

# BANCAJA 4 Fondo de Titulización Hipotecaria



## Brief report

Date: 06/30/2005  
Currency: EUR

Date of constitution  
11/05/2002

VAT Reg. no.  
G83458455

Management Company  
Europa de Titulización S.G.F.T.

Originator  
Bancaja

Servicer  
Bancaja

Lead Managers  
Dresdner Kleinwort Wasserstein  
Bancaja

Bond Underwriters and Placement Agents  
Dresdner Kleinwort Wasserstein  
Bancaja  
CDC Ixis Capital Markets  
HSBC

Bond Paying Agent  
Bancaja

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Bancaja

Subordinated Credit  
Bancaja

Start-up Loan  
Bancaja

Swap  
Bancaja

Assets Custodian  
Bancaja

Fund Auditors  
Ernst&Young

### Issued securities: Residential Mortgages Backed 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 Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0312883004	11/08/2002 9,705	58,413.63 566,904,279.15 58.41%	100,000.00 970,500,000.00	Floating 3-M Euribor + 0.250% 18.Mar/Jun/Sep/Dec	2.3660% 09/19/2005 349.360000 Gross 296.960000 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	09/19/2005 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0312883012	11/08/2002 205	100,000.00 20,500,000.00 100.00%	100,000.00 20,500,000.00	Floating 3-M Euribor + 0.530% 18.Mar/Jun/Sep/Dec	2.6460% 09/19/2005 668.850000 Gross 568.520000 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	A+ A2	A+ A2
Series C ES0312883020	11/08/2002 90	100,000.00 9,000,000.00 100.00%	100,000.00 9,000,000.00	Floating 3-M Euribor + 1.150% 18.Mar/Jun/Sep/Dec	3.2660% 09/19/2005 825.570000 Gross 701.730000 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	BBB+ Baa2	BBB+ Baa2
Total		596,404,279.15	1,000,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
Series	Option	Average life Years	Final Maturity Date	% Monthly CPR (SMM)						
				0.00	0.70	0.80	0.90	1.00	1.10	1.20
Series A	With optional redemption *	Average life	9.43	5.34	5.03	4.74	4.48	4.24	4.01	3.84
		Final Maturity	11/30/2014	10/31/2010	07/09/2010	03/27/2010	12/22/2009	09/24/2009	07/04/2009	05/02/2009
		Date	03/19/2023	06/19/2016	12/19/2015	06/19/2015	12/19/2014	06/19/2014	12/19/2013	09/19/2013
	Without optional redemption *	Average life	10.04	6.03	5.69	5.37	5.09	4.83	4.60	4.39
		Final Maturity	07/10/2015	07/10/2011	03/06/2011	11/11/2010	07/12/2010	04/29/2010	02/02/2010	11/17/2009
		Date	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032
Series B	With optional redemption *	Average life	11.07	6.30	5.93	5.60	5.28	5.00	4.74	4.53
		Final Maturity	07/24/2016	10/15/2011	06/04/2011	02/03/2011	10/10/2010	06/28/2010	03/24/2010	01/10/2010
		Date	03/19/2023	06/19/2016	12/19/2015	06/19/2015	12/19/2014	06/19/2014	12/19/2013	09/19/2013
	Without optional redemption *	Average life	11.81	7.13	6.72	6.36	6.02	5.71	5.44	5.19
		Final Maturity	04/17/2017	08/14/2012	03/19/2012	11/06/2011	07/04/2011	03/16/2011	12/06/2010	09/06/2010
		Date	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032
Series C	With optional redemption *	Average life	11.07	6.30	5.93	5.60	5.28	5.00	4.74	4.53
		Final Maturity	07/24/2016	10/15/2011	06/04/2011	02/03/2011	10/10/2010	06/28/2010	03/24/2010	01/10/2010
		Date	03/19/2023	06/19/2016	12/19/2015	06/19/2015	12/19/2014	06/19/2014	12/19/2013	09/19/2013
	Without optional redemption *	Average life	11.81	7.13	6.72	6.36	6.02	5.71	5.44	5.19
		Final Maturity	04/17/2017	08/14/2012	03/19/2012	11/06/2011	07/04/2011	03/16/2011	12/06/2010	09/06/2010
		Date	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032	09/19/2032

