BZ HIPOTECARIO 4 Fondo de Titulización Hipotecaria

Brief report

Date: 07/31/2006
Currency: EUR

Europea de Titulización
Sociedad Gestora de Fondos de Titulización

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 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 Moody´s Current	 Original
Series A ES0305571004	11/29/2002 3,040	43,513.89 132,282,225.60 43.51%	100,000.00 304,000,000.00	Floating 3-M Euribor + 0.230% 18.Jan/Apr/Jul/Oct	3.3220% 10/18/2006 369.41 Gross 314.00 Net	10/18/2032 Quarterly 18.Jan/Apr/Jul/Oct	10/18/2006 "Pass-Through"	Aaa	Aaa
Series B ES0305571012	11/29/2002 66	89,552.77 5,910,482.82 89.55%	100,000.00 6,600,000.00	Floating 3-M Euribor + 0.500% 18.Jan/Apr/Jul/Oct	3.5920% 10/18/2006 822.05 Gross 698.74 Net	10/18/2032 Quarterly 18.Jan/Apr/Jul/Oct	10/18/2006 "Pass-Through" Pro rata deferred start / Secuential	A2	A2
Series C ES0305571020	11/29/2002 28	90,466.57 2,533,063.96 90.47%	100,000.00 2,800,000.00	Floating 3-M Euribor + 1.150% 18.Jan/Apr/Jul/Oct	4.2420% 10/18/2006 980.72 Gross 833.61 Net	10/18/2032 Quarterly 18.Jan/Apr/Jul/Oct	10/18/2006 "Pass-Through" Pro rata deferred start / Secuential	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)

				0,00	0,51	0,69	0,87	1,06	1,25	1,44	1,64
			% Monthly CPR (SMM)	0,00	0,51	0,69	0,87	1,06	1,25	1,44	1,64
			% Annual equivalent CPR	0,00	6,00	8,00	10,00	12,00	14,00	16,00	18,00
Series A	With optional redemption *	Average life	Years	7.41	5.11	4.56	4.12	3.78	3.42	3.15	2.90
			Date	12/25/2013	09/07/2011	02/18/2011	09/11/2010	05/10/2010	01/01/2010	09/22/2009	06/23/2009
		Final Maturity	Years	12.97	9.47	8.47	7.72	7.22	6.47	5.97	5.47
			Date	07/18/2019	01/18/2016	01/18/2015	04/18/2014	10/18/2013	01/18/2013	07/18/2012	01/18/2012
	Without optional redemption *	Average life	Years	8.10	5.89	5.35	4.88	4.48	4.12	3.81	3.54
			Date	09/02/2014	06/17/2012	12/04/2011	06/17/2011	01/20/2011	09/13/2010	05/22/2010	02/11/2010
		Final Maturity	Years	25.48	25.48	25.48	25.48	25.48	25.48	25.48	25.48
			Date	01/18/2032	01/18/2032	01/18/2032	01/18/2032	01/18/2032	01/18/2032	01/18/2032	01/18/2032
Series B	With optional redemption *	Average life	Years	7.41	5.11	4.56	4.12	3.78	3.42	3.15	2.90
			Date	12/25/2013	09/07/2011	02/18/2011	09/11/2010	05/10/2010	01/01/2010	09/22/2009	06/23/2009
		Final Maturity	Years	12.97	9.47	8.47	7.72	7.22	6.47	5.97	5.47
			Date	07/18/2019	01/18/2016	01/18/2015	04/18/2014	10/18/2013	01/18/2013	07/18/2012	01/18/2012
	Without optional redemption *	Average life	Years	8.10	5.89	5.35	4.88	4.48	4.12	3.81	3.54
			Date	09/02/2014	06/17/2012	12/04/2011	06/17/2011	01/20/2011	09/13/2010	05/22/2010	02/11/2010
		Final Maturity	Years	25.48	25.48	25.48	25.48	25.48	25.48	25.48	25.48
			Date	01/18/2032	01/18/2032	01/18/2032	01/18/2032	01/18/2032	01/18/2032	01/18/2032	01/18/2032
Series C	With optional redemption *	Average life	Years	7.41	5.11	4.56	4.12	3.78	3.42	3.15	2.90
			Date	12/25/2013	09/07/2011	02/18/2011	09/11/2010	05/10/2010	01/01/2010	09/22/2009	06/23/2009
		Final Maturity	Years	12.97	9.47	8.47	7.72	7.22	6.47	5.97	5.47
			Date	07/18/2019	01/18/2016	01/18/2015	04/18/2014	10/18/2013	01/18/2013	07/18/2012	01/18/2012
	Without optional redemption *	Average life	Years	8.10	5.89	5.35	4.88	4.48	4.12	3.81	3.54
			Date	09/02/2014	06/17/2012	12/04/2011	06/17/2011	01/20/2011	09/13/2010	05/22/2010	02/11/2010
		Final Maturity	Years	25.48	25.48	25.48	25.48	25.48	25.48	25.48	25.48
			Date	01/18/2032	01/18/2032	01/18/2032	01/18/2032	01/18/2032	01/18/2032	01/18/2032	01/18/2032

