

FTPME BANCAJA 4 Fondo de Titulización de Activos



Brief report

Date: 02/29/2008
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 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	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	56,456.34 169,369,020.00 56.46%	100,000.00 300,000,000.00	Floating 3-M Euribor+0.100% 24.Jan/Apr/Jul/Oct	4.4300% 04/24/2008 632.201232 Gross 518.405010 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	04/24/2008 "Pass-Through" Secuential / 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	4.3400% 04/24/2008 1,097.055556 Gross 899.585556 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Secuential / 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	4.6400% 04/24/2008 1,172.888889 Gross 961.768889 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	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	4.9100% 04/24/2008 1,241.138889 Gross 1,017.733889 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	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	6.6800% 04/24/2008 1,688.555556 Gross 1,384.615556 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	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	8.3300% 04/24/2008 2,105.638889 Gross 1,726.623889 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CC/DR4 C	CCC- C	
Total		551,069,020.00 1,524,000,000.00								

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	Redemption	Average life	Years	% Monthly CPR (SMM)									
				% Annual equivalent CPR									
				0,51	0,69	0,87	1,06	1,25	1,44	1,64	1,84		
Series A2	With optional redemption *	Average life	Years	0,36	0,36	0,35	0,35	0,34	0,34	0,33	0,32		
		Final Maturity	Years	0,65	0,65	0,65	0,65	0,65	0,65	0,65	0,65		
	Without optional redemption *	Average life	Years	0,36	0,36	0,35	0,35	0,34	0,34	0,33	0,32		
		Final Maturity	Years	0,65	0,65	0,65	0,65	0,65	0,65	0,65	0,65		
	Series A3(G)	With optional redemption *	Average life	Years	2,38	2,18	2,04	1,90	1,78	1,71	1,60	1,51	
			Final Maturity	Years	4,15	3,65	3,40	3,15	2,90	2,65	2,40	2,40	
Without optional redemption *		Average life	Years	2,43	2,25	2,09	1,96	1,84	1,73	1,64	1,56		
		Final Maturity	Years	5,15	4,65	4,15	3,90	3,65	3,40	3,15	3,15		
Series B		With optional redemption *	Average life	Years	4,15	3,65	3,40	3,15	2,90	2,90	2,65	2,40	
			Final Maturity	Years	4,15	3,65	3,40	3,15	2,90	2,90	2,65	2,40	
	Without optional redemption *	Average life	Years	6,74	6,19	5,71	5,28	4,90	4,57	4,28	4,02		
		Final Maturity	Years	11/22/2014	07/05/2014	11/11/2013	09/06/2013	01/22/2013	09/24/2012	09/06/2012	05/03/2012		
	Series C	With optional redemption *	Average life	Years	4,15	3,65	3,40	3,15	2,90	2,90	2,65	2,40	
			Final Maturity	Years	4,15	3,65	3,40	3,15	2,90	2,90	2,65	2,40	
Without optional redemption *		Average life	Years	9,72	9,08	8,48	7,91	7,39	6,91	6,48	6,09		
		Final Maturity	Years	11/15/2017	03/28/2017	08/19/2016	01/24/2016	07/19/2015	01/24/2015	08/20/2014	03/30/2014		
Series D		With optional redemption *	Average life	Years	4,15	3,65	3,40	3,15	2,90	2,90	2,65	2,40	
			Final Maturity	Years	4,15	3,65	3,40	3,15	2,90	2,90	2,65	2,40	
	Without optional redemption *	Average life	Years	13,45	12,72	12,04	11,40	10,80	10,23	9,69	9,18		
		Final Maturity	Years	09/08/2021	11/15/2020	12/03/2020	07/22/2019	12/14/2018	05/20/2018	03/11/2017	01/05/2017		
	Series E	With optional redemption *	Average life	Years	4,15	3,65	3,40	3,15	2,90	2,90	2,65	2,40	
			Final Maturity	Years	4,15	3,65	3,40	3,15	2,90	2,90	2,65	2,40	
Without optional redemption *		Average life	Years	27,17	27,17	27,17	27,17	27,17	27,17	27,17	27,17		
		Final Maturity	Years	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035	04/24/2035		

* 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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Bancaja

Fund Auditors
Ernst&Young

Credit enhancement and financial operations

Credit enhancement (CE)						
		Current		At issue date		
			% CE			% CE
Class A	73.85%	406,969,020.00	27.06%	90.54%	1,379,900,000.00	9.61%
Series A1	0.00%	0.00		55.27%	842,300,000.00	
Series A2	30.73%	169,369,020.00		19.69%	300,000,000.00	
Series A3(G)	43.12%	237,600,000.00		15.59%	237,600,000.00	
Series B	12.94%	71,300,000.00	13.53%	4.68%	71,300,000.00	4.85%
Series C	4.23%	23,300,000.00	9.11%	1.53%	23,300,000.00	3.30%
Series D	4.63%	25,500,000.00	4.28%	1.67%	25,500,000.00	1.60%
Series E	4.36%	24,000,000.00		1.57%	24,000,000.00	
Issue of Bonds		551,069,020.00			1,524,000,000.00	
Reserve Fund	4.28%	22,536,510.22		1.60%	24,000,000.00	
Spanish State guarantee						
Series A3(G)		237,600,000.00			237,600,000.00	

