

BZ HIPOTECARIO 4 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 30th NOV, 2003



DATE OF CONSTITUTION: 27th November, 2002
MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T.
ORIGINATOR/SERVICER: BANCO ZARAGOZANO
TREASURY C.: CAJA MADRID
SUBORDINATED LOAN: BANCO ZARAGOZANO
STAR-UP EXPENSES LOAN: BANCO ZARAGOZANO

LEAD MANAGER: BANCO ZARAGOZANO
PAYING AGENT: BANCO ZARAGOZANO
SECONDARY MARKET: AIAF MERCADO DE RENTA FIJA
REGISTER OF BOOK SECURITIES: IBERCLEAR
DEPOSITARY: BANCO ZARAGOZANO
AUDITORS: ERNST & YOUNG

MORTGAGE BACKED SECURITIES: BONOS DE TITULIZACIÓN HIPOTECARIA (STRUCTURE SENIOR/MEZZANINE)

SERIES ISIN CODE PRIORITY	ISSUE DATE	PRINCIPAL OUTSTANDING (UNIT /Nº BONDS /TOTAL)		INTEREST TYPE REF. RATE AND MARGIN PAYMENT DATE	INTEREST RATE CURRENT (EUROS)	REDEMPTION (EUROS)		MOODY'S RATING	
		CURRENT	ORIGINAL			FINAL MATURITY FREQUENCY	NEXT UNIT/%OUTST.	CURRENT	ORIGINAL
A ES0305571004 SENIOR	29.11.2002	84.942,83 3.040 258.226.203,20	100.000,00 3.040 304.000.000,00	FLOATING EURIBOR 3M + 0,23% 18.01/04/07/10	2,370% NEXT COUPON: 19.01.2004 508,88 GROSS 432,55 NET	18.10.2032 QUARTERLY 18.01/04/07/10	19.01.2004 Amortisation "pass-through"	Aaa	Aaa
B ES0305571012 MEZZANINE	29.11.2002	100.000,00 66 6.600.000,00	100.000,00 66 6.600.000,00	FLOATING EURIBOR 3M + 0,50% 18.01/04/07/10	2,640% NEXT COUPON: 19.01.2004 667,33 GROSS 567,23 NET	18.10.2032 QUARTERLY 18.01/04/07/10	Amortisation To be determined Deferred "pass-through"	A2	A2
C ES0305571020 SUBORDINATED	29.11.2002	100.000,00 28 2.800.000	100.000,00 28 2.800.000	FLOATING EURIBOR 3M + 1,15% 18.01/04/07/10	3,290% NEXT COUPON: 19.01.2004 831,64 GROSS 706,89 NET	18.10.2032 QUARTERLY 18.01/04/07/10	Amortisation To be determined Deferred "pass-through"	Baa2	Baa2
TOTALS		267.626.203,20	313.400.000,00						

