

**RURAL HIPOTECARIO IV FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 30th APR, 2004**



**DATE OF CONSTITUTION:** 14th November, 2002  
**MANAGEMENT COMPANY:** EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T.  
**ORIGINATOR/SERVICER:** CAJA RURAL DE ARAGON S.C.C.  
 CAJA RURAL DE NAVARRA S.C.C.  
 CAJA RURAL DE ZAMORA S.C.C.,  
 CAJA RURAL DEL MEDITERRANEO,  
 RURALCAJA, S.C.C.  
 CAJA RURAL INTERMEDITERRANEA S.C.C.  
**SERVICER GUARANTEE:** BANCO COOPERATIVO ESPAÑOL  
**START-UP LOAN:** CAJA RURAL DE ARAGON S.C.C.  
**SUBORDINATED LOAN:** CAJA RURAL DE NAVARRA S.C.C.  
 CAJA RURAL DE ZAMORA S.C.C.,  
 CAJA RURAL DEL MEDITERRANEO,  
 RURALCAJA, S.C.C.  
 CAJA RURAL INTERMEDITERRANEA S.C.C.

**TREASURY C.:** BANCOVAL  
**LEAD MANAGERS:** DZ BANK, SOCIÉTÉ GÉNÉRALE, BANCO COOPERATIVO,  
**PAYING AGENT:** BANCO COOPERATIVO  
**SECONDARY MARKET:** AIAF MERCADO DE RENTA FIJA  
**REGISTER OF BOOK SECURITIES:** IBERCLEAR  
**DEPOSITARY:** BANCO COOPERATIVO ESPAÑOL  
**AUDITORS:** ERNST & YOUNG

**MORTGAGE BACKED SECURITIES: BONOS DE TITULIZACIÓN HIPOTECARIA (STRUCTURE SENIOR/MEZZANINE)**

SEIES ISIN CODE PRIORITY	ISSUE DATE	PRINCIPAL OUTSTANDING (UNIT /M <sup>3</sup> BONDS /TOTAL)		INTEREST TYPE REF. RATE AND MARGIN PAYMENT DATE	INTEREST RATE CURRENT (EUROS)	REDEMPTION (EUROS)		RATING MOODY'S	
		CURRENT	ORIGINAL			FINAL MATURITY FREQUENCY	NEXT UNIT%/OUTST.	CURRENT	ORIGINAL
A ES0358283002 SENIOR	19.11.2002	82.828,28 4.987 413.064.632,36	100.000,00 4.987 498.700.000,00	FLOATING EURIBOR 3M + 0,24% 13.02/05/08/11	2,3140% NEXT COUPON: 13.05.2004 479,16 GROSS 407,29 NET	13.02.2033 QUARTERLY 13.02/05/08/11	13.05.2004 Amortization "pass-through"	Aaa	Aaa
B ES0358283010 MEZZANINE	19.11.2002	100.000,00 213 21.300.000,00	100.000,00 213 21.300.000,00	FLOATING EURIBOR 3M + 0,55% 13.02/05/08/11	2,6240% NEXT COUPON: 13.05.2004 656 GROSS 557,60 NET	13.02.2033 QUARTERLY 13.02/05/08/11	To be determined Sequential Amortization "pass-through"	A2	A2
<b>TOTALS</b>		434.364.632,36 520.000.000,00							