Collateral: SME Loans

General			
		Current	At constitution date
Count		2,360	4,106
Principal			
Principal outstanding		488,983,764.61	1,500,030,079.08
Average loan		207,196.51	365,326.37
Minimum		0.00	7.62
Maximum		12,614,191.00	12,712,000.00
Interest rate			
Weighted average (wac)		5.47%	3.20%
Minimum		4.11%	2.34%
Maximum		9.25%	8.50%
Final maturity			
Weighted average (WARM) (months)		89	69
Minimum		03/01/2008	11/09/2005
Maximum		03/05/2035	05/04/2035
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR		22.45%	37.00%
1-year EURIBOR/MIBOR		0.02%	0.03%
1-year EURIBOR/MIBOR (Mortgage Market)		77.52%	62.91%

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.88%	1.19%	1.19%	1.67%	2.18%
Annual Percentage Rate (CPR)	20.34%	13.43%	13.43%	18.27%	23.21%

Other financial operations (current)

Assets	Balance	Interest
Treasury Account	50,855,894.18	4.330%
Servicer opal collect not yet credited	5,427,038.47	
Servicer ints collect not yet credited	801,106.87	
Liabilities	Available	Balance
Start-up Loan	2,733,456.47	6.330%

Distribution by sector (CNAE)

	Current	At constitution date
(K) - Real Estate and Rental Activities; Business Services	45.87%	59.34%
(F) - Building	11.52%	12.66%
(D) - Manufacturing industry	17.90%	11.33%
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	7.00%	4.47%
(O) - Other social activities and services provided to the Community; Personal Services	4.55%	3.15%
(H) - Catering trade	4.55%	3.02%
(N) - Health and Veterinary Activities, Social Services	2.97%	1.83%
(I) - Transport, Storage and Communications	2.16%	1.75%
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	1.71%	1.22%
(C) - Extractive industries	1.03%	0.58%
(B) - Fishing	0.39%	0.34%
(E) - Production and distribution of electric power, gas and water	0.11%	0.15%
(M) - Education	0.19%	0.08%
(J) - Financial brokering	0.04%	0.03%

Geographic distribution

	Current	At constitution date
Andalucia	4.44%	8.80%
Aragon	0.52%	0.64%
Asturias	0.32%	0.22%
Balearic Islands	4.92%	4.64%
Basque Country	2.29%	1.30%
Canary Islands	1.87%	2.42%
Castilla-La Mancha	1.77%	2.05%
Castilla-Leon	1.43%	2.28%
Catalonia	14.52%	12.46%
Extremadura	0.11%	0.10%
Galicia	1.40%	1.23%
La Rioja	0.15%	1.21%
Madrid	10.04%	8.76%
Murcia	0.29%	2.54%
Navarra	0.23%	0.16%
Valencia	55.72%	51.12%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	156	8,106,680.77	323,008.55	0.00	8,429,689.32	57.34	50,074,363.45	58,504,052.77	66.75
1 to 2 months	45	1,529,159.29	107,958.11	0.00	1,637,117.40	11.14	10,258,201.77	11,895,319.17	13.57
2 to 3 months	16	68,229.38	16,731.70	0.00	84,961.08	0.58	1,237,953.79	1,322,914.87	1.51
3 to 6 months	12	63,012.42	32,954.80	0.00	95,967.22	0.65	1,475,921.43	1,571,888.65	1.79
6 to 12 months	10	163,206.27	72,040.10	0.00	235,246.37	1.60	1,158,314.65	1,393,561.02	1.59
12 to 18 months	10	1,029,513.68	379,326.42	0.00	1,408,840.10	9.58	5,206,772.23	6,615,612.33	7.55
18 to 24 months	8	947,939.28	293,050.07	0.00	1,240,989.35	8.44	2,153,862.09	3,394,851.44	3.87
Over 2 years	7	1,342,686.94	224,471.59	0.00	1,567,158.53	10.66	1,378,447.15	2,945,605.68	3.36
Subtotal	264	13,250,428.03	1,449,541.34	0.00	14,699,969.37	100.00	72,943,836.56	87,643,805.93	100.00
<i>Doubt debts (subjectives)</i>									
	0	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
Total	264	13,250,428.03	1,449,541.34	0.00	14,699,969.37		72,943,836.56	87,643,805.93	

Each range includes the beginning but not the ending time

Additional information