption * | Average life | Years | 5.34 | 4.82 | 4.37 | 3.98 | 3.65 | 3.36 | 3.11 | 2.89 |
| | | | Date | 07/18/2018 | 01/08/2018 | 07/29/2017 | 03/11/2017 | 11/10/2016 | 07/28/2016 | 04/27/2016 | 02/07/2016 |
| | | Final Maturity | Years | 14.51 | 13.51 | 12.76 | 11.76 | 11.01 | 10.26 | 9.51 | 8.76 |
| | | | 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 | 4.00 | 3.51 | 3.25 | 2.75 | 2.50 | 2.50 | 2.25 | 2.00 |
| | | | Date | 03/18/2017 | 09/18/2016 | 06/18/2016 | 12/18/2015 | 09/18/2015 | 09/18/2015 | 06/18/2015 | 03/18/2015 |
| | | Final Maturity | Years | 4.00 | 3.51 | 3.25 | 2.75 | 2.50 | 2.50 | 2.25 | 2.00 |
| | | | Date | 03/18/2017 | 09/18/2016 | 06/18/2016 | 12/18/2015 | 09/18/2015 | 09/18/2015 | 06/18/2015 | 03/18/2015 |
| | Without optional redemption * | Average life | Years | 15.87 | 14.98 | 14.10 | 13.24 | 12.43 | 11.66 | 10.92 | 10.22 |
| | | | Date | 01/23/2029 | 03/07/2028 | 04/19/2027 | 06/10/2026 | 08/17/2025 | 11/10/2024 | 02/14/2024 | 06/04/2023 |
| | | Final Maturity | Years | 17.26 | 16.76 | 16.01 | 15.26 | 14.26 | 13.51 | 12.76 | 12.01 |
| | | | 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 | 4.00 | 3.51 | 3.25 | 2.75 | 2.50 | 2.50 | 2.25 | 2.00 |
| | | | Date | 03/18/2017 | 09/18/2016 | 06/18/2016 | 12/18/2015 | 09/18/2015 | 09/18/2015 | 06/18/2015 | 03/18/2015 |
| | | Final Maturity | Years | 4.00 | 3.51 | 3.25 | 2.75 | 2.50 | 2.50 | 2.25 | 2.00 |
| | | | Date | 03/18/2017 | 09/18/2016 | 06/18/2016 | 12/18/2015 | 09/18/2015 | 09/18/2015 | 06/18/2015 | 03/18/2015 |
| | Without optional redemption * | Average life | Years | 18.11 | 17.78 | 17.37 | 16.85 | 16.24 | 15.56 | 14.87 | 14.19 |
| | | | Date | 04/23/2031 | 12/25/2030 | 07/25/2030 | 01/17/2030 | 06/08/2029 | 10/03/2028 | 01/26/2028 | 05/22/2027 |
| | | Final Maturity | Years | 19.01 | 19.01 | 19.01 | 19.01 | 19.01 | 19.01 | 19.01 | 19.01 |
| | | | 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 | 93.47% | 160,207,131.45 | 8.86% | | 97.05% | 970,500,000.00 | 3.75% |
| Series B | 4.54% | 7,773,056.75 | 4.32% | | 2.05% | 20,500,000.00 | 1.70% |
| Series C | 1.99% | 3,412,561.50 | 2.33% | | 0.90% | 9,000,000.00 | 0.80% |
| Issue of Bonds | | 171,392,749.70 | | | | 1,000,000,000.00 | |
| Subord. Line of Credit (Available) | 0.00% | 0.00 | | | 0.80% | 8,000,000.00 | |
| Principal Reserve Fund | 2.33% | 4,000,000.00 | | | 0.00% | 0.00 | |

#### Other finantial operations (current)

| Assets | | Balance | Interest |
|---|---|---|---|
| Treasury Account | | 6,093,788.39 | 0.204% |
| Servicer ppal collect not yet credited | | 407,326.48 | |
| Servicer ints collect not yet credited | | 47,917.64 | |
| **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 | | 1,400,000.00 | |
| Securities | | 0.00 | |

