

BANCAJA 4 Fondo de Titulización Hipotecaria

Brief report

Date: 07/31/2010

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)	0.33%	0.40%	0.41%	0.46%	1.05%
Annual Percentage Rate (CPR)	3.86%	4.75%	4.76%	5.41%	11.90%

Geographic distribution

	Current	At constitution date
Andalucia	2.17%	2.22%
Aragon	0.65%	0.79%
Balearic Islands	6.06%	6.10%
Basque Country	0.40%	0.27%
Canary Islands	5.56%	5.07%
Castilla-La Mancha	4.97%	4.52%
Castilla-Leon	0.17%	0.13%
Catalonia	9.75%	9.91%
Ceuta		0.01%
Extremadura	0.04%	0.01%
Galicia	0.04%	0.02%
La Rioja		0.01%
Madrid	11.32%	11.67%
Murcia	0.10%	0.09%
Valencia	58.77%	59.17%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
<i>Delinquencies</i>										
Up to 1 month	201	51,942.74	11,006.23	0.00	62,948.97	15.85	8,922,249.24	8,985,198.21	57.79	38.59
from > 1 to ≤ 2 months	43	25,812.75	7,906.95	0.00	33,719.70	8.49	2,762,733.69	2,816,453.59	18.12	43.52
from > 2 to ≤ 3 months	28	18,696.02	7,799.10	0.00	26,495.12	6.67	1,613,147.26	1,639,642.38	10.55	49.72
from > 3 to ≤ 6 months	9	9,241.51	4,854.44	0.00	14,095.95	3.55	524,978.14	539,074.09	3.47	51.23
from > 6 to < 12 months	11	46,528.20	12,600.85	0.00	59,129.05	14.89	655,635.91	714,764.96	4.60	36.52
from ≥ 12 to < 18 months	5	18,779.04	11,393.24	0.00	30,172.28	7.60	242,863.53	273,035.81	1.76	50.73
from ≥ 18 to < 24 months	5	15,696.41	13,118.23	0.00	28,814.64	7.26	170,565.57	199,380.21	1.28	66.16
from ≥ 2 years	13	39,939.32	101,745.00	0.00	141,684.32	35.68	238,107.15	379,791.47	2.44	27.70
Subtotal	315	226,635.99	170,424.04	0.00	397,060.03	100.00	15,150,280.69	15,547,340.72	100.00	40.62
<i>Doubt debts (subjectives)</i>										
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	315	226,635.99	170,424.04	0.00	397,060.03		15,150,280.69	15,547,340.72		40.62

Additional information