

BANCAJA 4 Fondo de Titulización Hipotecaria

Brief report

Date: 12/31/2005
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	51,601.07 500,788,384.35 51.60%	100,000.00 970,500,000.00	Floating 3-M Euribor + 0.250% 18.Mar/Jun/Sep/Dec	2.7250% 03/21/2006 359.34 Gross 305.44 Net	06/18/2034 Quarterly 18.Mar/Jun/Sep/Dec	03/21/2006 "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	3.0050% 03/21/2006 767.94 Gross 652.75 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	3.6250% 03/21/2006 926.39 Gross 787.43 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		530,288,384.35	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)								
			0,00	0,70	0,80	0,90	1,00	1,10	1,20	1,30	
			% Annual equivalent CPR								
			0,00	8,08	9,19	10,28	11,36	12,43	13,49	14,53	
Series A	With optional redemption *	Average life	8.93	5.15	4.85	4.57	4.31	4.08	3.90	3.69	
		Final Maturity	12/03/2014	02/21/2011	11/03/2010	07/25/2010	04/23/2010	01/26/2010	11/22/2009	09/07/2009	
	Without optional redemption *	Average life	9.70	5.91	5.58	5.28	5.01	4.76	4.53	4.33	
		Final Maturity	09/09/2015	11/28/2011	07/29/2011	04/10/2011	01/01/2011	10/03/2010	07/13/2010	04/28/2010	
Series B	With optional redemption *	Average life	9.48	5.46	5.15	4.85	4.58	4.33	4.14	3.92	
		Final Maturity	06/22/2015	06/17/2011	02/21/2011	11/06/2010	07/31/2010	04/30/2010	02/20/2010	12/01/2009	
	Without optional redemption *	Average life	10.30	6.28	5.93	5.61	5.32	5.06	4.82	4.60	
		Final Maturity	04/15/2016	04/10/2012	12/03/2011	08/09/2011	04/26/2011	01/20/2011	10/26/2010	08/07/2010	
Series C	With optional redemption *	Average life	9.48	5.46	5.15	4.85	4.58	4.33	4.14	3.92	
		Final Maturity	06/22/2015	06/17/2011	02/21/2011	11/06/2010	07/31/2010	04/30/2010	02/20/2010	12/01/2009	
	Without optional redemption *	Average life	10.30	6.28	5.93	5.61	5.32	5.06	4.82	4.60	
		Final Maturity	04/15/2016	04/10/2012	12/03/2011	08/09/2011	04/26/2011	01/20/2011	10/26/2010	08/07/2010	

* 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	94.44%	500,788,384.35	7.08%	970,500,000.00	3.75%
Series B	3.87%	20,500,000.00	3.21%	20,500,000.00	1.70%
Series C	1.70%	9,000,000.00	1.51%	9,000,000.00	0.80%
Issue of Bonds		530,288,384.35	0.90%	1,000,000,000.00	
Subord. Line of Credit (Available)	1.51%	8,000,000.00	0.80%	8,000,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	3,217,141.94	2.475%	
Servicer ppal collect not yet credited	6,792,928.08		
Servicer ints collect not yet credited	659,498.15		
Liabilities	Available	Balance	Interest
Start-up Loan		400,898.12	3.475%
Subordinated Credit	8,000,000.00	0.00	3.475%

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	10,319	15,992	
Principal			
Principal outstanding	520,568,818.08	1,000,001,401.71	
Average loan	50,447.60	62,531.35	
Minimum	0.10	105.75	
Maximum	274,971.83	297,088.01	
Interest rate			
Weighted average (wac)	3.37%	4.72%	
Minimum	2.60%	3.50%	
Maximum	300.88%	8.50%	
Final maturity			
Weighted average (WARM) (months)	210	250	
Minimum	01/01/2006	11/15/2002	
Maximum	06/05/2032	06/05/2032	
Index (distribution)			
1-year EURIBOR/MIBOR	4.07	4.09	
1-year EURIBOR/MIBOR (Mortgage Market)	85.51	84.84	
Mortgage Market: Savings Banks	10.41	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%	0.46	7.25	0.08	7.63
10.01 - 20%	2.70	16.15	0.77	16.31
20.01 - 30%	6.40	25.77	2.63	25.85
30.01 - 40%	10.28	35.34	6.24	35.44
40.01 - 50%	15.71	45.27	10.39	45.48
50.01 - 60%	21.17	55.08	14.87	55.38
60.01 - 70%	28.86	65.43	21.59	65.50
70.01 - 80%	14.42	72.30	43.42	75.78
Weighted average (WALTV)	53.84		63.05	
Minimum	0.00		0.17	
Maximum	74.83		79.80	

Additional information

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.84%	1.58%	1.50%	1.57%	1.33%
Annual Percentage Rate (CPR)	19.96%	17.43%	16.58%	17.29%	14.85%

Geographic distribution

	Current	At constitution date
Andalucia	1.94%	2.22%
Aragon	0.76%	0.79%
Balearic Islands	6.11%	6.10%
Basque Country	0.35%	0.27%
Canary Islands	5.41%	5.07%
Castilla-La Mancha	4.58%	4.52%
Castilla-Leon	0.15%	0.13%
Catalonia	9.12%	9.91%
Ceuta	0.01%	0.01%
Extremadura	0.02%	0.01%
Galicia	0.04%	0.02%
La Rioja	0.02%	0.01%
Madrid	11.00%	11.57%
Murcia	0.10%	0.09%
Valencia	60.42%	59.17%

Current delinquency

Aging	Assets	Overdue debt				Total	%	Outstanding debt	Total debt	%	% Total debt / Appraisal Value
		Principal	Interest	Other							
Up to 1 month	365	61,800.58	31,028.53	0.00	92,829.11	36.45	20,550,450.02	20,643,279.13	71.66	50.58	
1 to 2 months	97	35,544.30	23,450.77	0.00	58,995.07	23.16	6,019,207.84	6,078,202.91	21.10	52.26	
2 to 3 months	18	5,733.41	5,511.09	0.00	11,244.50	4.42	706,938.42	718,182.92	2.49	56.50	
3 to 6 months	9	14,757.68	7,745.84	0.00	22,503.52	8.84	525,410.81	547,914.33	1.90	51.88	
6 to 12 months	8	10,834.61	10,107.90	0.00	20,942.51	8.22	343,887.34	364,829.85	1.27	59.30	
12 to 18 months	4	11,525.62	11,093.16	0.00	22,618.78	8.88	267,044.62	289,663.40	1.01	61.09	
18 to 24 months	2	3,660.24	5,096.24	0.00	8,756.48	3.44	86,933.66	95,690.14	0.33	80.06	
Over 2 years	3	1,086.55	15,709.17	0.00	16,795.72	6.59	52,208.62	69,004.34	0.24	20.30	
Total	506	144,942.99	109,742.70	0.00	254,685.69		28,552,081.33	28,806,767.02		51.15	

Additional information