

FTPME BANCAJA 4 Fondo de Titulización de Activos

Brief report

Date: 10/31/2007
Currency: EUR

Date of constitution
 11/07/2005

VAT Reg. no.
 G84497775

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

Originator
 Bancaja

Servicer
 Bancaja

Lead Managers
 Bancaja
 JPMorgan
 Merrill Lynch International
 Société Générale

Bond Underwriters and Placement Agents
 Bancaja
 JPMorgan

Bond Underwriters and Placement Agents
 Merrill Lynch International
 Société Générale
 Banco Pastor

Bond Paying Agent
 Bancaja

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Bancaja

Start-up Loan
 Bancaja

Swap
 JPMorgan Chase

Series A3(G) Guarantee
 Estado Español

Assets Custodian
 Bancaja

Fund Auditors
 Ernst&Young

Issued securities: Bonds

Bonds issue										
Series ISIN Code	Issue date Nº 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 ES0339731004	11/10/2005 8,423	0.00 0.00 0.00%	100,000.00 842,300,000.00	Floating 3-M Euribor+0.060% 24.Jan/Apr/Jul/Oct		07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	Amortized	AAA Aaa	AAA Aaa	
Series A2 ES0339731012	11/10/2005 3,000	77.701.14 233,103,420.00 77.70%	100,000.00 300,000,000.00	Floating 3-M Euribor+0.100% 24.Jan/Apr/Jul/Oct	4.7320% 01/24/2008 939.631253 Gross 798.686565 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Secutorial / Pro rata under certain circumstances	AAA Aaa	AAA Aaa	
Series A3(G) ES0339731020	11/10/2005 2,376	100,000.00 237,600,000.00 100.00%	100,000.00 237,600,000.00	Floating 3-M Euribor+0.010% 24.Jan/Apr/Jul/Oct	4.6420% 01/24/2008 1,186.288889 Gross 1,008.345556 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Secutorial / Pro rata under certain circumstances	AAA Aaa	AAA Aaa	
Series B ES0339731038	11/10/2005 713	100,000.00 71,300,000.00 100.00%	100,000.00 71,300,000.00	Floating 3-M Euribor+0.310% 24.Jan/Apr/Jul/Oct	4.9420% 01/24/2008 1,262.955556 Gross 1,073.512223 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secutorial	A A2	A A2	
Series C ES0339731046	11/10/2005 233	100,000.00 23,300,000.00 100.00%	100,000.00 23,300,000.00	Floating 3-M Euribor+0.580% 24.Jan/Apr/Jul/Oct	5.2120% 01/24/2008 1,331.955556 Gross 1,132.162223 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secutorial	BBB+ Baa3	BBB+ Baa3	
Series D ES0339731053	11/10/2005 255	100,000.00 25,500,000.00 100.00%	100,000.00 25,500,000.00	Floating 3-M Euribor+2.350% 24.Jan/Apr/Jul/Oct	6.9820% 01/24/2008 1,784.288889 Gross 1,516.645556 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secutorial	BB- Ba2	BB- Ba2	
Series E ES0339731061	11/10/2005 240	100,000.00 24,000,000.00 100.00%	100,000.00 24,000,000.00	Floating 3-M Euribor+4.000% 24.Jan/Apr/Jul/Oct	8.6320% 01/24/2008 2,205.955556 Gross 1,875.062223 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCC- C	CCC- C	
Total		614,803,420.00 1,524,000,000.00								

