

MBS BANCAJA 4 Fondo de Titulización de Activos



Brief report

Date: 08/31/2009
Currency: EUR

Date of constitution
 04/27/2007

VAT Reg. no.
 V85082675

Management Company
 Europea de Titulización, S.G.F.T

Servicer
 Bancaja

Lead Managers
 Bancaja
 Deutsche Bank
 BNP Paribas
 Societé Générale

Bond Underwriters and Placement Agents
 Bancaja
 Deutsche Bank
 BNP Paribas
 Societé Générale
 BBVA
 Banco Pastor

Bond Paying Agent
 Bancaja

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Banco Santander S.A.

Amortisation Account
 Bancaja

Start-up Loan
 Bancaja

Swap
 BNP Paribas

Assets Custodian
 Bancaja

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		
		Current	Original			Final maturity (legal)	Next	Fitch / Moody's Current	Original	
Series A1 ES0361797006	05/04/2007 3,000	0.00 0.00 0.00%	100,000.00 300,000,000.00	Floating 3-M Euribor+0.050% 23.Jan/Apr/Jul/Oct		07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	Amortized	AAA Aaa	AAA Aaa	
Series A2 ES0361797014	05/04/2007 11,821	82,310.54 972,992,893.34 82.31%	100,000.00 1,182,100,000.00	Floating 3-M Euribor+0.150% 23.Jan/Apr/Jul/Oct	1.0870% 10/23/2009 228.649535 Gross 187.492619 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	AAA Aaa	AAA Aaa	
Series A3 ES0361797022	05/04/2007 3,000	100,000.00 300,000,000.00 100.00%	100,000.00 300,000,000.00	Floating 3-M Euribor+0.170% 23.Jan/Apr/Jul/Oct	1.1070% 10/23/2009 282.900000 Gross 231.978000 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	AAA Aaa	AAA Aaa	
Series B ES0361797030	05/04/2007 305	100,000.00 30,500,000.00 100.00%	100,000.00 30,500,000.00	Floating 3-M Euribor+0.220% 23.Jan/Apr/Jul/Oct	1.1570% 10/23/2009 295.677778 Gross 242.455778 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	AA Aa3	AA Aa3	
Series C ES0361797048	05/04/2007 189	100,000.00 18,900,000.00 100.00%	100,000.00 18,900,000.00	Floating 3-M Euribor+0.330% 23.Jan/Apr/Jul/Oct	1.2670% 10/23/2009 323.788889 Gross 265.506889 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A+ A3	A+ A3	
Series D ES0361797055	05/04/2007 185	100,000.00 18,500,000.00 100.00%	100,000.00 18,500,000.00	Floating 3-M Euribor+0.580% 23.Jan/Apr/Jul/Oct	1.5170% 10/23/2009 387.677778 Gross 317.895778 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BBB Baa3	BBB+ Baa3	
Series E ES0361797063	05/04/2007 231	100,000.00 23,100,000.00 100.00%	100,000.00 23,100,000.00	Floating 3-M Euribor+4.000% 23.Jan/Apr/Jul/Oct	4.9370% 10/23/2009 1,261.677778 Gross 1,034.575778 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined Due to Cash Reserve reduction	CCC Caa3	CCC Caa3	
Total		1,363,992,893.34	1,873,100,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)												
Series	Hypothesis	Average life Years	Final Maturity Date	% Monthly CPR (SMM)								
				0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44	
Series A2	With optional redemption *	Average life	10.26	8.53	7.19	6.12	5.21	4.46	3.84	3.33		
		Final Maturity	18.76	16.52	14.76	13.26	11.76	10.51	9.51	8.76		
	Without optional redemption *	Average life	10.95	9.30	7.97	6.87	5.96	5.19	4.53	3.96		
		Final Maturity	37.28	37.28	37.28	37.28	37.28	37.28	37.28	37.28		
Series A3	With optional redemption *	Average life	6.67	6.41	6.24	6.10	6.02	5.98	5.98	6.01		
		Final Maturity	9.76	9.26	9.01	8.76	8.76	8.76	9.01	8.76		
	Without optional redemption *	Average life	6.67	6.41	6.24	6.10	6.02	5.98	5.98	6.02		
		Final Maturity	9.76	9.26	9.01	8.76	8.76	8.76	9.01	9.26		
Series B	With optional redemption *	Average life	12.66	10.87	9.46	8.32	7.34	6.55	5.90	5.38		
		Final Maturity	18.76	16.52	14.76	13.26	11.76	10.51	9.51	8.76		
	Without optional redemption *	Average life	13.45	11.75	10.34	9.17	8.20	7.38	6.69	6.10		
		Final Maturity	37.28	37.28	37.28	37.28	37.28	37.28	37.28	37.28		
Series C	With optional redemption *	Average life	12.66	10.87	9.46	8.32	7.34	6.55	5.90	5.38		
		Final Maturity	18.76	16.52	14.76	13.26	11.76	10.51	9.51	8.76		
	Without optional redemption *	Average life	13.45	11.75	10.34	9.17	8.20	7.38	6.69	6.10		
		Final Maturity	37.28	37.28	37.28	37.28	37.28	37.28	37.28	37.28		
Series D	With optional redemption *	Average life	12.66	10.87	9.46	8.32	7.34	6.55	5.90	5.38		
		Final Maturity	18.76	16.52	14.76	13.26	11.76	10.51	9.51	8.76		
	Without optional redemption *	Average life	13.45	11.75	10.34	9.17	8.20	7.38	6.69	6.10		
		Final Maturity	37.28	37.28	37.28	37.28	37.28	37.28	37.28	37.28		
Series E	With optional redemption *	Average life	12.66	10.87	9.46	8.32	7.34	6.55	5.90	5.38		
		Final Maturity	18.76	16.52	14.76	13.26	11.76	10.51	9.51	8.76		
	Without optional redemption *	Average life	13.45	11.75	10.34	9.17	8.20	7.38	6.69	6.10		
		Final Maturity	37.28	37.28	37.28	37.28	37.28	37.28	37.28	37.28		

