

# BANCAJA 4 Fondo de Titulización Hipotecaria

## Brief report

**Date:** 05/31/2009  
**Currency:** EUR

**Date of constitution**  
 11/05/2002

**VAT Reg. no.**  
 V83458455

**Management Company**  
 Europea 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**  
 Banco Popular Español S.A

**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		
		Current	Original			Final maturity (legal)	Next	Current	Original	
Series A ES0312883004	11/08/2002 9,705	28,127.73 272,979,619.65	100,000.00 970,500,000.00	Floating 3-M Euribor+0.250% 18.Mar/Jun/Sep/Dec	1.8790% 06/18/2009 135.07 Gross 110.76 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	06/18/2009 "Pass-Through"	AAA Aaa	AAA Aaa	
Series B ES0312883012	11/08/2002 205	58,019.07 11,893,909.35	100,000.00 20,500,000.00	Floating 3-M Euribor+0.530% 18.Mar/Jun/Sep/Dec	2.1590% 06/18/2009 320.12 Gross 262.50 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	06/18/2009 "Pass-Through" Pro rata deferred start / Sequential	AAA A2	A+ A2	
Series C ES0312883020	11/08/2002 90	58,019.07 5,221,716.30	100,000.00 9,000,000.00	Floating 3-M Euribor+1.150% 18.Mar/Jun/Sep/Dec	2.7790% 06/18/2009 412.04 Gross 337.87 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	06/18/2009 "Pass-Through" Pro rata deferred start / Sequential	A+ Baa2	BBB+ Baa2	
Total		290,095,245.30	1,000,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)									
				0.34	0.51	0.69	0.87	1.06	1.25	1.44	1.64		
				% Annual equivalent CPR									
				4.00	6.00	8.00	10.00	12.00	14.00	16.00	18.00		
Series A	With optional redemption *	Average life	Years	5.02	4.40	3.92	3.56	3.24	2.94	2.75	2.49		
		Final Maturity	Years	06/07/2014	10/23/2013	04/30/2013	12/21/2012	08/26/2012	05/09/2012	02/28/2012	11/25/2011		
	Without optional redemption *	Average life	Years	6.59	5.93	5.37	4.89	4.47	4.11	3.79	3.51		
		Final Maturity	Years	12/30/2015	05/04/2015	10/11/2014	04/18/2014	11/17/2013	07/08/2013	03/14/2013	12/03/2012		
Series B	With optional redemption *	Average life	Years	5.02	4.40	3.92	3.56	3.24	2.94	2.75	2.49		
		Final Maturity	Years	06/07/2014	10/23/2013	04/30/2013	12/21/2012	08/26/2012	05/09/2012	02/28/2012	11/25/2011		
	Without optional redemption *	Average life	Years	6.59	5.93	5.37	4.89	4.47	4.11	3.79	3.51		
		Final Maturity	Years	12/30/2015	05/04/2015	10/11/2014	04/18/2014	11/17/2013	07/08/2013	03/14/2013	12/03/2012		
Series C	With optional redemption *	Average life	Years	5.02	4.40	3.92	3.56	3.24	2.94	2.75	2.49		
		Final Maturity	Years	06/07/2014	10/23/2013	04/30/2013	12/21/2012	08/26/2012	05/09/2012	02/28/2012	11/25/2011		
	Without optional redemption *	Average life	Years	6.59	5.93	5.37	4.89	4.47	4.11	3.79	3.51		
		Final Maturity	Years	12/30/2015	05/04/2015	10/11/2014	04/18/2014	11/17/2013	07/08/2013	03/14/2013	12/03/2012		

\* 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		At issue date	
		% CE	% CE	% CE	% CE
Series A	94.10%	272,979,619.65	7.50%	97.05%	970,500,000.00
Series B	4.10%	11,893,909.35	3.40%	2.05%	20,500,000.00
Series C	1.80%	5,221,716.30	1.60%	0.90%	9,000,000.00
Issue of Bonds		290,095,245.30			1,000,000,000.00
Subord. Line of Credit (Available)	0.00%	0.00	0.80%		8,000,000.00
Principal Reserve Fund	1.60%	4,641,523.92	0.00%		0.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	14,679,021.92	1.614%	
Servicer ppal collect not yet credited	430,800.25		
Servicer ints collect not yet credited	197,654.19		
Liabilities	Available	Balance	Interest
Start-up Loan		0.00	
Subordinated Credit	0.00	0.00	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		0.00	
Securities		0.00	

