BANCAJA 4 Fondo de Titulización Hipotecaria

Brief report

Date: 01/31/2015
Currency: EUR

Date of constitution
11/05/2002

VAT Reg. no.
V83458455

Management Company
Europea de Titulización S.G.F.T

Originator
Bankia

Servicer
Bankia

Lead Managers
Dresdner Kleinwort Wasserstein
Bankia

Bond Underwriters and Placement Agents
Dresdner Kleinwort Wasserstein
Bankia
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
Bankia

Start-up Loan
Bankia

Swap
Royal Bank of Scotland

Assets Custodian
Bankia

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	12,578.09 122,070,363.45 12.58%	100,000.00 970,500,000.00	Floating 3-M Euribor+0.250% 18.Mar/Jun/Sep/Dec	0.3320% 03/18/2015 10.44 Gross 8.35 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	03/18/2015 "Pass-Through"	AA+sf A2sf	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	0.6120% 03/18/2015 58.01 Gross 46.41 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	03/18/2015 "Pass-Through" Pro rata deferred start / Secuential	AA-sf Ba2sf	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	1.2320% 03/18/2015 116.79 Gross 93.43 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	03/18/2015 "Pass-Through" Pro rata deferred start / Secuential	BBB+sf Caa1sf	BBB+ Baa2
Total		133,255,981.70	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	0,25	0,34	0,42	0,51	0,60	0,69	0,78
			% Annual equivalent CPR	2,00	3,00	4,00	5,00	6,00	7,00	8,00	9,00
Series A	With optional redemption *	Average life	Years	1.75	1.74	1.72	1.53	1.52	1.33	1.32	1.31
			Date	09/17/2016	09/12/2016	09/06/2016	06/28/2016	06/24/2016	04/14/2016	04/11/2016	04/09/2016
		Final Maturity	Years	2.00	2.00	2.00	1.75	1.75	1.50	1.50	1.50
			Date	12/18/2016	12/18/2016	12/18/2016	09/18/2016	09/18/2016	06/18/2016	06/18/2016	06/18/2016
	Without optional redemption *	Average life	Years	4.81	4.58	4.37	4.17	3.99	3.82	3.66	3.51
			Date	10/07/2019	07/15/2019	04/29/2019	02/17/2019	12/12/2018	10/11/2018	08/14/2018	06/21/2018
		Final Maturity	Years	12.76	12.25	11.76	11.51	11.01	10.76	10.25	10.01
			Date	09/18/2027	03/18/2027	09/18/2026	06/18/2026	12/18/2025	09/18/2025	03/18/2025	12/18/2024
Series B	With optional redemption *	Average life	Years	2.00	2.00	2.00	1.75	1.75	1.50	1.50	1.50
			Date	12/18/2016	12/18/2016	12/18/2016	09/18/2016	09/18/2016	06/18/2016	06/18/2016	06/18/2016
		Final Maturity	Years	2.00	2.00	2.00	1.75	1.75	1.50	1.50	1.50
			Date	12/18/2016	12/18/2016	12/18/2016	09/18/2016	09/18/2016	06/18/2016	06/18/2016	06/18/2016
	Without optional redemption *	Average life	Years	14.07	13.68	13.29	12.89	12.51	12.13	11.76	11.40
			Date	01/08/2029	08/19/2028	03/28/2028	11/06/2027	06/18/2027	01/30/2027	09/19/2026	05/09/2026
		Final Maturity	Years	15.51	15.26	15.01	14.76	14.51	14.01	13.76	13.26
			Date	06/18/2030	03/18/2030	12/18/2029	09/18/2029	06/18/2029	12/18/2028	09/18/2028	03/18/2028
Series C	With optional redemption *	Average life	Years	2.00	2.00	2.00	1.75	1.75	1.50	1.50	1.50
			Date	12/18/2016	12/18/2016	12/18/2016	09/18/2016	09/18/2016	06/18/2016	06/18/2016	06/18/2016
		Final Maturity	Years	2.00	2.00	2.00	1.75	1.75	1.50	1.50	1.50
			Date	12/18/2016	12/18/2016	12/18/2016	09/18/2016	09/18/2016	06/18/2016	06/18/2016	06/18/2016
	Without optional redemption *	Average life	Years	16.34	16.20	16.05	15.88	15.68	15.47	15.24	15.00
			Date	04/16/2031	02/25/2031	12/31/2030	10/29/2030	08/20/2030	06/05/2030	03/12/2030	12/12/2029
		Final Maturity	Years	17.26	17.26	17.26	17.26	17.26	17.26	17.26	17.26
			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	91.61%	122,070,363.45	11.39%	97.05%	970,500,000.00	3.75%
Series B	5.83%	7,773,056.75	5.56%	2.05%	20,500,000.00	1.70%
Series C	2.56%	3,412,561.50	3.00%	0.90%	9,000,000.00	0.80%
Issue of Bonds		133,255,981.70			1,000,000,000.00	
Subord. Line of Credit (Available)	0.00%	0.00		0.80%	8,000,000.00	
Principal Reserve Fund	3.00%	4,000,000.00		0.00%	0.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		6,769,958.04	0.082%
Servicer ppal collect not yet credited		268,429.12	
Servicer ints collect not yet credited		21,562.30	
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		5,350,000.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	4,483	15,992
Principal		
Principal outstanding	129,708,605.97	1,000,001,401.71
Average loan	28,933.44	62,531.35
Minimum	0.00	105.75
Maximum	197,785.83	297,088.01
Interest rate		
Weighted average (wac)	1.56%	4.72%
Minimum	0.81%	3.50%
Maximum	4.34%	8.50%
Final maturity		
Weighted average (WARM) (months)	139	250
Minimum	07/05/2011	11/15/2002
Maximum	06/05/2032	06/05/2032
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	0.57%	4.08%
1-year EURIBOR/MIBOR (Mortgage Market)	90.38%	84.85%
Mortgage Market: Savings Banks	9.05%	11.04%
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.01%

