

## MBS BANCAJA 4 Fondo de Titulización de Activos

### Cartera de Activos Titulizados / Portfolio of Securitised Assets

### Distribución Geográfica por Comunidades / Geographical Distribution by Regions

Activos / Assets: Préstamos hipotecarios (CTHs) / Mortgage loans

Fecha / Date: 31/05/2013

Divisa / Currency: EUR

|                                         | Saldo Vivo de Principal<br>Outstanding Principal Balance |        |                  |        | Principal Vencido Impagado<br>Overdue Principal |        |                  |        | Principal Pendiente Vencimiento<br>Outstanding Principal |        |                  |        | %CLTV Media Ponderada<br>Weighted Average % CLTV |          |
|-----------------------------------------|----------------------------------------------------------|--------|------------------|--------|-------------------------------------------------|--------|------------------|--------|----------------------------------------------------------|--------|------------------|--------|--------------------------------------------------|----------|
| Comunidades<br>Regions                  | Num.                                                     | %      | Importe / Amount | %      | Num.                                            | %      | Importe / Amount | %      | Num.                                                     | %      | Importe / Amount | %      | SVP / OPB                                        | PPV / OP |
| Andalucía / Andalucía                   | 752                                                      | 6,54   | 75.065.655,79    | 8,18   | 96                                              | 6,16   | 539.818,53       | 9,29   | 751                                                      | 6,54   | 74.525.837,26    | 8,17   | 49,830                                           | 49,451   |
| Aragón / Aragon                         | 92                                                       | 0,80   | 7.302.300,66     | 0,80   | 17                                              | 1,09   | 35.350,61        | 0,61   | 92                                                       | 0,80   | 7.266.950,05     | 0,80   | 54,629                                           | 54,363   |
| Asturias / Asturias                     | 63                                                       | 0,55   | 4.096.928,57     | 0,45   | 17                                              | 1,09   | 42.471,40        | 0,73   | 62                                                       | 0,54   | 4.054.457,17     | 0,44   | 52,804                                           | 52,248   |
| Canarias / Canary Islands               | 546                                                      | 4,75   | 43.167.545,30    | 4,70   | 71                                              | 4,56   | 225.762,34       | 3,89   | 546                                                      | 4,75   | 42.941.782,96    | 4,71   | 49,434                                           | 49,198   |
| Cantabria / Cantabria                   | 20                                                       | 0,17   | 1.526.334,84     | 0,17   | 5                                               | 0,32   | 3.942,92         | 0,07   | 20                                                       | 0,17   | 1.522.391,92     | 0,17   | 45,292                                           | 45,191   |
| Castilla y León / Castilla-Leon         | 298                                                      | 2,59   | 29.482.970,48    | 3,21   | 47                                              | 3,02   | 294.304,37       | 5,07   | 298                                                      | 2,59   | 29.188.666,11    | 3,20   | 51,816                                           | 51,192   |
| Castilla-La Mancha / Castilla-La Mancha | 265                                                      | 2,30   | 20.665.860,70    | 2,25   | 32                                              | 2,05   | 76.782,07        | 1,32   | 265                                                      | 2,31   | 20.589.078,63    | 2,26   | 47,569                                           | 47,352   |
| Cataluña / Catalonia                    | 877                                                      | 7,62   | 97.314.120,64    | 10,60  | 152                                             | 9,76   | 601.747,37       | 10,36  | 875                                                      | 7,61   | 96.712.373,27    | 10,60  | 49,514                                           | 49,293   |
| Ceuta / Ceuta                           | 2                                                        | 0,02   | 157.227,29       | 0,02   | 0                                               | 0,00   | 0,00             | 0,00   | 2                                                        | 0,02   | 157.227,29       | 0,02   | 53,565                                           | 53,565   |
| Comunidad Valenciana / Valencia         | 6.157                                                    | 53,53  | 413.433.509,98   | 45,04  | 850                                             | 54,56  | 2.648.104,83     | 45,57  | 6.154                                                    | 53,55  | 410.785.405,15   | 45,04  | 48,416                                           | 48,128   |
| Extremadura / Extremadura               | 41                                                       | 0,36   | 4.189.931,99     | 0,46   | 4                                               | 0,26   | 69.779,92        | 1,20   | 41                                                       | 0,36   | 4.120.152,07     | 0,45   | 46,309                                           | 46,022   |
| Galicia / Galicia                       | 227                                                      | 1,97   | 13.002.868,39    | 1,42   | 34                                              | 2,18   | 34.288,90        | 0,59   | 227                                                      | 1,98   | 12.968.579,49    | 1,42   | 45,987                                           | 45,858   |
| Islas Baleares / Balearic Islands       | 440                                                      | 3,83   | 55.153.235,79    | 6,01   | 39                                              | 2,50   | 92.415,36        | 1,59   | 440                                                      | 3,83   | 55.060.820,43    | 6,04   | 47,462                                           | 47,374   |
| La Rioja / La Rioja                     | 41                                                       | 0,36   | 2.605.874,39     | 0,28   | 3                                               | 0,19   | 3.008,92         | 0,05   | 41                                                       | 0,36   | 2.602.865,47     | 0,29   | 50,195                                           | 50,100   |
| Madrid / Madrid                         | 692                                                      | 6,02   | 72.957.582,41    | 7,95   | 67                                              | 4,30   | 361.708,53       | 6,23   | 692                                                      | 6,02   | 72.595.873,88    | 7,96   | 47,731                                           | 47,543   |
| Murcia / Murcia                         | 283                                                      | 2,46   | 20.614.419,73    | 2,25   | 29                                              | 1,86   | 73.094,15        | 1,26   | 283                                                      | 2,46   | 20.541.325,58    | 2,25   | 48,715                                           | 48,488   |
| Navarra / Navarra                       | 519                                                      | 4,51   | 40.759.290,31    | 4,44   | 77                                              | 4,94   | 623.715,76       | 10,73  | 515                                                      | 4,48   | 40.135.574,55    | 4,40   | 50,802                                           | 50,327   |
| País Vasco / Basque Country             | 188                                                      | 1,63   | 16.448.427,81    | 1,79   | 18                                              | 1,16   | 84.209,53        | 1,45   | 187                                                      | 1,63   | 16.364.218,28    | 1,79   | 43,948                                           | 43,753   |
| Total :                                 | 11.503                                                   | 100,00 | 917.944.085,07   | 100,00 | 1.558                                           | 100,00 | 5.810.505,51     | 100,00 | 11.491                                                   | 100,00 | 912.133.579,56   | 100,00 |                                                  |          |
| Media Ponderada / Weighted Average :    |                                                          |        |                  |        |                                                 |        |                  |        |                                                          |        |                  |        | 48,733                                           | 48,453   |
| Media Simple / Average :                |                                                          |        | 79.800,41        |        |                                                 |        | 3.729,46         |        |                                                          |        | 79.378,09        |        | 40,161                                           | 39,932   |
| Mínimo / Minimum :                      |                                                          |        | 0,31             |        |                                                 |        | 0,08             |        |                                                          |        | 8,49             |        | 0,000                                            | 0,000    |
| Máximo / Maximum :                      |                                                          |        | 825.229,60       |        |                                                 |        | 142.308,97       |        |                                                          |        | 825.229,60       |        | 92,465                                           | 91,595   |