

Brief report

Date: 02/29/2012
Currency: EUR

Date of constitution
12/22/2008

VAT Reg. no.
V85597367

Management Company
Europea de Titulización, S.G.F.T

Originator
Bancaja

Servicer
Bancaja

Lead Managers
Bancaja
JP Morgan

Suscriber
Bancaja

Assets Custodian
Bancaja

Bond Paying Agent
Bancaja

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
CECA (Inicialmente en Bancaja)

Start-up Loan
Bancaja

Subordinated Loan
Bancaja

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

Issued securities: 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 Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0337502001	12/24/2008 4,565	3,860.80 17,624,552.00 3.86%	100,000.00 456,500,000.00	Floating 3-M Euribor+0.300% 23.Mar/Jun/Sep/Dec	1.7160% 03/23/2012 16.746863 Gross 13.564959 Net	12/23/2025 Quarterly 23.Mar/Jun/Sep/Dec	"Pass-Through"	Aaa	Aaa
Series B ES0337502019	12/24/2008 220	100,000.00 22,000,000.00 100.00%	100,000.00 22,000,000.00	Floating 3-M Euribor+0.600% 23.Mar/Jun/Sep/Dec	2.0160% 03/23/2012 509.600000 Gross 412.776000 Net	12/23/2025 Quarterly 23.Mar/Jun/Sep/Dec	"Pass-Through" Secuential	Aa3	Aa3
Series C ES0337502027	12/24/2008 715	100,000.00 71,500,000.00 100.00%	100,000.00 71,500,000.00	Floating 3-M Euribor+1.200% 23.Mar/Jun/Sep/Dec	2.6160% 03/23/2012 661.266667 Gross 535.626000 Net	12/23/2025 Quarterly 23.Mar/Jun/Sep/Dec	"Pass-Through" Secuential	Baa3	Baa3
Total		111,124,552.00	550,000,000.00						

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)									
				0.17	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	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37
		Final Maturity	Years	05/04/2012	05/04/2012	05/04/2012	05/04/2012	05/04/2012	05/04/2012	05/04/2012	05/04/2012	05/04/2012	05/04/2012
		Final Maturity	Date	06/23/2012	06/23/2012	06/23/2012	06/23/2012	06/23/2012	06/23/2012	06/23/2012	06/23/2012	06/23/2012	06/23/2012
	Without optional redemption *	Average life	Years	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37
		Final Maturity	Years	05/04/2012	05/04/2012	05/04/2012	05/04/2012	05/04/2012	05/04/2012	05/04/2012	05/04/2012	05/04/2012	05/04/2012
		Final Maturity	Date	06/23/2012	06/23/2012	06/23/2012	06/23/2012	06/23/2012	06/23/2012	06/23/2012	06/23/2012	06/23/2012	06/23/2012
Series B	With optional redemption *	Average life	Years	0.74	0.72	0.71	0.69	0.68	0.66	0.66	0.66	0.65	
		Final Maturity	Years	09/16/2012	09/10/2012	09/05/2012	08/30/2012	08/25/2012	08/20/2012	08/18/2012	08/15/2012	08/15/2012	
		Final Maturity	Date	12/23/2012	12/23/2012	12/23/2012	12/23/2012	12/23/2012	12/23/2012	09/23/2012	09/23/2012	09/23/2012	
	Without optional redemption *	Average life	Years	0.74	0.72	0.71	0.69	0.68	0.66	0.66	0.66	0.65	
		Final Maturity	Years	09/16/2012	09/10/2012	09/05/2012	08/30/2012	08/25/2012	08/20/2012	08/18/2012	08/15/2012	08/15/2012	
		Final Maturity	Date	12/23/2012	12/23/2012	12/23/2012	12/23/2012	12/23/2012	12/23/2012	09/23/2012	09/23/2012	09/23/2012	
Series C	With optional redemption *	Average life	Years	1.22	1.22	1.22	1.21	1.21	1.21	1.20	1.20	1.19	
		Final Maturity	Years	03/13/2013	03/12/2013	03/11/2013	03/10/2013	03/08/2013	03/07/2013	03/04/2013	03/02/2013	03/02/2013	
		Final Maturity	Date	03/23/2013	03/23/2013	03/23/2013	03/23/2013	03/23/2013	03/23/2013	03/23/2013	03/23/2013	03/23/2013	
	Without optional redemption *	Average life	Years	2.36	2.30	2.25	2.19	2.14	2.09	2.04	1.99	1.99	
		Final Maturity	Years	05/03/2014	04/11/2014	03/22/2014	03/02/2014	02/11/2014	01/24/2014	01/06/2014	12/19/2013	12/19/2013	
		Final Maturity	Date	09/23/2023	09/23/2023	09/23/2023	09/23/2023	09/23/2023	09/23/2023	09/23/2023	09/23/2023	09/23/2023	