AVERAGE LIFE (IN YEARS) AND MATURITY ACCORDING TO DIFFERENT HYPOTHESIS OF PREPAYMENT RATES										
% CONSTANT MONTHLY (SMM) % ANNUAL EQUIVALENT (CPR)			0,00%	0,40%	0,50%	0,60%	0,70%	0,80%	0,90%	1,00%
			0,000%	4,696%	5,838%	6,967%	8,084%	9,189%	10,281%	11,362%
CLASS A BONDS										
Without optional redemption (1)	Average life	years date	9,20 (08/02/2013)	7,37 (13/04/2011)	6,89 (20/10/2010)	6,47 (16/05/2010)	6,08 (27/12/2009)	5,73 (22/08/2009)	5,42 (30/04/2009)	5,14 (16/01/2009)
	Final maturity	years date	28,40 (18/04/2032)	28,40 (18/04/2032)	28,40 (18/04/2032)	28,40 (18/04/2032)	28,40 (18/04/2032)	28,40 (18/04/2032)	28,40 (18/04/2032)	28,40 (18/04/2032)
With optional redemption (1)	Average life	years date	8,93 (01/11/2012)	7,04 (13/12/2010)	6,55 (17/06/2010)	6,11 (08/01/2010)	5,72 (17/08/2009)	5,36 (09/04/2009)	5,06 (20/12/2008)	4,76 (01/09/2008)
	Final maturity	years date	17,90 (18/10/2021)	15,39 (18/04/2019)	14,64 (18/07/2018)	13,89 (18/10/2017)	13,15 (18/01/2017)	12,39 (18/04/2016)	11,89 (18/10/2015)	11,14 (18/01/2015)
CLASS B BONDS										
Without optional redemption (1)	Average life	years date	13,49 (24/05/2017)	11,09 (30/12/2014)	10,42 (30/04/2014)	9,81 (19/09/2013)	9,26 (01/03/2013)	8,76 (29/08/2012)	8,29 (14/03/2012)	7,87 (11/10/2011)
	Final maturity	years date	28,40 (18/04/2032)	28,40 (18/04/2032)	28,40 (18/04/2032)	28,40 (18/04/2032)	28,40 (18/04/2032)	28,40 (18/04/2032)	28,40 (18/04/2032)	28,40 (18/04/2032)
With optional redemption (1)	Average life	years date	13,01 (01/12/2016)	10,51 (02/06/2014)	9,83 (24/09/2013)	9,20 (07/02/2013)	8,63 (14/07/2012)	8,10 (05/01/2012)	7,67 (28/07/2011)	7,21 (13/02/2011)
	Final maturity	years date	17,90 (18/10/2021)	15,39 (18/04/2019)	14,64 (18/07/2018)	13,89 (18/10/2017)	13,15 (18/01/2017)	12,39 (18/04/2016)	11,89 (18/10/2015)	11,14 (18/01/2015)
CLASS C BONDS										
Without optional redemption (1)	Average life	years date	13,55 (15/06/2017)	11,15 (20/01/2015)	10,48 (21/05/2014)	9,87 (11/10/2013)	9,31 (20/03/2013)	8,80 (16/09/2012)	8,34 (31/03/2012)	7,92 (28/10/2011)
	Final maturity	years date	28,40 (18/04/2032)	28,40 (18/04/2032)	28,40 (18/04/2032)	28,40 (18/04/2032)	28,40 (18/04/2032)	28,40 (18/04/2032)	28,40 (18/04/2032)	28,40 (18/04/2032)
With optional redemption (1)	Average life	years date	13,07 (22/12/2016)	10,56 (21/06/2014)	9,88 (13/10/2013)	9,26 (28/02/2013)	8,68 (31/07/2012)	8,15 (21/01/2012)	7,71 (12/08/2011)	7,25 (27/02/2011)
	Final maturity	years date	17,90 (18/10/2021)	15,39 (18/04/2019)	14,64 (18/07/2018)	13,89 (18/10/2017)	13,15 (18/01/2017)	12,39 (18/04/2016)	11,89 (18/10/2015)	11,14 (18/01/2015)

(1) Optional Clean up call when the amount of the Outstanding Balance of the Securitised Loans is less than 10 per 100 of the initial Outstanding Balance.
Hypothesis of delinquency and default assumptions of the mortgage backed loans: 0%.

BZ HIPOTECARIO 4 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 30th NOV, 2003



COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		5.028	5.743
PRINCIPAL: (EURO)	TOTAL OUTSTANDING	258.198.109,97	313.400.917,03
	AVERAGE LOAN	51.352,05	54.554,74
	MINIMUM	9,15	8.737,90
	MAXIMUM	367.640,66	408.398,24
INTEREST RATE:	WEIGHTED AVERAGE (WAC)	3,94%	4,62%
	MINIMUM	2,75%	2,75%
	MAXIMUM	6,50%	10,00%
REMAINING MATURITY (MONTHS):	WEIGHTED AVERAGE (WARM)	200	210
	MINIMUM	01.02.2004	01.04.2003
	MAXIMUM	01.01.2032	01.01.2032
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	94,72%	94,53%
	MIBOR 1 YEAR	5,28%	5,47%