AVERAGE LIFE (IN YEARS) AND MATURITY ACCORDING TO DIFFERENT HYPOTHESIS OF PREPAYMENT RATES										
PREPAYMENTS		CLASS A BONDS				CLASS B BONDS				
% CONSTANT MONTHLY (SMM)	% ANNUAL EQUIVALENT (CPR)	WITHOUT OPTIONAL REDEMPTION 1		WITH OPTIONAL REDEMPTION 1		WITHOUT OPTIONAL REDEMPTION 1		WITH OPTIONAL REDEMPTION 1		
		AVERAGE LIFE	FINAL MATURITY	AVERAGE LIFE	FINAL MATURITY	AVERAGE LIFE	FINAL MATURITY	AVERAGE LIFE	FINAL MATURITY	
0,00%	0,00%	8,98 (04/04/2013)	21,85 (13/02/2026)	8,87 (22/02/2013)	18,60 (13/11/2022)	24,13 (25/05/2028)	28,35 (13/08/2032)	18,60 (13/11/2022)	18,60 (13/11/2022)	
0,30%	3,54%	6,97 (31/03/2011)	19,35 (13/08/2023)	6,87 (22/02/2011)	15,85 (13/02/2020)	22,12 (21/05/2026)	28,35 (13/08/2032)	15,85 (13/02/2020)	15,85 (13/02/2020)	
0,40%	4,70%	6,46 (26/09/2010)	18,35 (13/08/2022)	6,35 (16/08/2010)	14,85 (13/02/2019)	21,39 (27/08/2025)	28,35 (13/08/2032)	14,85 (13/02/2019)	14,85 (13/02/2019)	
0,50%	5,84%	6,01 (15/04/2010)	17,60 (13/11/2021)	5,90 (07/03/2010)	14,09 (13/05/2018)	20,64 (26/11/2024)	28,35 (13/08/2032)	14,09 (13/05/2018)	14,09 (13/05/2018)	
0,60%	6,97%	5,61 (21/11/2009)	16,85 (13/02/2021)	5,51 (14/10/2009)	13,34 (13/08/2017)	19,90 (03/03/2024)	28,35 (13/08/2032)	13,34 (13/08/2017)	13,34 (13/08/2017)	
0,70%	8,08%	5,26 (15/07/2009)	16,09 (13/05/2020)	5,15 (07/06/2009)	12,59 (13/11/2016)	19,19 (17/06/2023)	28,35 (13/08/2032)	12,59 (13/11/2016)	12,59 (13/11/2016)	
0,80%	9,19%	4,94 (22/03/2009)	15,34 (13/08/2019)	4,84 (11/02/2009)	11,84 (13/02/2016)	18,50 (09/10/2022)	28,35 (13/08/2032)	11,84 (13/02/2016)	11,84 (13/02/2016)	
0,90%	10,28%	4,66 (09/12/2008)	14,59 (13/11/2018)	4,56 (03/11/2008)	11,34 (13/08/2015)	17,83 (07/02/2022)	28,35 (13/08/2032)	11,34 (13/08/2015)	11,34 (13/08/2015)	

(1) Optional Clean up call when the amount of the Outstanding Balance of the Mortgage Loans is less than 10 per 100 of the initial Outstanding Balance.  
 Hypothesis of delinquency and default assumptions of the Mortgage Loans: 0%.

**COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)**

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		7.706	8.844
PRINCIPAL: (EURO)	TOTAL OUTSTANDING	415.817.543,28	520.015.145,09
	AVERAGE LOAN	53.960,23	58.743,96
	MINIMUM	653,19	12.090,86
	MAXIMUM	288.008,94	296.263,90
INTEREST RATE:	WEIGHTED AVERAGE (WAC)	3,56%	4,81%
	MINIMUM	2,51%	3,00%
	MAXIMUM	6,75%	7,50%
REMAINING MATURITY	WEIGHTED AV(WARM)(MONTHS)	213	236
	MINIMUM	01:08:04	01:08:04
	MAXIMUM	30:05:32	30:05:32
INDEX (DISTRIBUTION)	EURIBOR / MIBOR 1 YEAR	57,81%	56,36%
	MH BANKS	0,96%	1,02%
	MH SAVINGS BANKS	33,63%	34,85%
	MH BANKS & SAVINGS BANKS	7,60%	7,77%
	MH CECA		