\* 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	
Series A	95.05%	566,904,279.15	6.29%	97.05%	970,500,000.00
Series B	3.44%	20,500,000.00	2.85%	2.05%	20,500,000.00
Series C	1.51%	9,000,000.00	1.34%	0.90%	9,000,000.00
Issue of Bonds		596,404,279.15			1,000,000,000.00
Subord. Line of Credit (Available)	1.34%	8,000,000.00	0.80%		8,000,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	4,890,274.85	2.116%	
Servicer ppal collect not yet credited	6,266,392.92		
Servicer ints collect not yet credited	745,945.43		
Liabilities	Available	Balance	Interest
Start-up Loan		501,122.66	3.116%
Subordinated Credit	8,000,000.00	0.00	3.116%

### Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	11,156	15,992	
Principal			
Principal outstanding	585,577,177.94	1,000,001,401.71	
Average loan	52,489.89	62,531.35	
Minimum	0.10	105.75	
Maximum	278,423.54	297,088.01	
Interest rate			
Weighted average (wac)	3.45%	4.72%	
Minimum	2.60%	3.50%	
Maximum	6.50%	8.50%	
Final maturity			
Weighted average (WARM) (months)	217	250	
Minimum	07/01/2005	11/15/2002	
Maximum	06/05/2032	06/05/2032	
Index (distribution)			
1-year EURIBOR/MIBOR	4.03%	4.09%	
1-year EURIBOR/MIBOR (Mortgage Market)	85.62%	84.84%	
Mortgage Market: Savings Banks	10.34%	11.04%	
Savings Banks Lending Rate (CECA Indicator)	0.01%	0.01%	

LTV Distribution				
	Current	At constitution date		
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.34	7.26	0.08	7.63
10.01 - 20%	2.26	16.26	0.77	16.31
20.01 - 30%	5.41	25.65	2.63	25.85
30.01 - 40%	9.63	35.11	6.24	35.44
40.01 - 50%	14.52	45.24	10.39	45.48
50.01 - 60%	20.62	55.26	14.87	55.38
60.01 - 70%	27.64	65.37	21.59	65.50
70.01 - 80%	19.58	72.67	43.42	75.78
Weighted average (WALTV)	55.42		63.05	
Minimum	0.00		0.17	
Maximum	75.67		79.80	

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.73%	1.78%	1.64%	1.51%	1.30%
Annual equivalente (CPR)	18.87%	19.35%	18.00%	16.69%	14.52%

Geographic distribution		
	Current	At constitution date
Andalucia	2.00%	2.22%
Aragon	0.76%	0.79%
Balearic Islands	6.23%	6.10%
Basque Country	0.32%	0.27%
Canary Islands	5.34%	5.07%
Castilla-La Mancha	4.61%	4.52%
Castilla-Leon	0.13%	0.13%
Catalonia	9.38%	9.91%
Ceuta	0.01%	0.01%
Extremadura	0.02%	0.01%
Galicia	0.03%	0.02%
La Rioja	0.01%	0.01%
Madrid	11.01%	11.67%
Murcia	0.11%	0.09%
Valencia	60.05%	59.17%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Up to 1 month	485	84,619.88	47,139.53	0.00	131,759.41	36.88	28,646,623.05	28,778,382.46	72.78	53.79
1 to 2 months	99	40,672.48	26,907.73	0.00	67,580.21	18.92	6,389,122.02	6,456,702.23	16.33	53.27
2 to 3 months	31	17,074.51	14,043.19	0.00	31,117.70	8.71	1,923,297.49	1,954,415.19	4.94	58.21
3 to 6 months	20	15,603.32	13,424.22	0.00	29,027.54	8.13	1,037,065.67	1,066,093.21	2.70	58.62
6 to 12 months	13	17,734.78	18,881.89	0.00	36,616.67	10.25	723,196.52	759,813.19	1.92	61.83
12 to 18 months	6	20,243.23	13,738.41	0.00	33,981.64	9.51	311,504.16	345,485.80	0.87	38.36
18 to 24 months	3	3,866.39	11,267.96	0.00	15,134.35	4.24	113,791.33	128,925.68	0.33	50.55
Over 2 years	2	2,651.27	9,371.14	0.00	12,022.41	3.37	41,081.69	53,104.10	0.13	26.31
Total	659	202,465.86	154,774.07	0.00	357,239.93		39,185,681.93	39,542,921.86		53.89