

# BZ HIPOTECARIO 4 Fondo de Titulización Hipotecaria

## Brief report

Date: 09/30/2006  
Currency: EUR

Date of constitution  
11/27/2002

VAT Reg. no.  
G83483552

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

Originator  
Banco Zaragozano

Servicer  
Barclays Bank (B. Zaragozano)

Lead Managers  
Banco Zaragozano

Bond Underwriters and Placement Agents  
Banco Zaragozano

Bond Paying Agent  
Barclays Bank (B. Zaragozano)

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Caja Madrid

Subordinated Loan  
Barclays Bank (B. Zaragozano)

Start-up Loan  
Barclays Bank (B. Zaragozano)

Assets Custodian  
Barclays Bank (B. Zaragozano)

Fund Auditors  
Ernst&Young

### Issued securities: Mortgage-Backed Bonds

| Bonds issue              |                        |   |                              |  |   |   |  |                   |          |
|--------------------------|------------------------|---|------------------------------|--|---|---|--|-------------------|----------|
| Series<br>ISIN Code      | Issue date<br>Nº bonds | Principal outstanding<br>(Bond Unit / Series Total / %Factor) |                              | Interest type<br>Reference rate and margin<br>Payment Date | Interest Rate<br>Next coupon                        | Redemption                                    |  | Rating<br>Moody's |          |
|                          |                        | Current   | Original                     |  |   | Final maturity (legal)                        | Next   | Current           | Original |
| Series A<br>ES0305571004 | 11/29/2002<br>3,040    | 43,513.89<br>132,282,225.60<br>43.51%                         | 100,000.00<br>304,000,000.00 | Floating<br>3-M Euribor + 0.230%<br>18.Jan/Apr/Jul/Oct     | 3.3220%<br>10/18/2006<br>369.41 Gross<br>314.00 Net | 10/18/2032<br>Quarterly<br>18.Jan/Apr/Jul/Oct | 10/18/2006<br>"Pass-Through"   | Aaa               | Aaa      |
| Series B<br>ES0305571012 | 11/29/2002<br>66       | 89,552.77<br>5,910,482.82<br>89.55%                           | 100,000.00<br>6,600,000.00   | Floating<br>3-M Euribor + 0.500%<br>18.Jan/Apr/Jul/Oct     | 3.5920%<br>10/18/2006<br>822.05 Gross<br>698.74 Net | 10/18/2032<br>Quarterly<br>18.Jan/Apr/Jul/Oct | 10/18/2006<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Sequential | A2                | A2       |
| Series C<br>ES0305571020 | 11/29/2002<br>28       | 90,466.57<br>2,533,063.96<br>90.47%                           | 100,000.00<br>2,800,000.00   | Floating<br>3-M Euribor + 1.150%<br>18.Jan/Apr/Jul/Oct     | 4.2420%<br>10/18/2006<br>980.72 Gross<br>833.61 Net | 10/18/2032<br>Quarterly<br>18.Jan/Apr/Jul/Oct | 10/18/2006<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Sequential | Baa2              | Baa2     |
| Total                    |                        | 140,725,772.38  |                              | 313,400,000.00   |   |   |  |                   |          |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) |                               |                       |                         |            |            |            |            |            |            |            |  |
|---|-------------------------------|-----------------------|-------------------------|------------|------------|------------|------------|------------|------------|------------|--|
| Series  | Option                        | Average life<br>Years | % Monthly CPR (SMM)     |            |            |            |            |            |            |            |  |
|   |                               |                       | 0.00                    | 0.69       | 0.87       | 1.06       | 1.25       | 1.44       | 1.64       | 1.84       |  |
|   |                               |                       | % Annual equivalent CPR |            |            |            |            |            |            |            |  |
|   |                               |                       | 0.00                    | 8.00       | 10.00      | 12.00      | 14.00      | 16.00      | 18.00      | 20.00      |  |
| Series A  | With optional redemption *    | Average life          | 7.07                    | 4.39       | 3.96       | 3.64       | 3.29       | 3.03       | 2.84       | 2.61       |  |
|   |                               | Final Maturity        | 10/24/2013              | 02/17/2011 | 09/15/2010 | 05/19/2010 | 01/14/2010 | 10/09/2009 | 07/31/2009 | 05/10/2009 |  |
|   | Without optional redemption * | Average life          | 7.80                    | 5.17       | 4.73       | 4.34       | 4.00       | 3.70       | 3.43       | 3.20       |  |
|   |                               | Final Maturity        | 07/17/2014              | 12/01/2011 | 06/21/2011 | 01/30/2011 | 09/28/2010 | 06/10/2010 | 03/06/2010 | 12/10/2009 |  |
| Series B  | With optional redemption *    | Average life          | 7.07                    | 4.39       | 3.96       | 3.64       | 3.29       | 3.03       | 2.84       | 2.61       |  |
|   |                               | Final Maturity        | 10/24/2013              | 02/17/2011 | 09/15/2010 | 05/19/2010 | 01/14/2010 | 10/09/2009 | 07/31/2009 | 05/10/2009 |  |
|   | Without optional redemption * | Average life          | 7.80                    | 5.17       | 4.73       | 4.34       | 4.00       | 3.70       | 3.43       | 3.20       |  |
|   |                               | Final Maturity        | 07/17/2014              | 12/01/2011 | 06/21/2011 | 01/30/2011 | 09/28/2010 | 06/10/2010 | 03/06/2010 | 12/10/2009 |  |
| Series C  | With optional redemption *    | Average life          | 7.07                    | 4.39       | 3.96       | 3.64       | 3.29       | 3.03       | 2.84       | 2.61       |  |
|   |                               | Final Maturity        | 10/24/2013              | 02/17/2011 | 09/15/2010 | 05/19/2010 | 01/14/2010 | 10/09/2009 | 07/31/2009 | 05/10/2009 |  |
|   | Without optional redemption * | Average life          | 7.80                    | 5.17       | 4.73       | 4.34       | 4.00       | 3.70       | 3.43       | 3.20       |  |
|   |                               | Final Maturity        | 07/17/2014              | 12/01/2011 | 06/21/2011 | 01/30/2011 | 09/28/2010 | 06/10/2010 | 03/06/2010 | 12/10/2009 |  |