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)									
				% Annual equivalent CPR									
				1.64	1.84	2.05	2.26	2.48	2.70	2.93	3.16		
Series A2	With optional redemption *	Average life	Years	0.51	0.51	0.50	0.49	0.48	0.47	0.46	0.45		
		Final Maturity	Years	05/05/2008	02/05/2008	04/29/2008	04/26/2008	04/23/2008	04/19/2008	04/16/2008	12/04/2008		
	Without optional redemption *	Average life	Years	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73		
		Final Maturity	Years	07/24/2008	07/24/2008	07/24/2008	07/24/2008	07/24/2008	07/24/2008	07/24/2008	07/24/2008		
	Series A3(G)	With optional redemption *	Average life	Years	1.85	1.74	1.64	1.58	1.49	1.43	1.35	1.31	
			Final Maturity	Years	05/09/2009	07/27/2009	06/20/2009	05/28/2009	04/25/2009	06/04/2009	07/03/2009	02/20/2009	
Without optional redemption *		Average life	Years	1.87	1.77	1.68	1.60	1.52	1.45	1.39	1.33		
		Final Maturity	Years	09/13/2009	07/08/2009	05/07/2009	05/06/2009	08/05/2009	04/13/2009	03/22/2009	02/28/2009		
Series B		With optional redemption *	Average life	Years	2.98	2.73	2.48	2.24	2.24	2.24	1.98	1.98	
			Final Maturity	Years	10/24/2010	07/24/2010	04/24/2010	04/24/2010	01/24/2010	01/24/2010	10/24/2009	10/24/2009	
	Without optional redemption *	Average life	Years	4.47	4.20	3.95	3.73	3.53	3.35	3.18	3.03		
		Final Maturity	Years	04/18/2012	09/01/2012	12/10/2011	07/23/2011	10/05/2011	07/03/2011	02/01/2011	09/11/2010		
	Series C	With optional redemption *	Average life	Years	1.87	1.77	1.68	1.60	1.52	1.45	1.39	1.33	
			Final Maturity	Years	10/24/2010	07/24/2010	04/24/2010	04/24/2010	01/24/2010	01/24/2010	10/24/2009	10/24/2009	
Without optional redemption *		Average life	Years	2.98	2.73	2.48	2.24	2.24	2.24	1.98	1.98		
		Final Maturity	Years	10/24/2010	07/24/2010	04/24/2010	04/24/2010	01/24/2010	01/24/2010	10/24/2009	10/24/2009		
Series D		With optional redemption *	Average life	Years	6.65	6.24	5.88	5.54	5.22	4.93	4.67	4.43	
			Final Maturity	Years	06/24/2014	01/25/2014	09/13/2013	12/05/2013	01/17/2013	04/10/2012	06/30/2012	03/04/2012	
	Without optional redemption *	Average life	Years	7.48	7.24	6.73	6.24	5.99	5.73	5.24	4.99		
		Final Maturity	Years	04/24/2015	01/24/2015	07/24/2014	01/24/2014	10/24/2013	07/24/2013	01/24/2013	10/24/2012		
	Series E	With optional redemption *	Average life	Years	2.98	2.73	2.48	2.24	2.24	2.24	1.98	1.98	
			Final Maturity	Years	10/24/2010	07/24/2010	04/24/2010	04/24/2010	01/24/2010	01/24/2010	10/24/2009	10/24/2009	
Without optional redemption *		Average life	Years	27.50	27.50	27.50	27.50	27.50	27.50	27.25	27.00		
		Final Maturity	Years	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035	01/24/2035	01/24/2035		

* 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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Credit enhancement and financial operations

Credit enhancement (CE)					
		Current		At issue date	
			% CE		% CE
Class A	76.56%	470,703,420.00	24.28%	90.54%	1,379,900,000.00
Series A1	0.00%	0.00		55.27%	842,300,000.00
Series A2	37.92%	233,103,420.00		19.69%	300,000,000.00
Series A3(G)	38.65%	237,600,000.00		15.59%	237,600,000.00
Series B	11.60%	71,300,000.00	12.21%	4.68%	71,300,000.00
Series C	3.79%	23,300,000.00	8.27%	1.53%	23,300,000.00
Series D	4.15%	25,500,000.00	3.95%	1.67%	25,500,000.00
Series E	3.90%	24,000,000.00		1.57%	24,000,000.00
Issue of Bonds		614,803,420.00			1,524,000,000.00
Reserve Fund	3.95%	23,351,657.75		1.60%	24,000,000.00
Spanish State guarantee					
Series A3(G)		237,600,000.00			237,600,000.00

