

Hecho Relevante de

BANCAJA 4 FONDO DE TITULIZACIÓN HIPOTECARIA

En virtud de lo establecido en el Folleto Informativo de **BANCAJA 4 FONDO DE TITULIZACIÓN HIPOTECARIA** (el “Fondo”) se comunica a la COMISIÓN NACIONAL DEL MERCADO DE VALORES el presente hecho relevante:

- La Agencia de Calificación **Moody’s Investors Service (Moody’s)**, con fecha 28 de marzo de 2013, comunica que ha bajado las calificaciones asignadas a las Series de Bonos emitidos por el Fondo:
 - **Serie A: Baa2 (sf)** (anterior **Baa1 (sf)**, bajo revisión)
 - **Serie B: B1 (sf)** (anterior **Baa2 (sf)**, bajo revisión)
 - **Serie C: Caa1 (sf)** (anterior **Baa2 (sf)**, bajo revisión)

Se adjunta la comunicación emitida por Moody’s.

Madrid, 3 de abril de 2013.

Mario Masiá Vicente
Director General

Rating Action: Moody's downgrades 12 notes in four Bancaja Spanish RMBS transactions

Global Credit Research - 28 Mar 2013

London, 28 March 2013 -- Moody's Investors Service has today downgraded the ratings of nine junior and three senior notes in four Spanish RMBS. At the same time, Moody's confirmed the ratings of two securities in BANCAJA-BVA VPO 1. Insufficiency of credit enhancement to address sovereign risk and commingling risk have prompted today's rating action.

Today's rating action concludes the review of five notes placed on review on 2 July 2012, following Moody's downgrade of Spanish government bond ratings to Baa3 from A3 on 13 June 2012. This rating action concludes the review of six notes placed on review on 23 November 2012, following Moody's revision of key collateral assumptions for the entire Spanish RMBS market http://www.moody.com/research/Moodys-review-of-Spanish-RMBS-sector-triggers-rating-actions-on--PR_260528. This rating action also concludes the review of one junior note placed on review in December 2011 for weak performance and two other notes initially placed on review in June 2012.

For a detailed list of affected ratings, see towards the end of the ratings rationale section.

RATINGS RATIONALE

Today's rating action reflects the insufficiency of credit enhancement to address sovereign risk and counterparty exposure. Moody's confirmed the ratings of securities whose credit enhancement and structural features provided enough protection against sovereign and counterparty risk.

The determination of the applicable credit enhancement driving today's rating actions reflects the introduction of additional factors in Moody's analysis to better measure the impact of sovereign risk on structured finance transactions (see "Structured Finance Transactions: Assessing the Impact of Sovereign Risk", 11 March 2013). This report is available on www.moody.com and can be accessed via the following link http://www.moody.com/researchdocumentcontentpage.aspx?docid=PBS_SF319988.

-- Additional Factors Better Reflect Increased Sovereign Risk

Moody's has supplemented its analysis to determine the loss distribution of securitised portfolios with two additional factors, the maximum achievable rating in a given country (the local currency country risk ceiling) and the applicable portfolio credit enhancement for this rating. With the introduction of these additional factors, Moody's intends to better reflect increased sovereign risk in its quantitative analysis, in particular for mezzanine and junior tranches.

The Spanish country ceiling, and therefore the maximum rating that Moody's will assign to a domestic Spanish issuer including structured finance transactions backed by Spanish receivables, is A3. Moody's Individual Loan Analysis Credit Enhancement (MILAN CE) represents the required credit enhancement under the senior tranche for it to achieve the country ceiling. By lowering the maximum achievable rating for a given MILAN, the revised methodology alters the loss distribution curve and implies an increased probability of high loss scenarios.

In all four affected transactions, Moody's maintained the current expected loss and MILAN CE assumptions. Expected loss assumptions remain at 0.43% for Bancaja 4, 0.39% for Bancaja 5, 0.90% for Bancaja 7 and 1.90% for Bancaja-BVA VPO 1. The MILAN CE assumptions remain at 10% for Bancaja 4, 10% for Bancaja 5, 10% for Bancaja 7 and 12.9% for Bancaja-BVA VPO 1.

-- Exposure to Counterparty Risk

The downgrade of the senior notes in Bancaja 4, Bancaja 5 and Bancaja 7 also reflects the commingling risk due to the exposure to Bankia (Ba2/NP) acting as servicer and collection account bank.

The conclusion of Moody's rating review also takes into consideration the exposure to Bankia (Ba2/NP), which still acts as swap counterparty for the BANCAJA 4 transaction and the exposure to Banco Bilbao Vizcaya Argentaria,

S.A. (Baa3/P-3 "BBVA"), which acts as swap counterparty in Bancaja-BVA VPO 1. Moody's notes that, following the breach of the second rating trigger, the swaps in BANCAJA 4 and Bancaja-BVA VPO 1 do not reflect Moody's de-linkage criteria. The rating agency has assessed the probability and effect of a default of the swap counterparties on the ability of the issuers to meet their obligations under the transactions. Additionally, Moody's has examined the effect of the loss of any benefit from the swaps and any obligation the issuers may have to make a termination payment. In conclusion, these factors will not negatively affect the rating on the notes.

