

**BANCAJA 4 FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 31st MAY, 2004**



**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\*  
**STARTUP 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	78.268,68 9.705 759.597.539,40	100.000,00 9.705 970.500.000,00	FLOATING EURIBOR 3M + 0,25% 18.03/06/09/12	2,3030% NEXT COUPON: 18.06.2004 460,65 GROSS 391,55 NET	18.06.2034 QUARTERLY 18.03/06/09/12	18.06.2004 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	2,5830% NEXT COUPON: 18.06.2004 660,10 GROSS 561,09 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	3,2030% PROX. CUPON 18.06.2004 818,54 GROSS 695,76 NET	18.06.2034 QUARTERLY 18.03/06/09/12	Amortisation To be determined Deferred "pass-through"	Baa2/BBB+	Baa2/BBB+
<b>TOTALS</b>		<b>789.097.539,40</b>	<b>1.000.000.000,00</b>						

<b>AVERAGE LIFE (IN YEARS) AND MATURITY ACCORDING TO DIFFERENT HYPOTHESIS OF PREPAYMENT RATES</b>										
% CONSTANT MONTHLY (SMM) % ANNUAL EQUIVALENT (CPR)			0,00%	0,70%	0,80%	0,90%	1,00%	1,10%	1,20%	1,30%
			0,000%	8,084%	9,189%	10,281%	11,362%	12,430%	13,487%	14,532%
<b>CLASS A BONDS</b>										
Without optional redemption (1)	Average life	years	10,34	6,05	5,69	5,36	5,07	4,80	4,56	4,34
		date	(29/09/2014)	(16/06/2010)	(04/02/2010)	(08/10/2009)	(23/06/2009)	(18/03/2009)	(21/12/2008)	(02/10/2008)
Final maturity	years	28,32	28,32	28,32	28,32	28,32	28,32	28,32	28,32	28,32
	date	(18/09/2032)	(18/09/2032)	(18/09/2032)	(18/09/2032)	(18/09/2032)	(18/09/2032)	(18/09/2032)	(18/09/2032)	(18/09/2032)
With optional redemption (1)	Average life	years	10,29	5,93	5,56	5,24	4,95	4,68	4,44	4,23
		date	(12/09/2014)	(02/05/2010)	(22/12/2009)	(25/08/2009)	(11/05/2009)	(03/02/2009)	(06/11/2008)	(21/08/2008)
Final maturity	years	25,07	18,06	17,31	16,56	15,81	15,06	14,31	13,81	13,81
	date	(18/06/2029)	(18/06/2022)	(18/09/2021)	(18/12/2020)	(18/03/2020)	(18/06/2019)	(18/09/2018)	(18/03/2018)	
<b>CLASS B BONDS</b>										
Without optional redemption (1)	Average life	years	14,77	8,91	8,38	7,92	7,49	7,10	6,75	6,42
		date	(05/03/2019)	(26/04/2013)	(16/10/2012)	(29/04/2012)	(24/11/2011)	(04/07/2011)	(27/02/2011)	(31/10/2010)
Final maturity	years	28,32	28,32	28,32	28,32	28,32	28,32	28,32	28,32	28,32
	date	(18/09/2032)	(18/09/2032)	(18/09/2032)	(18/09/2032)	(18/09/2032)	(18/09/2032)	(18/09/2032)	(18/09/2032)	(18/09/2032)
With optional redemption (1)	Average life	years	14,70	8,71	8,19	7,73	7,30	6,90	6,55	6,24
		date	(06/02/2019)	(12/02/2013)	(06/08/2012)	(19/02/2012)	(15/09/2011)	(24/04/2011)	(17/12/2010)	(23/08/2010)
Final maturity	years	25,07	18,06	17,31	16,56	15,81	15,06	14,31	13,81	13,81
	date	(18/06/2029)	(18/06/2022)	(18/09/2021)	(18/12/2020)	(18/03/2020)	(18/06/2019)	(18/09/2018)	(18/03/2018)	
<b>CLASS C BONDS</b>										
Without optional redemption (1)	Average life	years	14,77	8,91	8,38	7,92	7,49	7,10	6,75	6,42
		date	(05/03/2019)	(26/04/2013)	(16/10/2012)	(29/04/2012)	(24/11/2011)	(04/07/2011)	(27/02/2011)	(31/10/2010)
Final maturity	years	28,32	28,32	28,32	28,32	28,32	28,32	28,32	28,32	28,32
	date	(18/09/2032)	(18/09/2032)	(18/09/2032)	(18/09/2032)	(18/09/2032)	(18/09/2032)	(18/09/2032)	(18/09/2032)	(18/09/2032)
With optional redemption (1)	Average life	years	14,70	8,71	8,19	7,73	7,30	6,90	6,55	6,24
		date	(06/02/2019)	(12/02/2013)	(06/08/2012)	(19/02/2012)	(15/09/2011)	(24/04/2011)	(17/12/2010)	(23/08/2010)
Final maturity	years	25,07	18,06	17,31	16,56	15,81	15,06	14,31	13,81	13,81
	date	(18/06/2029)	(18/06/2022)	(18/09/2021)	(18/12/2020)	(18/03/2020)	(18/06/2019)	(18/09/2018)	(18/03/2018)	

(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%.