* 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%

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Europa de Titulización, S.G.F.T

Originator
Bancaja
Series A1
Series A2
Series A3

Servicer
Bancaja

Lead Managers
Bancaja
Deutsche Bank
BNP Paribas
Société Générale

Bond Underwriters and Placement Agents
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Deutsche Bank
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Assets Custodian
Bancaja

Fund Auditors
Ernst&Young

Credit enhancement and financial operations

Credit enhancement (CE)						
	Current			At issue date		
			% CE			% CE
Class A	93.33%	1,272,992,893.34	6.79%	95.14%	1,782,100,000.00	4.92%
Series A1	0.00%	0.00		16.02%	300,000,000.00	
Series A2	71.33%	972,992,893.34		63.11%	1,182,100,000.00	
Series A3	21.99%	300,000,000.00		16.02%	300,000,000.00	
Series B	2.24%	30,500,000.00	4.51%	1.63%	30,500,000.00	3.27%
Series C	1.39%	18,900,000.00	3.10%	1.01%	18,900,000.00	2.25%
Series D	1.36%	18,500,000.00	1.72%	0.99%	18,500,000.00	1.25%
Series E	1.69%	23,100,000.00		1.23%	23,100,000.00	
Issue of Bonds		1,363,992,893.34			1,873,100,000.00	
Reserve Fund	1.72%	23,100,000.00		1.25%	23,100,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	41,904,592.90	0.969%	
Amortisation Account		0.00	
Servicer ppal collect not yet credited	829,350.25		
Servicer ints collect not yet credited	273,925.03		
Liabilities	Available	Balance	Interest
Start-up Loan		2,563,935.02	2.937%

