

FTPME BANCAJA 4 Fondo de Titulización de Activos



Brief report

Date: 09/30/2008
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
 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	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	3,733.34 11,200,020.00 3.73%	100,000.00 300,000,000.00	Floating 3-M Euribor+ 100% 24.Jan/Apr/Jul/Oct	5.0610% 10/24/2008 48,285775 Gross 39.594335 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	10/24/2008 "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	4.9710% 10/24/2008 1,270.366667 Gross 1,041.700667 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	5.2710% 10/24/2008 1,347.033333 Gross 1,104.567333 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	5.5410% 10/24/2008 1,416.033333 Gross 1,161.147333 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	7.3110% 10/24/2008 1,868.366667 Gross 1,532.060667 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	8.9610% 10/24/2008 2,290.033333 Gross 1,877.827333 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CC/DR4 C	CCC- C	
Total			392,900,020.00 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									
				1.25	1.44	1.64	1.84	2.05	2.26	2.48	2.70		
Series A2	With optional redemption *	Average life	Years	1.17	1.14	1.10	1.07	1.03	1.00	0.96	0.92		
		Final Maturity	Years	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56		
			Date	04/24/2009	04/24/2009	04/24/2009	04/24/2009	04/24/2009	04/24/2009	04/24/2009	04/24/2009		
			Date	04/24/2009	04/24/2009	04/24/2009	04/24/2009	04/24/2009	04/24/2009	04/24/2009	04/24/2009		
Series A3(G)	With optional redemption *	Average life	Years	1.86	1.69	1.66	1.63	1.48	1.45	1.30	1.28		
		Final Maturity	Years	2.32	2.07	2.07	2.07	1.81	1.81	1.56	1.56		
			Date	01/24/2011	10/24/2010	10/24/2010	10/24/2010	07/24/2010	07/24/2010	04/24/2010	04/24/2010		
			Date	01/24/2011	10/24/2010	10/24/2010	10/24/2010	07/24/2010	07/24/2010	04/24/2010	04/24/2010		
Series B	With optional redemption *	Average life	Years	0.76	0.70	0.69	0.67	0.61	0.61	0.55	0.54		
		Final Maturity	Years	2.32	2.07	2.07	2.07	1.81	1.81	1.56	1.56		
			Date	01/24/2011	10/24/2010	10/24/2010	10/24/2010	07/24/2010	07/24/2010	04/24/2010	04/24/2010		
			Date	01/24/2011	10/24/2010	10/24/2010	10/24/2010	07/24/2010	07/24/2010	04/24/2010	04/24/2010		
Series C	With optional redemption *	Average life	Years	1.36	1.28	1.21	1.15	1.09	1.03	0.98	0.94		
		Final Maturity	Years	2.32	2.07	2.07	2.07	1.81	1.81	1.56	1.56		
			Date	01/24/2011	10/24/2010	10/24/2010	10/24/2010	07/24/2010	07/24/2010	04/24/2010	04/24/2010		
			Date	01/24/2011	10/24/2010	10/24/2010	10/24/2010	07/24/2010	07/24/2010	04/24/2010	04/24/2010		
Series D	With optional redemption *	Average life	Years	0.76	0.70	0.69	0.67	0.61	0.61	0.55	0.54		
		Final Maturity	Years	2.32	2.07	2.07	2.07	1.81	1.81	1.56	1.56		
			Date	01/24/2011	10/24/2010	10/24/2010	10/24/2010	07/24/2010	07/24/2010	04/24/2010	04/24/2010		
			Date	01/24/2011	10/24/2010	10/24/2010	10/24/2010	07/24/2010	07/24/2010	04/24/2010	04/24/2010		
Series E	With optional redemption *	Average life	Years	1.32	1.19	1.19	1.19	1.07	1.07	0.94	0.94		
		Final Maturity	Years	2.32	2.07	2.07	2.07	1.81	1.81	1.56	1.56		
			Date	01/24/2011	10/24/2010	10/24/2010	10/24/2010	07/24/2010	07/24/2010	04/24/2010	04/24/2010		
			Date	01/24/2011	10/24/2010	10/24/2010	10/24/2010	07/24/2010	07/24/2010	04/24/2010	04/24/2010		

