

BANCAJA 4 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 31st AUG, 2003



DATE OF CONSTITUTION: 5th November, 2002
MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T.
ORIGINATOR/SERVICER: BANCAJA*
TREASURY C.: BANCAJA*
SUBORDINATED LOAN: BANCAJA*
STARÚP EXPENSES BANCAJA*
SWAP BANCAJA*

LEAD MANAGER: DRESDNER KLEINWORT WASSERSTEIN, BANCAJA*
PAYING AGENT: BANCAJA*
SECONDARY MARKET: AIAF MERCADO DE RENTA FIJA
REGISTER OF BOOK SECURITIES: IBERCLEAR
DEPOSITARY: BANCAJA*
AUDITORS: ERNST & YOUNG

(*CAJA DE AHORROS DE VALENCIA, CASTELLÓN Y ALICANTE, BANCAJA)

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

SERIES ISIN CODE PRIORITY	ISSUE DATE	PRINCIPAL OUTSTANDING (UNIT /N° BONDS /TOTAL)		INTEREST TYPE REF. RATE AND MARGIN PAYMENT DATE	INTEREST RATE CURRENT (EUROS)	REDEMPTION (EUROS)		RATING	
		CURRENT	ORIGINAL			FINAL MATURITY FREQUENCY	NEXT UNIT%/OUTST.	MOODY'S / FITCH CURRENT	ORIGINAL
A ES0312883004 SENIOR	08.11.2002	90.634,39 9.705 879.606.754,95	100.000,00 9.705 970.500.000,00	FLOATING EURIBOR 3M + 0,25% 18.03/06/09/12	2,3790% NEXT COUPON: 18.09.2003 551,03 GROSS 468,38 NET	18.06.2034 QUARTERLY 18.03/06/09/12	18.09.2003 Amortisation "pass-through"	Aaa/AAA	Aaa/AAA
B ES0312883012 MEZZANINE	08.11.2002	100.000,00 205 20.500.000,00	100.000,00 205 20.500.000,00	FLOATING EURIBOR 3M + 0,53% 18.03/06/09/12	2,6590% NEXT COUPON: 18.09.2003 679,52 GROSS 577,59 NET	18.06.2034 QUARTERLY 18.03/06/09/12	Amortisation To be determined Deferred "pass-through"	A2/A+	A2/A+
C ES0312883020 SUBORDINATED	08.11.2002	100.000 90 9.000.000	100.000 90 9.000.000	FLOATING EURIBOR 3M + 1,15% 18.03/06/09/12	3,2790% PROX. CUPÓN 18.09.2003 837,97 GROSS 712,27 NET	18.06.2034 QUARTERLY 18.03/06/09/12	Amortisation To be determined Deferred "pass-through"	Baa2/BBB+	Baa2/BBB+
TOTALS		909.106.754,95	1.000.000.000,00						

AVERAGE LIFE (IN YEARS) AND MATURITY ACCORDING TO DIFFERENT HYPOTHESIS OF PREPAYMENT RATES										
% CONSTANT MONTHLY (SMM)			0,00%	0,40%	0,50%	0,60%	0,70%	0,80%	0,90%	1,00%
% ANNUAL EQUIVALENT (CPR)			0,000%	4,696%	5,838%	6,967%	8,084%	9,189%	10,281%	11,362%
CLASS A BONDS										
Without optional redemption (1)	Average life	years	11,05	6,77	6,33	5,94	5,59	5,27	4,99	4,73
	Final maturity	date	(16/09/2014)	(06/06/2010)	(27/12/2009)	(06/08/2009)	(31/03/2009)	(07/12/2008)	(25/08/2008)	(24/05/2008)
With optional redemption (1)	Average life	years	11,02	6,68	6,23	5,83	5,48	5,17	4,89	4,63
	Final maturity	date	(05/09/2014)	(02/05/2010)	(20/11/2009)	(28/06/2009)	(21/02/2009)	(30/10/2008)	(19/07/2008)	(16/04/2008)
CLASS B BONDS										
Without optional redemption (1)	Average life	years	16,74	10,80	10,13	9,53	8,98	8,49	8,04	7,63
	Final maturity	date	(22/05/2020)	(17/06/2014)	(14/10/2013)	(08/03/2013)	(21/08/2012)	(23/02/2012)	(12/09/2011)	(16/04/2011)
With optional redemption (1)	Average life	years	16,68	10,62	9,94	9,33	8,79	8,30	7,85	7,44
	Final maturity	date	(01/05/2020)	(12/04/2014)	(05/08/2013)	(25/12/2012)	(11/06/2012)	(15/12/2011)	(04/07/2011)	(05/02/2011)
CLASS C BONDS										
Without optional redemption (1)	Average life	years	16,74	10,80	10,13	9,53	8,98	8,49	8,04	7,63
	Final maturity	date	(22/05/2020)	(17/06/2014)	(14/10/2013)	(08/03/2013)	(21/08/2012)	(23/02/2012)	(12/09/2011)	(16/04/2011)
With optional redemption (1)	Average life	years	16,68	10,62	9,94	9,33	8,79	8,30	7,85	7,44
	Final maturity	date	(01/05/2020)	(12/04/2014)	(05/08/2013)	(25/12/2012)	(11/06/2012)	(15/12/2011)	(04/07/2011)	(05/02/2011)