\* 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  | % CE          | % CE           |
| Series A                | 94.00% | 132,282,225.60 | 8.20% | 97.00%        | 304,000,000.00 |
| Series B                | 4.20%  | 5,910,482.82   | 4.00% | 2.11%         | 6,600,000.00   |
| Series C                | 1.80%  | 2,533,063.96   | 2.20% | 0.89%         | 2,800,000.00   |
| Issue of Bonds          |        | 140,725,772.38 |       |               | 313,400,000.00 |
| Reserve Fund            | 2.20%  | 3,095,966.99   | 1.35% |               | 4,230,900.00   |

| Other financial operations (current)   |           |              |          |
|--|-----------|--------------|----------|
| Assets                                 |           | Balance      |          |
|  |           | Interest     |          |
| Treasury Account                       |           | 9,511,874.65 | 3.010%   |
| Servicer ppal collect not yet credited |           | 779,800.71   |          |
| Servicer ints collect not yet credited |           | 87,157.75    |          |
| Liabilities                            | Available | Balance      | Interest |
| Subordinated Loan                      |           | 3,095,966.99 |          |
| Start-up Loan                          |           | 81,970.46    | 4.092%   |

### Collateral: Residential mortgage loans

| General                                |  |                |                      |
|--|--|----------------|----------------------|
|  |  | Current        | At constitution date |
|  |  | Count          |                      |
| Principal                              |  |                |                      |
| Principal outstanding                  |  | 134,610,441.54 | 313,400,917.03       |
| Average loan                           |  | 42,842.28      | 54,561.44            |
| Minimum                                |  | 253.39         | 8,737.90             |
| Maximum                                |  | 297,528.53     | 408,398.24           |
| Interest rate                          |  |                |                      |
| Weighted average (wac)                 |  | 3.90%          | 4.62%                |
| Minimum                                |  | 2.57%          | 2.75%                |
| Maximum                                |  | 6.00%          | 10.00%               |
| Final maturity                         |  |                |                      |
| Weighted average (WARM) (months)       |  | 172            | 210                  |
| Minimum                                |  | 10/01/2006     | 04/01/2003           |
| Maximum                                |  | 01/01/2032     | 01/01/2032           |
| Index (distribution)                   |  |                |                      |
| 1-year EURIBOR/MIBOR                   |  | 0.11           | 0.00                 |
| 1-year EURIBOR/MIBOR (Mortgage Market) |  | 99.66          | 99.78                |
| Mortgage Market: All Institutions      |  | 0.23           | 0.22                 |