LTV DISTRIBUTION				
	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	32,13	73,87	44,39	75,99
60,01 - 70%	24,53	65,31	20,79	65,41
50,01 - 60%	17,10	55,27	14,70	55,21
40,01 - 50%	11,90	45,33	9,59	45,45
30,01 - 40%	8,23	35,26	6,35	35,37
30% & BELOW	6,11	22,70	4,18	21,15
WEIGHTED AVERAGE (WALTV)		58,89		62,94
MINIMUM		0,31		0,08
MAXIMUM		78,31		84,47

GEOGRAPHIC DISTRIBUTION		
	CURRENT	AT CONSTITUTION DATE
ANDALUCÍA	32,01%	31,57%
NAVARRA	7,77%	7,33%
MURCIA	13,43%	13,55%
ARAGÓN	4,84%	4,74%
CATALUÑA	9,89%	9,91%
COMUNIDAD VALENCIANA	21,21%	28,06%
OTHER 12 REGIONS	10,86%	4,85%

PREPAYMENTS					
	CURRENT	LAST 3 MONTHS	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTHLY	0,98%	1,02%	1,04%	0,95%	0,88%
MORTALITY (SMM)	11,18%	11,58%	11,78%	10,80%	10,12%
ANNUAL EQUIVALENT (CPR)					

**RURAL HIPOTECARIO IV FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 30th APR, 2004**



<b>CURRENT DELINQUENCY (EURO)</b>									
AGING	NUMBER MORTGAGE PARTICIPATIONS	UNPAID AMOUNTS				REMAINING DEBT TO MATURE	TOTAL DEBT		% LOAN TO VALUE
		PRINCIPAL	INTEREST AND OTHERS	TOTALS	%			%	
• Up to a month	578	124.804,05	74.792,27	199.596,32	30,65	29.762.011,47	29.961.607,79	64,83	56,48
• From 1 to 2 months	135	53.214,64	41.896,60	95.111,24	14,60	7.236.840,63	7.331.951,87	15,86	60,53
• From 2 to 3 months	88	52.419,40	41.057,14	93.476,54	14,35	4.746.366,67	4.839.843,21	10,47	53,33
• From 3 to 6 months	25	38.599,13	21.764,18	60.363,31	9,27	1.508.305,37	1.568.668,68	3,39	48,12
• From 6 to 12 months	25	36.830,77	40.121,88	76.952,65	11,82	1.226.731,00	1.303.683,65	2,82	69,16
• Over 1 year	16	56.910,29	68.873,10	125.783,39	19,31	1.087.432,42	1.213.215,81	2,62	73,35
<b>TOTALS</b>	<b>867</b>	<b>362.778,28</b>	<b>288.505,17</b>	<b>651.283,45</b>	<b>100,00</b>	<b>45.567.687,56</b>	<b>46.218.971,01</b>	<b>100,00</b>	<b>57,04</b>

**CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS**

<b>CREDIT ENHANCEMENT (CE) (EUROS)</b>						
		CURRENT		AT ISSUE DATE		
			% CE		% CE	
SERIES A	95,10%	413.064.632,36	7,12%	95,90%	498.700.000,00	5,95%
SERIES B	4,90%	21.300.000,00	2,21%	4,10%	21.300.000,00	1,85%
ISSUE BONDS		434.364.632,36			520.000.000,00	
RESERVE FUND	2,21%	9.620.000,00		1,85%	9.620.000,00	

<b>OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)</b>		
	BALANCE	INTEREST
<b>ASSETS</b>		
TREASURY C.	29.078.254,71	1,994%
SERVICER PPAL COLLECT NOT YET CREDITED	2.234.541,56	
SERVICER INTS COLLECT NOT YET CREDITED	444.121,35	
<b>LIABILITIES</b>		
STARTING EXPENSES LOAN	1.515.000,10	3,074%
SUBORDINATED LOAN	9.620.000,00	3,074%

**ADDITIONAL INFORMATION**

MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T

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OFFICIAL REGISTER:

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