	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	10,51	73,17	14,36	74,67
60,01 - 70%	14,22	64,83	14,78	64,95
50,01 - 60%	19,57	54,80	19,51	55,05
40,01 - 50%	20,93	44,99	20,58	45,27
30,01 - 40%	15,65	35,29	14,43	35,32
30% & BELOW	19,12	21,04	16,34	25,37
WEIGHTED AVERAGE (WALTV)		46,60		48,97
MINIMUM		0,00		2,80
MAXIMUM		77,34		79,68

PREPAYMENTS					
	CURRENT MONTH	LAST 3 MONTHS	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTHLY	1,24%	1,14%	1,20%	1,11%	1,14%
MORTALITY (SMM)	13,88%	12,88%	13,48%	12,51%	12,81%
ANNUAL EQUIVALENT (CPR)					

	CURRENT	AT CONSTITUTION DATE
ANDALUCIA	15,65%	16,26%
ARAGÓN	5,53%	5,43%
CATALUÑA	19,16%	19,01%
MADRID	20,92%	21,78%
COMUNIDAD VALENCIANA	11,31%	11,00%
OTHERS	27,42%	26,52%

CURRENT DELINQUENCY (EURO)									
AGING	NUMBER MORTGAGE PARTICIPATIONS	UNPAID AMOUNTS				REMAINING DEBT TO MATURE	TOTAL DEBT		% LOAN TO VALUE
		PRINCIPAL	INTEREST AND OTHERS	TOTALS	%		%	%	
• Up to a month	168	40.575,66	29.422,16	69.997,82	40,51	8.342.460,22	8.412.458,04	69,69	36,40
• From 1 to 2 months	47	27.648,28	19.222,48	46.870,76	27,13	2.509.909,97	2.556.780,73	21,18	36,15
• From 2 to 3 months	13	12.422,28	7.020,68	19.442,96	11,25	670.043,64	689.486,60	5,71	26,81
• From 3 to 6 months	6	5.739,36	2.286,40	8.025,76	4,64	177.316,26	185.342,02	1,54	27,16
• From 6 to 12 months	5	20.842,84	7.611,14	28.453,98	16,47	199.546,35	228.000,33	1,89	21,65
• Over 1 year	-	-	-	0,00	0,00	-	0,00	0,00	-
TOTALS	239	107.228,42	65.562,86	172.791,28	100,00	11.899.276,44	12.072.067,72	100,00	35,00

CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)						
	CURRENT		AT CONSTITUTION DATE			
		% CE			% CE	
SERIES A	96,49%	258.226.203,20	5,09%	97,00%	304.000.000,00	4,35%
SERIES B	2,47%	6.600.000,00	2,63%	2,11%	6.600.000,00	2,24%
SERIES C	1,05%	2.800.000,00	1,58%	0,89%	2.800.000,00	1,35%
ISSUE BONDS		267.626.203,20			313.400.000,00	
RESERVE FUND	1,58%	4.230.900,00		1,35%	4.230.900,00	

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)		
ASSETS	BALANCE	INTEREST
TREASURY C.	11.345.509,28	2,06%
SERVICER PPAL COLLECT NOT YET CREDITED	1.935.392,31	
SERVICER INTS COLLECT NOT YET CREDITED	192.943,75	
LIABILITIES		
SUBORDINATED LOAN	4.230.900,00	-
STARTING EXPENSES LOAN	710.067,17	3,140%

ADDITIONAL INFORMATION

MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T

OFFICIAL REGISTER: COMISIÓN NACIONAL DEL MERCADO DE VALORES

- C/ Lagasca, 120 -MADRID - Phone 3491 411 84 67 - Fax 3491 411 84 68

E-mail: info@eurotitulizacion.com

- Pº de la Castellana, 19 -MADRID - Phone 3491 585 15 00