* Credit Support Amount in favour of the Fund

### Collateral: Residential mortgage loans

#### General

| | Current | At constitution date |
|---|---|---|
| Count | 5,282 | 15,992 |
| **Principal** | | |
| Principal outstanding | 169,860,176.52 | 1,000,001,401.71 |
| Average loan | 32,158.31 | 62,531.35 |
| Minimum | 0.00 | 105.75 |
| Maximum | 217,471.22 | 297,088.01 |
| **Interest rate** | | |
| Weighted average (wac) | 1.93% | 4.72% |
| Minimum | 0.50% | 3.50% |
| Maximum | 4.65% | 8.50% |
| **Final maturity** | | |
| Weighted average (WARM) (months) | 150 | 250 |
| Minimum | 07/05/2011 | 11/15/2002 |
| Maximum | 06/05/2032 | 06/05/2032 |
| **Index (principal outstanding distribution)** | | |
| 1-year EURIBOR/MIBOR | 2.62% | 4.08% |
| 1-year EURIBOR/MIBOR (Mortgage Market) | 87.84% | 84.85% |
| Mortgage Market: Savings Banks | 9.54% | 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% | 3.24 | 6.90 | 0.08 | 7.63 |
| 10.01 - 20% | 9.65 | 15.49 | 0.77 | 16.31 |
| 20.01 - 30% | 14.44 | 25.11 | 2.63 | 25.86 |
| 30.01 - 40% | 22.29 | 35.45 | 6.23 | 35.45 |
| 40.01 - 50% | 23.89 | 44.78 | 10.44 | 45.50 |
| 50.01 - 60% | 25.15 | 54.92 | 14.84 | 55.41 |
| 60.01 - 70% | 1.34 | 60.45 | 21.60 | 65.51 |
| 70.01 - 80% | | | 43.39 | 75.79 |
| Weighted average (WALTV) | | 38.57 | | 63.05 |
| Minimum | | 0.00 | | 0.17 |
| Maximum | | 61.33 | | 79.80 |



**Additional information**
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Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com

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**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) | 0.20% | 0.20% | 0.30% | 0.30% | 0.86% |
| Annual Percentage Rate (CPR) | 2.38% | 2.33% | 3.50% | 3.57% | 9.84% |

### Geographic distribution

| | Current | At constitution date |
|---|---|---|
| Andalucia | 2.42% | 2.22% |
| Aragon | 0.68% | 0.79% |
| Balearic Islands | 6.60% | 6.10% |
| Basque Country | 0.40% | 0.27% |
| Canary Islands | 5.98% | 5.07% |
| Castilla-La Mancha | 5.12% | 4.52% |
| Castilla-Leon | 0.21% | 0.13% |
| Catalonia | 10.84% | 9.91% |
| Ceuta | | 0.01% |
| Extremadura | 0.05% | 0.01% |
| Galicia | 0.03% | 0.02% |
| La Rioja | | 0.01% |
| Madrid | 12.10% | 11.67% |
| Murcia | 0.08% | 0.09% |
| Valencia | 55.49% | 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 | 228 | 48,554.78 | 9,807.36 | 0.00 | 58,362.14 | 8.54 | 7,319,814.14 | 7,378,176.28 | 49.51 | 29.69 |
| from > 1 to ≤ 2 months | 47 | 27,075.93 | 6,356.05 | 0.00 | 33,431.98 | 4.89 | 1,856,163.83 | 1,889,595.81 | 12.68 | 32.43 |
| from > 2 to ≤ 3 months | 28 | 25,013.78 | 7,825.90 | 0.00 | 32,839.68 | 4.81 | 1,538,865.17 | 1,571,704.85 | 10.55 | 41.54 |
| from > 3 to ≤ 6 months | 24 | 34,727.63 | 9,964.08 | 0.00 | 44,691.71 | 6.54 | 1,009,138.34 | 1,053,830.05 | 7.07 | 34.61 |
| from > 6 to < 12 months | 20 | 68,358.72 | 20,634.00 | 0.00 | 88,992.72 | 13.02 | 1,031,608.59 | 1,120,601.31 | 7.52 | 39.62 |
| from ≥ 12 to < 18 months | 16 | 65,416.14 | 26,669.71 | 0.00 | 92,085.85 | 13.47 | 683,662.79 | 775,748.64 | 5.21 | 40.63 |
| from ≥ 18 to < 24 months | 5 | 25,510.25 | 8,826.80 | 0.00 | 34,337.05 | 5.02 | 172,833.43 | 207,170.48 | 1.39 | 41.86 |
| from ≥ 2 years | 18 | 228,059.82 | 70,630.98 | 0.00 | 298,690.80 | 43.70 | 607,952.42 | 906,643.22 | 6.08 | 40.66 |
| Subtotal | 386 | 522,717.05 | 160,714.88 | 0.00 | 683,431.93 | 100.00 | 14,220,038.71 | 14,903,470.64 | 100.00 | 33.14 |
| *Doubt debts (subjectives)* | | | | | | | | | | |
| from > 6 to < 12 months | 1 | 23,128.09 | 603.02 | 0.00 | 23,731.11 | 81.88 | 0.00 | 23,731.11 | 81.88 | 12.09 |
| from ≥ 12 to < 18 months | 1 | 370.10 | 71.85 | 0.00 | 441.95 | 1.52 | 0.00 | 441.95 | 1.52 | 0.68 |
| from ≥ 2 years | 1 | 3,341.29 | 1,468.37 | 0.00 | 4,809.66 | 16.59 | 0.00 | 4,809.66 | 16.59 | 5.11 |
| Subtotal | 3 | 26,839.48 | 2,143.24 | 0.00 | 28,982.72 | 100.00 | 0.00 | 28,982.72 | 100.00 | 8.16 |
| Total | 389 | 549,556.53 | 162,858.12 | 0.00 | 712,414.65 | | 14,220,038.71 | 14,932,453.36 | | 32.95 |

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.
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**Additional information**
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