

# FTPME BANCAJA 4 Fondo de Titulización de Activos



## Brief report

Date: 07/31/2010  
Currency: EUR

Date of constitution  
11/07/2005

VAT Reg. no.  
V84497775

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

Caja de Ahorros y Monte de Piedad de Madrid (Caja Madrid)

Start-up Loan

Bancaja

Swap

JPMorgan Chase

Series A3(G) Guarantee

Estado Español

Assets Custodian

Bancaja

Fund Auditors

Deloitte (ejercicios 2009 a actual)  
Ernst & Young (hasta ejercicio 2008)

### Issued securities: 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	Current	Moody's 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		
Series A2 ES0339731012	11/10/2005 3,000	0.00 0.00 0.00%	100,000.00 300,000,000.00	Floating 3-M Euribor+0.100% 24.Jan/Apr/Jul/Oct		07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	Amortized	AAA Aaa		
Series A3(G) ES0339731020	11/10/2005 2,376	16,962.14 40,302,044.64 16.96%	100,000.00 237,600,000.00	Floating 3-M Euribor+0.010% 24.Jan/Apr/Jul/Oct	0.8940% 10/25/2010 38.331609 Gross 31.048603 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Secutular / 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	1.1940% 10/25/2010 301.816667 Gross 244.471500 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secutular	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	1.4640% 10/25/2010 370.066667 Gross 299.754000 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secutular	BBB+ Ba2	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	3.2340% 10/25/2010 817.483333 Gross 662.161500 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secutular	B Caa1	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	4.8840% 10/25/2010 1,234.566667 Gross 999.999000 Net	07/24/2038 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CC/DR4 C	CCC- C	
Total		184,402,044.64	1,524,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
Series	Optionality	Average life Years	% Monthly CPR (SMM)							
			0.87	1.06	1.25	1.44	1.64	1.84	2.05	2.26
Series A3(G)	With optional redemption *	Average life	0.45	0.45	0.45	0.44	0.44	0.25	0.25	0.25
	Final Maturity	0.50	0.50	0.50	0.50	0.50	0.25	0.25	0.25	
Series B	With optional redemption *	Average life	0.50	0.50	0.50	0.50	0.50	0.25	0.25	0.25
	Final Maturity	0.50	0.50	0.50	0.50	0.50	0.25	0.25	0.25	
Series C	With optional redemption *	Average life	0.50	0.50	0.50	0.50	0.50	0.25	0.25	0.25
	Final Maturity	0.50	0.50	0.50	0.50	0.50	0.25	0.25	0.25	
Series D	With optional redemption *	Average life	0.50	0.50	0.50	0.50	0.50	0.25	0.25	0.25
	Final Maturity	0.50	0.50	0.50	0.50	0.50	0.25	0.25	0.25	
Series E	With optional redemption *	Average life	0.50	0.50	0.50	0.50	0.50	0.25	0.25	0.25
	Final Maturity	0.50	0.50	0.50	0.50	0.50	0.25	0.25	0.25	

\* 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%

### Credit enhancement and financial operations

Credit enhancement (CE)						
	Current	% CE		At issue date		
		% CE	% CE	% CE	% CE	
Class A	21.86%	40,302,044.64	89.84%	90.54%	1,379,900,000.00	9.61%
Series A1	0.00%	0.00		55.27%	842,300,000.00	
Series A2	0.00%	0.00		19.69%	300,000,000.00	
Series A3(G)	21.86%	40,302,044.64	15.59%		237,600,000.00	
Series B	38.67%	71,300,000.00	45.39%	4.68%	71,300,000.00	4.85%
Series C	12.64%	23,300,000.00	30.86%	1.53%	23,300,000.00	3.30%
Series D	13.83%	25,500,000.00	14.96%	1.67%	25,500,000.00	1.60%
Series E	13.02%	24,000,000.00		1.57%	24,000,000.00	
Issue of Bonds		184,402,044.64			1,524,000,000.00	
Reserve Fund	14.96%	24,000,000.00		1.60%	24,000,000.00	
Spanish State guarantee						
Series A3(G)		40,302,044.64			237,600,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	25,698,933.12	0.846%	
Servicer ppal collect not yet credited	510,973.27		
Servicer ints collect not yet credited	27,226.98		
Liabilities	Available	Balance	Interest
Start-up Loan L/T		0.00	
Start-up Loan S/T		248,495.97	

