BANCAJA 4 Fondo de Titulización Hipotecaria

Brief report

Date: 04/30/2010
Currency: EUR

Europea de Titulización
Sociedad Gestora de Fondos de Titulización

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
Banco Cooperativo

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

Issued securities: Residential Mortgages Backed Bonds

Bonds issue

Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current	 Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	 Next	Rating Fitch / Moody´s Current	 Original
Series A ES0312883004	11/08/2002 9,705	24,507.88 237,848,975.40 24.51%	100,000.00 970,500,000.00	Floating 3-M Euribor+0.250% 18.Mar/Jun/Sep/Dec	0.8960% 06/18/2010 56.12 Gross 45.46 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	06/18/2010 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0312883012	11/08/2002 205	50,552.39 10,363,239.95 50.55%	100,000.00 20,500,000.00	Floating 3-M Euribor+0.530% 18.Mar/Jun/Sep/Dec	1.1760% 06/18/2010 151.93 Gross 123.06 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	06/18/2010 "Pass-Through" Pro rata deferred start / Secuential	AAA A2	A+ A2
Series C ES0312883020	11/08/2002 90	50,552.39 4,549,715.10 50.55%	100,000.00 9,000,000.00	Floating 3-M Euribor+1.150% 18.Mar/Jun/Sep/Dec	1.7960% 06/18/2010 232.02 Gross 187.94 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	06/18/2010 "Pass-Through" Pro rata deferred start / Secuential	A+ Baa2	BBB+ Baa2
Total		252,761,930.45	1,000,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

			% Monthly CPR (SMM)	0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44
			% Annual equivalent CPR	2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00
Series A	With optional redemption *	Average life	Years	4.93	4.36	3.85	3.48	3.14	2.83	2.53	2.35
			Date	04/04/2015	09/07/2014	03/05/2014	10/20/2013	06/18/2013	02/24/2013	11/08/2012	09/01/2012
		Final Maturity	Years	7.39	6.64	5.89	5.39	4.88	4.39	3.88	3.64
			Date	09/18/2017	12/18/2016	03/18/2016	09/18/2015	03/18/2015	09/18/2014	03/18/2014	12/18/2013
	Without optional redemption *	Average life	Years	6.83	6.13	5.54	5.02	4.58	4.20	3.86	3.56
			Date	02/25/2017	06/15/2016	11/11/2015	05/07/2015	11/27/2014	07/09/2014	03/08/2014	11/19/2013
		Final Maturity	Years	22.40	22.40	22.40	22.40	22.40	22.40	22.40	22.40
			Date	09/18/2032	09/18/2032	09/18/2032	09/18/2032	09/18/2032	09/18/2032	09/18/2032	09/18/2032
Series B	With optional redemption *	Average life	Years	4.93	4.36	3.85	3.48	3.14	2.83	2.53	2.35
			Date	04/04/2015	09/07/2014	03/05/2014	10/20/2013	06/18/2013	02/24/2013	11/08/2012	09/01/2012
		Final Maturity	Years	7.39	6.64	5.89	5.39	4.88	4.39	3.88	3.64
			Date	09/18/2017	12/18/2016	03/18/2016	09/18/2015	03/18/2015	09/18/2014	03/18/2014	12/18/2013
	Without optional redemption *	Average life	Years	6.83	6.13	5.54	5.02	4.58	4.20	3.86	3.56
			Date	02/25/2017	06/15/2016	11/11/2015	05/07/2015	11/27/2014	07/09/2014	03/08/2014	11/19/2013
		Final Maturity	Years	22.40	22.40	22.40	22.40	22.40	22.40	22.40	22.40
			Date	09/18/2032	09/18/2032	09/18/2032	09/18/2032	09/18/2032	09/18/2032	09/18/2032	09/18/2032
Series C	With optional redemption *	Average life	Years	4.93	4.36	3.85	3.48	3.14	2.83	2.53	2.35
			Date	04/04/2015	09/07/2014	03/05/2014	10/20/2013	06/18/2013	02/24/2013	11/08/2012	09/01/2012
		Final Maturity	Years	7.39	6.64	5.89	5.39	4.88	4.39	3.88	3.64
			Date	09/18/2017	12/18/2016	03/18/2016	09/18/2015	03/18/2015	09/18/2014	03/18/2014	12/18/2013
	Without optional redemption *	Average life	Years	6.83	6.13	5.54	5.02	4.58	4.20	3.86	3.56
			Date	02/25/2017	06/15/2016	11/11/2015	05/07/2015	11/27/2014	07/09/2014	03/08/2014	11/19/2013
		Final Maturity	Years	22.40	22.40	22.40	22.40	22.40	22.40	22.40	22.40
			Date	09/18/2032	09/18/2032	09/18/2032	09/18/2032	09/18/2032	09/18/2032	09/18/2032	09/18/2032