\* Credit Support Amount in favour of the Fund

### Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	6,982	15,992	
Principal			
Principal outstanding	282,449,412.47	1,000,001,401.71	
Average loan	40,453.94	62,531.35	
Minimum	9.01	105.75	
Maximum	252,941.92	297,088.01	
Interest rate			
Weighted average (wac)	4.76%	4.72%	
Minimum	2.27%	3.50%	
Maximum	9.27%	8.50%	
Final maturity			
Weighted average (WARM) (months)	177	250	
Minimum	06/02/2009	11/15/2002	
Maximum	06/05/2032	06/05/2032	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	3.50%	4.08%	
1-year EURIBOR/MIBOR (Mortgage Market)	86.51%	84.85%	
Mortgage Market: Savings Banks	9.99%	11.04%	
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.01%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.37	6.76	0.08	7.63
10.01 - 20%	5.20	15.74	0.77	16.31
20.01 - 30%	10.29	25.26	2.63	25.86
30.01 - 40%	16.12	35.25	6.23	35.45
40.01 - 50%	19.17	45.00	10.44	45.50
50.01 - 60%	25.76	55.38	14.84	55.41
60.01 - 70%	22.09	64.80	21.60	65.51
70.01 - 80%			43.39	75.79
Weighted average (WALTV)	46.40		63.05	
Minimum	0.01		0.17	
Maximum	69.89		79.80	

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### Fund Auditors

Ernst&Young

### Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.36%	0.50%	0.61%	0.69%	1.15%
Annual Percentage Rate (CPR)	4.27%	5.89%	7.10%	7.92%	12.97%

### Geographic distribution

	Current	At constitution date
Andalucia	2.13%	2.22%
Aragon	0.70%	0.79%
Balearic Islands	5.79%	6.10%
Basque Country	0.38%	0.27%
Canary Islands	5.38%	5.07%
Castilla-La Mancha	4.87%	4.52%
Castilla-Leon	0.19%	0.13%
Catalonia	9.55%	9.91%
Ceuta		0.01%
Extremadura	0.03%	0.01%
Galicia	0.04%	0.02%
La Rioja		0.01%
Madrid	11.23%	11.67%
Murcia	0.10%	0.09%
Valencia	59.62%	59.17%

### Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
<b>Delinquencies</b>										
Up to 1 month	253	44,130.81	29,894.98	0.00	74,025.79	18.27	11,791,527.03	11,865,552.82	61.29	42.10
from > 1 to ≤ 2 months	57	24,680.22	23,494.93	0.00	48,175.15	11.89	3,627,847.67	3,676,022.82	18.99	50.91
from > 2 to ≤ 3 months	24	20,380.11	19,548.17	0.00	39,928.28	9.86	1,545,197.93	1,585,127.21	8.19	42.79
from > 3 to ≤ 6 months	16	20,640.09	19,318.78	0.00	39,958.87	9.86	925,831.69	965,790.76	4.99	46.78
from > 6 to < 12 months	12	18,491.57	22,378.36	0.00	40,869.93	10.09	583,334.22	624,204.15	3.22	38.84
from ≥ 12 to < 18 months	3	10,867.45	7,700.20	0.00	18,567.65	4.58	122,252.58	140,820.23	0.73	42.37
from ≥ 18 to < 24 months	2	4,889.58	12,361.59	0.00	17,251.17	4.26	78,067.61	95,318.78	0.49	51.00
from ≥ 24 to < 36 months	10	43,862.02	82,501.09	0.00	126,363.11	31.19	281,116.25	407,479.36	2.10	40.27
Subtotal	377	187,941.85	217,199.10	0.00	405,140.95	100.00	18,955,175.18	19,360,316.13	100.00	43.69
<b>Doubt debts (subjectives)</b>										
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	377	187,941.85	217,199.10	0.00	405,140.95		18,955,175.18	19,360,316.13		43.69

### Additional information