* 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	63.32%	248,800,020.00	38.09%	90.54%	1,379,900,000.00
Series A1	0.00%	0.00		55.27%	842,300,000.00
Series A2	2.85%	11,200,020.00		19.69%	300,000,000.00
Series A3(G)	60.47%	237,600,000.00		15.59%	237,600,000.00
Series B	18.15%	71,300,000.00	18.77%	4.68%	71,300,000.00
Series C	5.93%	23,300,000.00	12.45%	1.53%	23,300,000.00
Series D	6.49%	25,500,000.00	5.54%	1.67%	25,500,000.00
Series E	6.11%	24,000,000.00		1.57%	24,000,000.00
Issue of Bonds		392,900,020.00			1,524,000,000.00
Reserve Fund	5.54%	20,432,016.96		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		69,841,460.15	4.958%
Servicer pool collect not yet credited		3,282,888.18	
Servicer ints collect not yet credited		440,307.77	
Liabilities	Available	Balance	Interest
Start-up Loan		2,236,464.37	6.961%

Collateral: SME Loans

General			
		Current	At constitution date
Count		2,009	4,106
Principal			
Principal outstanding		326,730,483.95	1,500,030,079.08
Average loan		162,633.39	365,326.37
Minimum		0.63	7.62
Maximum		6,193,958.57	12,712,000.00
Interest rate			
Weighted average (wac)		5.84%	3.20%
Minimum		4.59%	2.34%
Maximum		9.82%	8.50%
Final maturity			
Weighted average (WARM) (months)		105	69
Minimum		10/01/2008	11/09/2005
Maximum		03/05/2035	05/04/2035
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR		14.99%	37.00%
1-year EURIBOR/MIBOR		0.02%	0.03%
1-year EURIBOR/MIBOR (Mortgage Market)		84.99%	62.91%

Distribution by sector (CNAE)		
	Current	At constitution date
(K) - Real Estate and Rental Activities; Business Services	43.50%	59.34%
(F) - Building	9.09%	12.66%
(D) - Manufacturing industry	17.82%	11.33%
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	8.90%	4.47%
(O) - Other social activities and services provided to the Community; Personal Services	5.81%	3.15%
(H) - Catering trade	4.06%	3.02%
(N) - Health and Veterinary Activities, Social Services	3.64%	1.83%
(I) - Transport, Storage and Communications	2.61%	1.75%
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	2.37%	1.22%
(C) - Extractive industries	1.28%	0.58%
(B) - Fishing	0.48%	0.34%
(E) - Production and distribution of electric power, gas and water	0.12%	0.15%
(M) - Education	0.27%	0.08%
(J) - Financial brokering	0.04%	0.03%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.19%	1.69%	1.90%	1.63%	2.14%
Annual Percentage Rate (CPR)	13.38%	18.54%	20.58%	17.90%	22.82%

Geographic distribution		
	Current	At constitution date
Andalucía	5.48%	8.80%
Aragón	0.71%	0.64%
Asturias	0.39%	0.22%
Balearic Islands	5.24%	4.64%
Basque Country	3.17%	1.30%
Canary Islands	2.47%	2.42%
Castilla-La Mancha	2.31%	2.05%
Castilla-León	1.49%	2.28%
Catalonia	13.66%	12.46%
Extremadura	0.07%	0.10%
Galicia	1.88%	1.23%
La Rioja	0.21%	1.21%
Madrid	8.52%	8.76%
Murcia	0.36%	2.54%
Navarra	0.31%	0.16%
Valencia	53.33%	51.12%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	134	261,396.79	88,215.47	0.00	349,612.26	6.11	23,052,424.46	23,402,036.72	41.15
from > 1 to ≤ 2 months	44	118,390.74	100,596.17	0.00	218,986.91	3.83	10,347,905.73	10,566,892.64	18.58
from > 2 to ≤ 3 months	25	132,453.59	77,860.96	0.00	210,314.55	3.67	5,981,971.46	6,192,286.01	10.89
from > 3 to ≤ 6 months	22	182,384.87	30,402.88	0.00	212,787.75	3.72	1,355,002.87	1,567,790.62	2.76
from > 6 to < 12 months	32	384,963.33	113,027.33	0.00	497,990.66	8.70	2,657,479.69	3,155,470.35	5.55
from ≥ 12 to < 18 months	11	248,801.73	112,748.97	0.00	361,550.70	6.32	1,128,060.11	1,489,610.81	2.62
from ≥ 18 to < 24 months	8	807,233.48	432,102.16	0.00	1,239,335.64	21.65	4,048,158.45	5,287,494.09	9.30
from ≥ 24 months	14	2,071,681.17	562,767.65	0.00	2,634,448.82	46.02	2,571,696.59	5,206,145.41	9.15
Subtotal	290	4,207,305.70	1,517,721.59	0.00	5,725,027.29	100.00	51,142,699.36	56,867,726.65	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	290	4,207,305.70	1,517,721.59	0.00	5,725,027.29		51,142,699.36	56,867,726.65	