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	
Servicer opal collect not yet credited		3,252,927.51	
Servicer ints collect not yet credited		594,064.11	
Liabilities	Available	Balance	Interest
Start-up Loan		2,981,952.52	6.632%

Collateral: SME Loans

General			
	Current	At constitution date	
Count	2,556	4,106	
Principal			
Principal outstanding	576,683,975.99	1,500,030,079.08	
Average loan	225,619.71	365,326.37	
Minimum	0.73	7.62	
Maximum	12,614,191.00	12,712,000.00	
Interest rate			
Weighted average (wac)	5.31%	3.20%	
Minimum	4.00%	2.34%	
Maximum	9.25%	8.50%	
Final maturity			
Weighted average (WARM) (months)	84	69	
Minimum	11/01/2007	11/09/2005	
Maximum	03/05/2035	05/04/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	26.06%	37.00%	
1-year EURIBOR/MIBOR	0.02%	0.03%	
1-year EURIBOR/MIBOR (Mortgage Market)	73.92%	62.91%	

Distribution by sector (CNAE)		
	Current	At constitution date
(K) - Real Estate and Rental Activities; Business Services	47.93%	59.34%
(F) - Building	11.50%	12.66%
(D) - Manufacturing industry	17.30%	11.33%
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	6.63%	4.47%
(O) - Other social activities and services provided to the Community; Personal Services	4.13%	3.15%
(H) - Catering trade	4.40%	3.02%
(N) - Health and Veterinary Activities, Social Services	2.74%	1.83%
(I) - Transport, Storage and Communications	2.06%	1.75%
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	1.51%	1.22%
(C) - Extractive industries	0.97%	0.58%
(B) - Fishing	0.52%	0.34%
(E) - Production and distribution of electric power, gas and water	0.11%	0.15%
(M) - Education	0.16%	0.08%
(J) - Financial brokering	0.03%	0.03%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.06%	1.66%	1.72%	2.03%	2.34%
Annual Percentage Rate (CPR)	12.02%	18.18%	18.82%	21.82%	24.76%

Geographic distribution		
	Current	At constitution date
Andalucia	4.73%	8.80%
Aragon	0.46%	0.64%
Asturias	0.27%	0.22%
Balearic Islands	4.56%	4.64%
Basque Country	2.21%	1.30%
Canary Islands	1.84%	2.42%
Castilla-La Mancha	1.62%	2.05%
Castilla-Leon	1.36%	2.28%
Catalonia	13.14%	12.46%
Extremadura	0.10%	0.10%
Galicia	1.31%	1.23%
La Rioja	1.34%	1.21%
Madrid	9.93%	8.76%
Murcia	0.60%	2.54%
Navarra	0.20%	0.16%
Valencia	56.33%	51.12%

Current delinquency										
Aging	Assets	Overdue debt						Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%	
Up to 1 month	152	2,488,852.65	151,622.66	0.00	2,640,475.31	39.82	30,897,819.36	33,538,294.67	60.11	
1 to 2 months	41	90,090.70	40,660.17	0.00	130,750.87	1.97	5,243,529.68	5,374,280.55	9.63	
2 to 3 months	14	78,028.08	24,554.12	0.00	102,582.20	1.55	1,981,951.75	2,084,533.95	3.74	
3 to 6 months	9	118,207.12	38,611.16	0.00	156,818.28	2.37	1,607,464.09	1,764,282.37	3.16	
6 to 12 months	13	530,982.14	243,140.86	0.00	774,123.00	11.67	4,785,396.38	5,559,519.38	9.96	
12 to 18 months	8	422,601.56	78,684.24	0.00	501,285.80	7.56	809,469.79	1,310,755.59	2.35	
18 to 24 months	9	1,211,560.30	348,522.01	0.00	1,560,082.31	23.53	3,267,020.59	4,827,102.90	8.65	
Over 2 years	2	672,680.46	91,946.61	0.00	764,627.07	11.53	568,400.81	1,333,027.88	2.39	
Total	248	5,613,003.01	1,017,741.83	0.00	6,630,744.84		49,161,052.45	55,791,797.29		

Each range includes the beginning but not the ending time

Additional information