* 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	94.10%	237,848,975.40	7.50%	97.05%	970,500,000.00	3.75%
Series B	4.10%	10,363,239.95	3.40%	2.05%	20,500,000.00	1.70%
Series C	1.80%	4,549,715.10	1.60%	0.90%	9,000,000.00	0.80%
Issue of Bonds		252,761,930.45			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%	4,044,190.89		0.00%	0.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		8,878,012.06	0.646%
Servicer ppal collect not yet credited		507,032.45	
Servicer ints collect not yet credited		74,295.59	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Credit L/T	0.00	0.00	
Subordinated Credit S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
Swap collateralized amount	**Amount**	**Credited**	
CSA *	0.00		
Cash		850,000.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	6,463	15,992
Principal		
Principal outstanding	248,760,505.81	1,000,001,401.71
Average loan	38,489.94	62,531.35
Minimum	8.09	105.75
Maximum	244,812.65	297,088.01
Interest rate		
Weighted average (wac)	2.38%	4.72%
Minimum	1.68%	3.50%
Maximum	4.73%	8.50%
Final maturity		
Weighted average (WARM) (months)	170	250
Minimum	05/01/2010	11/15/2002
Maximum	06/05/2032	06/05/2032
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	3.35%	4.08%
1-year EURIBOR/MIBOR (Mortgage Market)	86.78%	84.85%
Mortgage Market: Savings Banks	9.86%	11.04%
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.01%

LTV Distribution

	Current % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	1.70	6.89	0.08	7.63
10.01 - 20%	6.18	15.87	0.77	16.31
20.01 - 30%	11.67	25.42	2.63	25.86
30.01 - 40%	17.64	35.20	6.23	35.45
40.01 - 50%	19.07	45.31	10.44	45.50
50.01 - 60%	25.74	54.77	14.84	55.41
60.01 - 70%	18.00	63.65	21.60	65.51
70.01 - 80%			43.39	75.79
Weighted average (WALTV)		44.47		63.05
Minimum		0.01		0.17
Maximum		67.97		79.80

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

BANCAJA 4 Fondo de Titulización Hipotecaria

Brief report

Date: 04/30/2010
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
Banco Cooperativo

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

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.25%	0.41%	0.52%	0.49%	1.07%
Annual Percentage Rate (CPR)	2.95%	4.77%	6.05%	5.73%	12.13%

Geographic distribution

	Current	At constitution date
Andalucia	2.18%	2.22%
Aragon	0.67%	0.79%
Balearic Islands	6.08%	6.10%
Basque Country	0.39%	0.27%
Canary Islands	5.52%	5.07%
Castilla-La Mancha	4.96%	4.52%
Castilla-Leon	0.17%	0.13%
Catalonia	9.59%	9.91%
Ceuta		0.01%
Extremadura	0.03%	0.01%
Galicia	0.04%	0.02%
La Rioja		0.01%
Madrid	11.29%	11.67%
Murcia	0.10%	0.09%
Valencia	58.96%	59.17%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	233	49,950.61	11,423.51	0.00	61,374.12	16.19	10,696,249.65	10,757,623.77	62.51	40.18
from > 1 to ≤ 2 months	50	30,192.36	11,477.28	0.00	41,669.64	10.99	3,325,973.24	3,367,642.88	19.57	48.58
from > 2 to ≤ 3 months	18	12,349.09	5,640.38	0.00	17,989.47	4.74	1,028,864.15	1,046,853.62	6.08	47.69
from > 3 to ≤ 6 months	12	30,303.20	9,601.51	0.00	39,904.71	10.52	838,910.50	878,815.21	5.11	47.53
from > 6 to < 12 months	6	10,294.64	5,354.98	0.00	15,649.62	4.13	213,050.64	228,700.26	1.33	30.66
from ≥ 12 to < 18 months	4	13,509.23	12,043.29	0.00	25,552.52	6.74	218,231.92	243,784.44	1.42	50.28
from ≥ 18 to < 24 months	6	37,535.50	23,501.33	0.00	61,036.83	16.10	305,313.38	366,350.21	2.13	47.67
from ≥ 2 years	12	20,026.33	95,961.04	0.00	115,987.37	30.59	203,126.75	319,114.12	1.85	26.57
Subtotal	341	204,160.96	175,003.32	0.00	379,164.28	100.00	16,829,720.23	17,208,884.51	100.00	42.02
Doubt debts (subjectives)										
	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	0.00
Total	341	204,160.96	175,003.32	0.00	379,164.28		16,829,720.23	17,208,884.51		42.02

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 Fax +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