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.  
Only the information communicated by Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

#### Additional information

Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 📠 +34 91 411 84 68 🌐 www.edt-sg.com ✉ info@eurotitulizacion.com  
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

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Collateral: SME Loans

General			
	Current	At constitution date	
Count	1,103	4,106	
Principal			
Principal outstanding	161,313,913.93	1,500,030,079.08	
Average loan	146,250.15	365,326.37	
Minimum	0.61	7.62	
Maximum	3,358,345.68	12,712,000.00	
Interest rate			
Weighted average (wac)	2.19%	3.20%	
Minimum	1.18%	2.34%	
Maximum	4.71%	8.50%	
Final maturity			
Weighted average (WARM) (months)	117	69	
Minimum	08/10/2010	11/09/2005	
Maximum	03/05/2035	05/04/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	5.69%	37.00%	
1-year EURIBOR/MIBOR	0.00%	0.03%	
1-year EURIBOR/MIBOR (Mortgage Market)	94.31%	62.91%	

Distribution by sector (CNAE)		
	Current	At constitution date
(K) - Real Estate and Rental Activities; Business Services	51.25%	59.34%
(F) - Building	11.55%	12.66%
(D) - Manufacturing industry	11.63%	11.33%
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	10.72%	4.47%
(O) - Other social activities and services provided to the Community; Personal Services	4.36%	3.15%
(H) - Catering trade	4.29%	3.02%
(N) - Health and Veterinary Activities, Social Services	1.64%	1.83%
(I) - Transport, Storage and Communications	2.57%	1.75%
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	1.01%	1.22%
(C) - Extractive industries	0.11%	0.58%
(B) - Fishing	0.19%	0.34%
(E) - Production and distribution of electric power, gas and water	0.15%	0.15%
(M) - Education	0.47%	0.08%
(J) - Financial brokering	0.07%	0.03%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.73%	1.73%	1.29%	1.15%	1.91%
Annual Percentage Rate (CPR)	8.40%	18.88%	14.47%	12.91%	20.69%

Geographic distribution		
	Current	At constitution date
Andalucia	7.36%	8.80%
Aragon	1.11%	0.64%
Asturias		0.22%
Balearic Islands	6.13%	4.64%
Basque Country	4.07%	1.30%
Canary Islands	2.84%	2.42%
Castilla-La Mancha	2.89%	2.05%
Castilla-Leon	1.33%	2.28%
Catalonia	13.93%	12.46%
Extremadura	0.13%	0.10%
Galicia	2.09%	1.23%
La Rioja	0.02%	1.21%
Madrid	10.16%	8.76%
Murcia	0.45%	2.54%
Navarra	0.45%	0.16%
Valencia	47.03%	51.12%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	68	142,937.91	26,983.85	0.00	169,921.76	1.79	13,174,881.07	13,344,802.83	28.01
from > 1 to ≤ 2 months	34	309,376.01	32,958.64	0.00	342,334.65	3.60	8,492,755.05	8,835,089.70	18.54
from > 2 to ≤ 3 months	24	108,107.09	21,138.30	0.00	129,245.39	1.36	4,235,173.27	4,364,418.66	9.16
from > 3 to ≤ 6 months	9	66,374.58	13,220.78	0.00	79,595.36	0.84	1,431,325.34	1,510,920.70	3.17
from > 6 to < 12 months	21	276,598.35	60,760.85	0.00	337,359.20	3.55	2,048,570.92	2,385,930.12	5.01
from ≥ 12 to < 18 months	28	381,329.73	91,751.57	0.00	473,081.30	4.97	1,808,654.29	2,281,735.59	4.79
from ≥ 18 to < 24 months	42	1,072,063.79	371,218.85	0.00	1,443,282.64	15.17	5,103,817.65	6,547,100.29	13.74
from ≥ 2 years	72	4,857,078.20	1,682,170.36	0.00	6,539,248.56	68.73	1,837,192.77	8,376,441.33	17.58
Subtotal	298	7,213,865.66	2,300,203.20	0.00	9,514,068.86	100.00	38,132,370.36	47,646,439.22	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	298	7,213,865.66	2,300,203.20	0.00	9,514,068.86		38,132,370.36	47,646,439.22	