

BZ HIPOTECARIO 4 Fondo de Titulización Hipotecaria

Brief report

Date: 08/31/2007
Currency: EUR

Date of constitution
 11/27/2002

VAT Reg. no.
 G83483552

Management Company
 Europea 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 ISIN Code	Issue date N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Moody's		
		Current	Original			Final maturity (legal)	Next	Current	Original	
Series A ES0305571004	11/29/2002 3,040	35,284.48 107,264,819.20	100,000.00 304,000,000.00	Floating 3-M Euribor+0.230% 18.Jan/Apr/Jul/Oct	4.4450% 10/18/2007 400.81 Gross 340.69 Net	10/18/2032 Quarterly 18.Jan/Apr/Jul/Oct	10/18/2007 "Pass-Through"	Aaa	Aaa	
Series B ES0305571012	11/29/2002 66	72,616.44 4,792,685.04	100,000.00 6,600,000.00	Floating 3-M Euribor+0.500% 18.Jan/Apr/Jul/Oct	4.7150% 10/18/2007 874.99 Gross 743.74 Net	10/18/2032 Quarterly 18.Jan/Apr/Jul/Oct	10/18/2007 "Pass-Through" Pro rata deferred start / Sequential	A2	A2	
Series C ES0305571020	11/29/2002 28	73,357.42 2,054,007.76	100,000.00 2,800,000.00	Floating 3-M Euribor+1.150% 18.Jan/Apr/Jul/Oct	5.3650% 10/18/2007 1,005.77 Gross 854.90 Net	10/18/2032 Quarterly 18.Jan/Apr/Jul/Oct	10/18/2007 "Pass-Through" Pro rata deferred start / Sequential	Baa2	Baa2	
Total		114,111,512.00	313,400,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

Series	Option	Average life	Years	% Monthly CPR (SMM)									
				0,51	0,69	0,87	1,06	1,25	1,44	1,64	1,84		
Series A	With optional redemption *	Average life	4.68	4.21	3.78	3.46	3.17	2.91	2.72	2.49	2.29	2.00	
		Final Maturity	05/03/2012	11/14/2011	06/12/2011	02/15/2011	11/01/2010	07/26/2010	05/19/2010	02/24/2010	02/24/2010	02/24/2010	
Series B	With optional redemption *	Average life	5.65	5.16	4.72	4.34	4.01	3.71	3.45	3.22	2.99		
		Final Maturity	04/24/2013	10/25/2012	05/19/2012	01/02/2012	09/02/2011	05/17/2011	02/10/2011	11/17/2010	11/17/2010		
Series C	With optional redemption *	Average life	4.68	4.21	3.78	3.46	3.17	2.91	2.72	2.49	2.29		
		Final Maturity	05/03/2012	11/14/2011	06/12/2011	02/15/2011	11/01/2010	07/26/2010	05/19/2010	02/24/2010	02/24/2010		

* 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

	Current		At issue date	
	% CE	% CE	% CE	% CE
Series A	94.00%	107,264,819.20	8.20%	97.00%
Series B	4.20%	4,792,685.04	4.00%	2.11%
Series C	1.80%	2,054,007.76	2.20%	0.89%
Issue of Bonds		114,111,512.00		313,400,000.00
Reserve Fund	2.20%	2,510,453.26	1.35%	4,230,900.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	5,399,892.77	4.140%	
Servicer ppal collect not yet credited	234,458.05		
Servicer ints collect not yet credited	61,567.42		
Liabilities	Available	Balance	Interest
Subordinated Loan		2,510,453.26	
Start-up Loan		24,109.73	5.215%

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	2,764	5,744	
Principal			
Principal outstanding	111,754,653.17	313,400,917.03	
Average loan	40,432.22	54,561.44	
Minimum	411.08	8,737.90	
Maximum	273,879.52	408,398.24	
Interest rate			
Weighted average (wac)	4.91%	4.62%	
Minimum	3.97%	2.75%	
Maximum	6.59%	10.00%	
Final maturity			
Weighted average (WARM) (months)	162	210	
Minimum	09/16/2007	04/01/2003	
Maximum	01/01/2032	01/01/2032	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	0.08%	0.00%	
1-year EURIBOR/MIBOR (Mortgage Market)	99.67%	99.78%	
Mortgage Market: All Institutions	0.25%	0.22%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	3.15	7.20	0.81	8.08
10.01 - 20%	11.31	15.40	5.45	15.70
20.01 - 30%	16.34	25.10	10.04	25.38
30.01 - 40%	22.04	35.03	14.44	35.34
40.01 - 50%	20.18	45.07	20.59	45.28
50.01 - 60%	15.67	55.14	19.55	55.07
60.01 - 70%	11.25	63.73	14.74	64.98
70.01 - 80%	0.06	70.81	14.38	74.67
Weighted average (WALTV)	38.74		48.98	
Minimum	0.37		2.80	
Maximum	70.81		79.68	

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.61%	1.06%	1.04%	1.08%	1.27%
Annual Percentage Rate (CPR)	7.08%	11.96%	11.78%	12.19%	14.19%

Geographic distribution

	Current	At constitution date
Andalucia	16.40%	16.27%
Aragon	5.47%	5.43%
Asturias	1.27%	1.15%
Balearic Islands	2.07%	2.60%
Basque Country	1.55%	1.46%
Canary Islands	7.74%	7.58%
Cantabria	0.68%	0.87%
Castilla-La Mancha	5.79%	4.49%
Castilla-Leon	4.45%	4.09%
Catalonia	19.27%	19.00%
Extremadura	0.51%	0.43%
Galicia	1.90%	1.67%
La Rioja	0.37%	0.28%
Madrid	19.88%	21.82%
Murcia	1.64%	1.46%
Navarra	0.57%	0.43%
Valencia	10.44%	10.98%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Up to 1 month	77	22,754.72	14,356.93	0.00	37,111.65	19.87	3,434,383.77	3,471,495.42	67.44	30.27
1 to 2 months	19	16,550.08	6,840.79	0.00	23,390.87	12.53	816,354.79	839,745.66	16.31	26.87
2 to 3 months	9	4,746.93	3,182.93	0.00	7,929.86	4.25	273,902.52	281,832.38	5.48	37.44
3 to 6 months	4	7,025.33	1,869.50	0.00	8,894.83	4.76	89,543.32	98,438.15	1.91	14.66
6 to 12 months	2	2,253.25	992.56	0.00	3,245.81	1.74	26,659.09	29,904.90	0.58	14.90
12 to 18 months	1	4,208.28	2,113.13	0.00	6,321.41	3.39	37,496.14	43,817.55	0.85	54.98
Over 2 years	10	56,954.49	32,457.01	10,438.80	99,850.30	53.47	282,178.78	382,029.08	7.42	43.46
Total	122	114,493.08	61,812.85	10,438.80	186,744.73		4,960,518.41	5,147,263.14		29.97

Each range includes the beginning but not the ending time

Additional information