**BANCAJA 4 FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 31st MAY, 2004**



**COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)**

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		13.272	15.971
PRINCIPAL: TOTAL OUTSTANDING (EURO)		752.244.630,63	1.000.001.401,71
	AVERAGE LOAN	56.679,07	62.613,57
	MINIMUM	0,16	105,75
	MAXIMUM	285.665,38	297.088,01
INTEREST RATE:	WEIGHTED AVERAGE (WAC)	3,38%	4,71%
	MINIMUM	2,51%	3,50%
	MAXIMUM	6,75%	8,50%
REMAINING MATURITY (MONTHS):	WEIGHTED AVERAGE (WARM)	232	250
	MINIMUM	01.06.2004	15.11.2002
	MAXIMUM	05.06.2032	05.06.2032
INDEX (DISTRIBUTION)			
	EURIBOR 1 AÑO	86,70%	86,25%
	MIBOR 1 AÑO	2,80%	2,71%
	M. HIPOTECARIO CAJAS A.	10,49%	11,03%

	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	30,26	73,92	43,34	75,78
60,01 - 70%	25,56	65,27	21,67	65,49
50,01 - 60%	17,75	55,26	14,88	55,37
40,01 - 50%	12,47	45,30	10,39	45,46
30,01 - 40%	8,02	35,41	6,23	35,43
30% & BELOW	5,95	22,70	3,49	23,30
WEIGHTED AVERAGE (WALTV)		58,64		63,02
MINIMUM		0,00		0,17
MAXIMUM		77,48		79,80

PREPAYMENTS					
	CURRENT MONTH	LAST 3 MONTHS	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTHLY MORTALITY (SMM)	1,32%	1,37%	1,29%	1,23%	1,16%
ANNUAL EQUIVALENT (CPR)	14,72%	15,23%	14,41%	13,82%	13,05%

	CURRENT	AT CONSTITUTION DATE
BALEARES	6,21%	6,11%
CANARIAS	5,31%	5,08%
CATALUÑA	9,89%	9,91%
MADRID	11,41%	11,68%
COMUNIDAD VALENCIANA	58,99%	59,16%
OTHER 10 REGIONS	8,19%	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	635	94.921,52	57.106,77	152.028,29	44,73	37.666.678,69	37.818.706,98	76,41	56,27
• From 1 to 2 months	126	43.959,18	34.247,98	78.207,16	23,01	7.695.184,21	7.773.391,37	15,71	55,90
• From 2 to 3 months	38	22.332,19	15.841,50	38.173,69	11,23	2.263.611,32	2.301.785,01	4,65	58,38
• From 3 to 6 months	20	11.408,88	9.087,79	20.496,67	6,03	752.384,45	772.881,12	1,56	43,90
• From 6 to 12 months	9	8.378,90	10.448,42	18.827,32	5,54	402.338,90	421.166,22	0,85	75,26
• Over 1 year	6	14.614,16	17.539,01	32.153,17	9,46	372.218,16	404.371,33	0,82	57,798
<b>TOTALS</b>	<b>834</b>	<b>195.614,83</b>	<b>144.271,47</b>	<b>339.886,30</b>	<b>100,00</b>	<b>49.152.415,73</b>	<b>49.492.302,03</b>	<b>100,00</b>	<b>56,19</b>

**CREDIT ENHANCEMENT AND FINANCIAL OPERATIONS**

CREDIT ENHANCEMENT (CE) (EUROS)					
	CURRENT		AT ISSUE DATE		
		% CE		% CE	% CE
SERIES A	96,26%	759.597.539,40	4,75%	97,05%	970.500.000,00
SERIES B	2,60%	20.500.000,00	2,15%	2,05%	20.500.000,00
SERIES C	1,14%	9.000.000,00	1,01%	0,90%	9.000.000,00
ISSUE BONDS		789.097.539,40			1.000.000.000,00
SUBORD. LINE OF CREDIT (AVAILABLE)	1,01%	8.000.000,00		0,80%	8.000.000,00

OTHER FINANCIAL OPERATIONS (CURRENT) (EUROS)			
ASSETS	BALANCE	INTEREST	
TREASURY C.	35.290.676,19	2,053%	
SERVICER PPAL COLLECT NOT YET CREDITED	6.541.427,98		
SERVICER INTS COLLECT NOT YET CREDITED	890.794,10		
<b>LIABILITIES</b>	<b>BALANCE</b>	<b>INTEREST</b>	<b>AVAILABLE</b>
START-UP EXPENSES LOAN	751.279,95	3,053%	-
SUBORDINATED CREDIT	0,00	3,053%	8.000.000,00

INTEREST SWAP		
	NOTIONAL PRINCIPAL	INTEREST
RECEIVING	807.215.395,70	2,911%
PAYING	807.215.395,70	3,548%

**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