* 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	93.37%	132,282,225.60	8.83%	97.00%	304,000,000.00	4.35%
Series B	4.66%	6,600,000.00	4.17%	2.11%	6,600,000.00	2.24%
Series C	1.98%	2,800,000.00	2.19%	0.89%	2,800,000.00	1.35%
Issue of Bonds		141,682,225.60			313,400,000.00	
Reserve Fund	2.19%	3,095,966.99		1.35%	4,230,900.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		3,663,486.76	3.010%
Servicer ppal collect not yet credited		1,726,327.81	
Servicer ints collect not yet credited		97,892.89	
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	3,204	5,744
Principal		
Principal outstanding	138,591,166.49	313,400,917.03
Average loan	43,255.67	54,561.44
Minimum	322.47	8,737.90
Maximum	302,025.85	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)	174	210
Minimum	08/01/2006	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)	99.67	99.78
Mortgage Market: All Institutions	0.22	0.22

LTV Distribution

	Current % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	2.18	7.17	0.81	8.08
10.01 - 20%	10.04	15.47	5.45	15.70
20.01 - 30%	14.59	25.14	10.04	25.38
30.01 - 40%	20.63	35.14	14.44	35.34
40.01 - 50%	21.44	45.10	20.59	45.28
50.01 - 60%	15.93	54.90	19.55	55.07
60.01 - 70%	14.13	64.53	14.74	64.98
70.01 - 80%	1.07	71.11	14.38	74.67
Weighted average (WALTV)		40.91		48.98
Minimum		0.15		2.80
Maximum		72.65		79.68

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Additional information

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Official register CNMV: Pº de la Castellana, 19 - 28046 Madrid ☎ +34 91 585 15 00 www.cnmv.com

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.55%	1.54%	1.46%	1.55%	1.33%
Annual Percentage Rate (CPR)	17.13%	17.00%	16.18%	17.11%	14.82%

Geographic distribution

	Current	At constitution date
Andalucia	16.48%	16.27%
Aragon	5.64%	5.43%
Asturias	1.23%	1.15%
Balearic Islands	2.15%	2.60%
Basque Country	1.53%	1.46%
Canary Islands	7.80%	7.58%
Cantabria	0.71%	0.87%
Castilla-La Mancha	5.43%	4.49%
Castilla-Leon	4.33%	4.09%
Catalonia	18.72%	19.00%
Extremadura	0.49%	0.43%
Galicia	1.85%	1.67%
La Rioja	0.34%	0.28%
Madrid	20.51%	21.82%
Murcia	1.62%	1.46%
Navarra	0.51%	0.43%
Valencia	10.67%	10.98%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Up to 1 month	98	28,042.58	13,063.00	0.00	41,105.58	27.21	3,956,288.48	3,997,394.06	64.91	29.07
1 to 2 months	26	14,115.63	8,288.87	0.00	22,404.50	14.83	1,254,114.36	1,276,518.86	20.73	33.71
2 to 3 months	7	5,142.68	2,595.91	0.00	7,738.59	5.12	258,737.86	266,476.45	4.33	19.12
3 to 6 months	5	6,716.83	2,676.42	0.00	9,393.25	6.22	181,088.46	190,481.71	3.09	24.75
12 to 18 months	5	9,743.74	8,756.80	523.41	19,023.95	12.59	181,438.68	200,462.63	3.26	44.18
18 to 24 months	5	12,155.93	8,516.15	2,945.84	23,617.92	15.64	124,705.49	148,323.41	2.41	35.50
Over 2 years	2	19,360.72	4,855.12	3,555.18	27,771.02	18.38	50,851.99	78,623.01	1.28	50.12
Total	148	95.278,11	48,752.27	7,024.43	151,054.81		6,007,225.32	6,158,280.13		29.71

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