| LTV Distribution         |         |       |                      |       |
|--------------------------|---------|-------|----------------------|-------|
|                          | Current |       | At constitution date |       |
|                          | % Pool  | % LTV | % Pool               | % LTV |
| 0.01 - 10%               | 2.29    | 7.22  | 0.81                 | 8.08  |
| 10.01 - 20%              | 10.35   | 15.51 | 5.45                 | 15.70 |
| 20.01 - 30%              | 14.83   | 25.24 | 10.04                | 25.38 |
| 30.01 - 40%              | 20.61   | 35.07 | 14.44                | 35.34 |
| 40.01 - 50%              | 21.25   | 44.97 | 20.59                | 45.28 |
| 50.01 - 60%              | 15.84   | 54.80 | 19.55                | 55.07 |
| 60.01 - 70%              | 13.81   | 64.27 | 14.74                | 64.98 |
| 70.01 - 80%              | 1.01    | 70.84 | 14.38                | 74.67 |
| Weighted average (WALTV) | 40.57   |       | 48.98                |       |
| Minimum                  | 0.08    |       | 2.80                 |       |
| Maximum                  | 72.34   |       | 79.68                |       |

#### Additional information

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**Fund Auditors**  
 Ernst&Young

### Prepayments

|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
|------------------------------|---------------|---------------|---------------|----------------|------------|
| Single month. mort. (SMM)    | 0.94%         | 1.10%         | 1.27%         | 1.46%          | 1.31%      |
| Annual Percentage Rate (CPR) | 10.72%        | 12.43%        | 14.24%        | 16.16%         | 14.62%     |

### Geographic distribution

|                    | Current | At constitution date |
|--------------------|---------|----------------------|
| Andalucia          | 16.59%  | 16.27%               |
| Aragon             | 5.46%   | 5.43%                |
| Asturias           | 1.25%   | 1.15%                |
| Balearic Islands   | 2.15%   | 2.60%                |
| Basque Country     | 1.55%   | 1.46%                |
| Canary Islands     | 7.86%   | 7.58%                |
| Cantabria          | 0.72%   | 0.87%                |
| Castilla-La Mancha | 5.39%   | 4.49%                |
| Castilla-Leon      | 4.35%   | 4.09%                |
| Catalonia          | 18.61%  | 19.00%               |
| Extremadura        | 0.49%   | 0.43%                |
| Galicia            | 1.84%   | 1.67%                |
| La Rioja           | 0.34%   | 0.28%                |
| Madrid             | 20.52%  | 21.82%               |
| Murcia             | 1.58%   | 1.46%                |
| Navarra            | 0.52%   | 0.43%                |
| Valencia           | 10.76%  | 10.98%               |

### Current delinquency

| Aging           | Assets     | Overdue debt      |                  |                 |                   |       | Outstanding debt    | Total debt          | % Total debt / Appraisal Value |              |
|-----------------|------------|-------------------|------------------|-----------------|-------------------|-------|---------------------|---------------------|--------------------------------|--------------|
|                 |            | Principal         | Interest         | Other           | Total             | %     |                     |                     |                                |              |
| Up to 1 month   | 82         | 22,818.91         | 10,882.12        | 0.00            | 33,701.03         | 21.12 | 3,255,126.27        | 3,288,827.30        | 59.76                          | 27.91        |
| 1 to 2 months   | 32         | 25,144.07         | 9,197.85         | 0.00            | 34,341.92         | 21.52 | 1,343,917.92        | 1,378,259.84        | 25.04                          | 29.81        |
| 2 to 3 months   | 8          | 6,124.29          | 2,408.52         | 0.00            | 8,532.81          | 5.35  | 244,967.11          | 253,499.92          | 4.61                           | 32.53        |
| 3 to 6 months   | 3          | 3,863.05          | 1,611.59         | 0.00            | 5,474.64          | 3.43  | 111,006.56          | 116,481.20          | 2.12                           | 39.20        |
| 6 to 12 months  | 1          | 1,633.36          | 1,142.70         | 0.00            | 2,776.06          | 1.74  | 51,301.58           | 54,077.64           | 0.98                           | 19.01        |
| 12 to 18 months | 4          | 8,659.15          | 8,067.80         | 0.00            | 16,726.95         | 10.48 | 145,711.94          | 162,438.89          | 2.95                           | 43.58        |
| 18 to 24 months | 2          | 4,159.48          | 3,331.74         | 1,254.69        | 8,745.91          | 5.48  | 53,984.36           | 62,730.27           | 1.14                           | 36.05        |
| Over 2 years    | 5          | 31,351.42         | 11,788.93        | 6,139.63        | 49,279.98         | 30.88 | 137,587.75          | 186,867.73          | 3.40                           | 46.67        |
| <b>Total</b>    | <b>137</b> | <b>103,753.73</b> | <b>48,431.25</b> | <b>7,394.32</b> | <b>159,579.30</b> |       | <b>5,343,603.49</b> | <b>5,503,182.79</b> |                                | <b>29.43</b> |

#### Additional information