Collateral: Mortgage loans

General			
	Current	At constitution date	
Count	13,696	17,104	
Principal			
Principal outstanding	1,328,567,016.80	1,850,138,299.98	
Average loan	97,004.02	108,169.92	
Minimum	0.02	16.40	
Maximum	927,409.44	963,535.82	
Interest rate			
Weighted average (wac)	3.96%	4.59%	
Minimum	1.91%	2.58%	
Maximum	8.32%	6.92%	
Final maturity			
Weighted average (WARM) (months)	243	265	
Minimum	09/01/2009	05/04/2007	
Maximum	11/10/2046	11/10/2046	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	100.00%	99.99%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.39	7.25	0.16	7.81
10.01 - 20%	2.72	15.96	1.75	16.46
20.01 - 30%	5.67	25.37	4.40	25.59
30.01 - 40%	9.11	35.37	7.37	35.54
40.01 - 50%	14.52	45.28	11.80	45.43
50.01 - 60%	19.75	55.28	16.92	55.29
60.01 - 70%	26.81	64.70	29.24	65.76
70.01 - 80%	15.61	73.90	21.56	75.43
80.01 - 90%	3.14	84.43	3.43	84.79
90.01 - 100%	2.27	93.42	3.36	95.41
Weighted average (WALTV)	56.28		60.38	
Minimum	0.00		0.01	
Maximum	97.84		99.81	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.40%	0.49%	0.54%	0.70%	0.90%
Annual Percentage Rate (CPR)	4.75%	5.70%	6.34%	8.13%	10.25%

Geographic distribution		
	Current	At constitution date
Andalucia	7.92%	7.89%
Aragon	0.73%	0.78%
Asturias	0.42%	0.38%
Balearic Islands	5.84%	5.80%
Basque Country	1.71%	1.57%
Canary Islands	4.72%	4.77%
Cantabria	0.16%	0.16%
Castilla-La Mancha	2.27%	2.16%
Castilla-Leon	3.38%	3.30%
Catalonia	9.79%	10.01%
Ceuta	0.02%	0.01%
Extremadura	0.39%	0.35%
Galicia	1.42%	1.44%
La Rioja	0.32%	0.37%
Madrid	7.64%	7.90%
Murcia	2.30%	2.29%
Navarra	4.85%	4.38%
Valencia	46.10%	46.42%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Delinquencies										
Up to 1 month	727	188,393.03	147,821.86	0.00	336,214.89	7.64	77,271,403.86	77,607,618.75	43.04	52.78
from > 1 to ≤ 2 months	267	178,990.98	195,821.91	0.00	374,812.89	8.52	32,395,704.71	32,770,517.60	18.18	55.52
from > 2 to ≤ 3 months	153	152,624.06	192,167.28	0.00	344,791.34	7.83	19,969,174.16	20,313,965.50	11.27	55.67
from > 3 to ≤ 6 months	115	185,118.33	266,377.98	0.00	451,496.31	10.26	14,428,170.51	14,879,664.82	8.25	57.68
from > 6 to < 12 months	130	365,118.01	766,424.40	0.00	1,131,542.41	25.71	17,957,825.36	19,089,367.77	10.59	64.67
from ≥ 12 to < 18 months	74	328,799.61	743,649.23	0.00	1,072,448.84	24.37	9,914,832.85	10,987,281.69	6.09	68.27
from ≥ 18 to < 24 months	28	128,956.21	393,239.95	0.00	522,196.16	11.86	3,144,456.74	3,666,652.90	2.03	57.87
from ≥ 24 to < 36 months	7	53,088.92	114,879.04	0.00	167,967.96	3.82	816,869.39	984,837.35	0.55	57.42
Subtotal	1,501	1,581,087.15	2,820,381.65	0.00	4,401,468.80	100.00	175,898,437.58	180,299,906.38	100.00	55.99
Doubt debts (subjectives)										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	1,501	1,581,087.15	2,820,381.65	0.00	4,401,468.80		175,898,437.58	180,299,906.38		55.99