-- Other Developments May Negatively Affect the Notes

In consideration of Moody's new adjustments, any further sovereign downgrade would negatively affect structured finance ratings through the application of the country ceiling or maximum achievable rating, as well as potentially increased portfolio credit enhancement requirements for a given rating.

As the euro area crisis continues, the ratings of structured finance notes remain exposed to the uncertainties of credit conditions in the general economy. The deteriorating creditworthiness of euro area sovereigns as well as the weakening credit profile of the global banking sector could further negatively affect the ratings of the notes.

Moody's describes additional factors that may affect the ratings in "Approach to Assessing Linkage to Swap Counterparties in Structured Finance Cashflow Transactions: Request for Comment" (http://www.moodys.com/researchdocumentcontentpage.aspx?docid=PBS_SF289772), published on 2 July 2012.

PRINCIPAL METHODOLOGY

The principal methodology used in these ratings was "Moody's Approach to Rating RMBS Using the MILAN Framework", published in March 2013. Please see the Credit Policy page on www.moodys.com for a copy of this methodology.

Other factors used in these ratings are described in "The Temporary Use of Cash in Structured Finance Transactions: Eligible Investment and Bank Guidelines", published in March 2013.

In reviewing these transactions, Moody's used its cash flow model, ABSROM, to determine the loss for each tranche. The cash flow model evaluates all default scenarios that are then weighted considering the probabilities of the lognormal distribution assumed for the portfolio default rate. In each default scenario, Moody's calculates the corresponding loss for each class of notes given the incoming cash flows from the assets and the outgoing payments to third parties and noteholders. Therefore, the expected loss for each tranche is the sum product of (1) the probability of occurrence of each default scenario and (2) the loss derived from the cash flow model in each default scenario for each tranche.

As such, Moody's analysis encompasses the assessment of stressed scenarios.

In the context of the rating review, the transactions have been remodeled and some inputs have been adjusted to reflect the new approach described above. In addition, for Bancaja 7, FTA, the input for the provisioning mechanism through the Principal Deficiency Ledger, the interest deferral trigger, the pro-rata amortization trigger and the cash reserve mechanism have been corrected during the review. For Bancaja-BVA VPO 1, FTA the interest deferral trigger and to the pro-rata amortization trigger have been corrected during the review as well.

LIST OF AFFECTED RATINGS

Issuer: BANCAJA 4 FONDO DE TITULIZACION HIPOTECARIA

...EUR970.5MA Notes, Downgraded to Baa2 (sf); previously on Nov 23, 2012 Downgraded to Baa1 (sf) and Remained On Review for Possible Downgrade

...EUR20.5MB Notes, Downgraded to B1 (sf); previously on Nov 23, 2012 Downgraded to Baa2 (sf) and Remained On Review for Possible Downgrade

...EUR9MC Notes, Downgraded to Caa1 (sf); previously on Jun 8, 2012 Baa2 (sf) Placed Under Review for Possible Downgrade

Issuer: BANCAJA 5 Fondo de Titulizacion de Activos

...EUR960.5MA Notes, Downgraded to Baa1 (sf); previously on Jul 2, 2012 Downgraded to A3 (sf) and Placed Under Review for Possible Downgrade

...EUR24.5M B Notes, Downgraded to Ba3 (sf); previously on Nov 23, 2012 Downgraded to Baa1 (sf) and Remained On Review for Possible Downgrade

...EUR15M C Notes, Downgraded to B3 (sf); previously on Jun 8, 2012 Baa2 (sf) Placed Under Review for Possible Downgrade

Issuer: BANCAJA 7 FONDO DE TITULIZACION DE ACTIVOS

...EUR1670.2MA2 Notes, Downgraded to Baa1 (sf); previously on Jul 2, 2012 Downgraded to A3 (sf) and Remained On Review for Possible Downgrade

...EUR39.9M B Notes, Downgraded to Ba2 (sf); previously on Nov 23, 2012 Downgraded to Baa1 (sf) and Remained On Review for Possible Downgrade

...EUR23.8M C Notes, Downgraded to B3 (sf); previously on Dec 16, 2011 Baa2 (sf) Placed Under Review for Possible Downgrade

...EUR16.1M D Notes, Downgraded to Caa3 (sf); previously on Nov 23, 2012 Downgraded to Caa1 (sf) and Remained On Review for Possible Downgrade

Issuer: BANCAJA-BVA VPO 1, FTA

...EUR371.4MA Notes, Confirmed at A3 (sf); previously on Jul 2, 2012 Downgraded to A3 (sf) and Placed Under Review for Possible Downgrade

...EUR7.8M B Notes, Downgraded to Baa3 (sf); previously on Nov 23, 2012 Downgraded to Baa1 (sf) and Remained On Review for Possible Downgrade

...EUR5.1M C Notes, Downgraded to Ba1 (sf); previously on Jul 2, 2012 Baa2 (sf) Placed Under Review for Possible Downgrade

...EUR5.7M D Notes, Confirmed at Ba3 (sf); previously on Jul 2, 2012 Ba3 (sf) Placed Under Review for Possible Downgrade

REGULATORY DISCLOSURES

Moody's did not receive or take into account a third-party assessment on the due diligence performed regarding the underlying assets or financial instruments related to the monitoring of these transactions in the past six months.

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