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

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COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		14.699	15.971
PRINCIPAL:	TOTAL OUTSTANDING	873.790.138,14	1.000.001.401,71
(EURO)	AVERAGE LOAN	59.445,55	62.613,57
	MINIMUM	247,85	105,75
	MAXIMUM	290.912,54	297.088,01
INTEREST	WEIGHTED AVERAGE (WAC)	3,83%	4,71%
RATE:	MINIMUM	2,51%	3,50%
	MAXIMUM	7,75%	8,50%
REMAINING			
MATURITY	WEIGHTED AVERAGE (WARM)	241	250
(MONTHS):	MINIMUM	08.10.2003	15.11.2002
	MAXIMUM	05.06.2032	05.06.2032
INDEX (DISTRIBUTION)			
	EURIBOR 1 AÑO	82,42%	86,25%
	MIBOR 1 AÑO	2,76%	2,71%
	M. HIPOTECARIO CAJAS A.	14,82%	11,03%

LTV DISTRIBUTION				
	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	36,92	74,76	43,34	75,78
60,01 - 70%	23,79	65,42	21,67	65,49
50,01 - 60%	15,91	55,38	14,88	55,37
40,01 - 50%	11,55	45,34	10,39	45,46
30,01 - 40%	7,05	35,38	6,23	35,43
30% & BELOW	4,79	22,95	3,49	23,30
WEIGHTED AVERAGE (WALTV)		60,80		63,02
MINIMUM		0,31		0,17
MAXIMUM		78,71		79,80

PREPAYMENTS					
	CURRENT	LAST 3	LAST 6	LAST 12	
	MONTH	MONTHS	MONTHS	MONTHS	HISTORICAL
SINGLE MONTHLY	0,80%	1,06%	1,11%	1,04%	
MORTALITY (SMM)	9,20%	12,05%	12,59%		11,84%
ANNUAL EQUIVALENT (CPR)					

GEOGRAPHIC DISTRIBUTION		
	CURRENT	AT CONSTITUTION DATE
BALEARES	6,26%	6,11%
CANARIAS	5,20%	5,08%
CATALUÑA	9,96%	9,91%
MADRID	11,63%	11,68%
COMUNIDAD VALENCIANA	58,96%	59,16%
OTHER 10 REGIONS	7,99%	8,06%

CURRENT DELINQUENCY (EURO)

AGING	NUMBER MORTGAGE PARTICIPATIONS	UNPAID AMOUNTS				REMAINING DEBT TO MATURE	TOTAL DEBT		% LOAN TO VALUE
		PRINCIPAL	INTEREST AND OTHERS	TOTALS	%		%	%	
• Up to a month	690	105.784,92	77.878,32	183.663,24	52,28	41.458.326,81	41.641.990,05	77,02	59,19
• From 1 to 2 months	129	46.434,56	44.284,22	90.718,78	25,82	8.467.564,00	8.558.282,78	15,83	57,86
• From 2 to 3 months	48	17.953,83	21.694,13	39.647,96	11,29	2.589.825,44	2.629.473,40	4,86	63,62
• From 3 to 6 months	18	11.688,47	13.335,78	25.024,25	7,12	947.065,15	972.089,40	1,80	63,50
• From 6 to 12 months	4	5.036,96	7.197,75	12.234,71	3,48	251.551,26	263.785,97	0,49	77,79
• Over 1 year	-	-	-	0,00	0,00	-	-	0,00	-
TOTALS	889	186.898,74	164.390,20	351.288,94	100,00	53.714.332,66	54.065.621,60	100,00	59,31

CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)					
		CURRENT		AT ISSUE DATE	
			% CE		% CE
SERIES A	96,76%	879.606.754,95	4,12%	97,05%	970.500.000,00
SERIES B	2,25%	20.500.000,00	1,87%	2,05%	20.500.000,00
SERIES C	0,99%	9.000.000,00	0,88%	0,90%	9.000.000,00
ISSUE BONDS		909.106.754,95			1.000.000.000,00
SUBORD. LINE OF CREDIT (AVAILABLE)	0,88%	8.000.000,00		0,80%	8.000.000,00

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)			
ASSETS	BALANCE	INTEREST	
TREASURY C.	38.327.881,46	2,129%	
SERVICER PPAL COLLECT NOT YET CREDITED	3.942.334,07		
SERVICER INTS COLLECT NOT YET CREDITED	1.140.723,22		
LIABILITIES	BALANCE	INTEREST	AVAILABLE
START-UP EXPENSES LOAN	905.656,88	3,129%	-
SUBORDINATED CREDIT	0,00	3,129%	8.000.000,00

INTEREST SWAP		
	NOTIONAL PRINCIPAL	INTEREST
RECEIVING	928.147.524,75	3,332%
PAYING	928.147.524,75	4,260%

ADDITIONAL INFORMATION

MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T - C/ Lagasca, 120 -MADRID - Phone 3491 411 84 67 - Fax 3491 411 84 68
E-mail: info@eurotitulizacion.com

OFFICIAL REGISTER: COMISIÓN NACIONAL DEL MERCADO DE VALORES - Pº de la Castellana, 19 -MADRID - Phone 3491 585 15 00