LTV Distribution

	Current % Pool	% LTV	At constitution date % Pool	% LTV
0.01 - 10%	4.22	6.66	0.08	7.63
10.01 - 20%	10.09	15.51	0.77	16.31
20.01 - 30%	19.72	25.38	2.63	25.86
30.01 - 40%	24.34	34.49	6.23	35.45
40.01 - 50%	25.95	44.69	10.44	45.50
50.01 - 60%	15.68	52.95	14.84	55.41
60.01 - 70%			21.60	65.51
70.01 - 80%			43.39	75.79
Weighted average (WALTV)	35.15			63.05
Minimum	0.00			0.17
Maximum	56.43			79.80

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Additional information
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Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 www.cnmv.es

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.22%	0.34%	0.29%	0.28%	0.77%
Annual Percentage Rate (CPR)	2.59%	4.03%	3.41%	3.28%	8.90%

Geographic distribution

	Current	At constitution date
Andalucia	2.63%	2.22%
Aragon	0.71%	0.79%
Balearic Islands	7.19%	6.10%
Basque Country	0.33%	0.27%
Canary Islands	6.42%	5.07%
Castilla-La Mancha	5.18%	4.52%
Castilla-Leon	0.24%	0.13%
Catalonia	11.77%	9.91%
Ceuta		0.01%
Extremadura	0.05%	0.01%
Galicia	0.03%	0.02%
La Rioja		0.01%
Madrid	13.07%	11.67%
Murcia	0.08%	0.09%
Valencia	52.30%	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	143	26,455.32	4,308.31	0.00	30,763.63	3.60	4,691,736.47	4,722,500.10	44.15	29.23
from > 1 to ≤ 2 months	41	23,213.82	4,910.12	0.00	28,123.94	3.29	1,642,901.79	1,671,025.73	15.62	35.19
from > 2 to ≤ 3 months	22	18,262.31	3,346.87	0.00	21,609.18	2.53	948,206.84	969,816.02	9.07	33.27
from > 3 to ≤ 6 months	21	25,129.96	4,314.84	0.00	29,444.80	3.44	634,529.80	663,974.60	6.21	29.33
from > 6 to < 12 months	7	16,426.87	1,812.57	0.00	18,239.44	2.13	124,528.94	142,768.38	1.33	24.41
from ≥ 12 to < 18 months	10	26,098.72	9,017.54	0.00	35,116.26	4.10	349,618.08	384,734.34	3.60	49.70
from ≥ 18 to < 24 months	8	53,703.71	11,867.90	0.00	65,571.61	7.66	412,472.87	478,044.48	4.47	50.07
from ≥ 2 years	35	499,620.90	127,185.24	0.00	626,806.14	73.25	1,036,931.19	1,663,737.33	15.55	38.46
Subtotal	287	688,911.61	166,763.39	0.00	855,675.00	100.00	9,840,925.98	10,696,600.98	100.00	32.69
Doubt debts (subjectives)										
from > 2 to ≤ 3 months	1	17,268.77	96.41	0.00	17,365.18	28.34	0.00	17,365.18	28.34	16.32
from ≥ 18 to < 24 months	1	30,517.76	772.22	0.00	31,289.98	51.07	0.00	31,289.98	51.07	20.02
from ≥ 2 years	3	10,673.10	1,942.99	0.00	12,616.09	20.59	0.00	12,616.09	20.59	5.16
Subtotal	5	58,459.63	2,811.62	0.00	61,271.25	100.00	0.00	61,271.25	100.00	12.08
Total	292	747,371.24	169,575.01	0.00	916,946.25		9,840,925.98	10,757,872.23		32.37

Additional information
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