* 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	% CE	% CE
Series A	15.86%	17,624,552.00	143.53%	83.00%	456,500,000.00	29.00%
Series B	19.80%	22,000,000.00	123.73%	4.00%	22,000,000.00	25.00%
Series C	64.34%	71,500,000.00	59.39%	13.00%	71,500,000.00	12.00%
Issue of Bonds		111,124,552.00			550,000,000.00	
Reserve Fund	59.39%	66,000,000.00	12.00%		66,000,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
		Available	Interest
Treasury Account	79,779,020.86		0.620%
Servicer ppal collect not yet credited	372,485.45		
Servicer ints collect not yet credited	35,735.89		
Liabilities			
Subordinated Loan L/T	66,000,000.00		2.916%
Subordinated Loan S/T	0.00		
Start-up Loan L/T	0.00		
Start-up Loan S/T	385,714.32		
Swap collateralized amount		Amount	Credited
CSA *	0.00		
Cash			0.00
Securities	79,779,020.86		

* Credit Support Amount in favour of the Fund

Collateral: Consumer loans to individuals

General			
		Current	At constitution date
		Count	
Principal			
Principal outstanding		101,130,384.85	550,001,524.47
Average loan		4,785.20	8,033.79
Minimum		0.00	0.19
Maximum		148,633.06	196,600.02
Interest rate			
Weighted average (wac)		6.47%	7.93%
Minimum		1.00%	4.50%
Maximum		18.00%	18.00%
Final maturity			
Weighted average (WARM) (months)		35	52
Minimum		03/01/2012	12/23/2008
Maximum		10/10/2023	10/10/2023
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR		0.34%	0.45%
1-year EURIBOR/MIBOR (Mortgage Market)		40.05%	42.64%
Fixed Interest		59.62%	56.80%

Financiación Bancaja 1 Fondo de Titulización de Activos

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.83%	0.90%	0.86%	0.85%	1.03%
Annual Percentage Rate (CPR)	9.48%	10.24%	9.88%	9.69%	11.72%

Geographic distribution		
	Current	At constitution date
Andalucia	2.49%	2.53%
Aragon	0.57%	0.62%
Asturias	0.21%	0.22%
Balearic Islands	1.15%	1.66%
Basque Country	0.48%	0.35%
Canary Islands	1.17%	1.40%
Cantabria	0.13%	0.14%
Castilla-La Mancha	4.02%	3.72%
Castilla-Leon	1.27%	0.99%
Catalonia	4.08%	4.73%
Ceuta	0.00%	0.01%
Extremadura	0.14%	0.16%
Galicia	0.93%	0.94%
La Rioja	0.17%	0.16%
Madrid	4.72%	4.40%
Melilla	0.00%	0.00%
Murcia	0.73%	0.65%
Navarra	0.06%	0.09%
Valencia	77.67%	77.11%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%		Total	%
<i>Delinquencies</i>									
Up to 1 month	899	162,759.46	15,080.12	0.00	177,839.58	1.27	4,349,510.74	4,527,350.32	16.26
from > 1 to ≤ 2 months	299	124,621.66	13,566.08	0.00	138,187.74	0.98	1,687,806.71	1,825,994.45	6.56
from > 2 to ≤ 3 months	196	117,759.57	11,585.64	0.00	129,345.21	0.92	783,781.41	913,126.62	3.28
from > 3 to ≤ 6 months	278	239,897.45	26,806.89	0.00	266,704.34	1.90	996,168.02	1,262,872.36	4.54
from > 6 to < 12 months	392	608,344.57	83,354.46	0.00	691,699.03	4.92	1,262,565.90	1,954,264.93	7.02
from ≥ 12 to < 18 months	374	707,648.82	109,904.48	0.00	817,553.30	5.82	889,685.68	1,707,238.98	6.13
from ≥ 18 to < 24 months	552	1,272,120.28	200,617.34	0.00	1,472,737.62	10.48	864,970.52	2,337,708.14	8.40
from ≥ 2 years	2,849	8,917,820.45	1,440,097.39	0.00	10,357,917.84	73.71	2,953,952.62	13,311,870.46	47.81
Subtotal	5,839	12,150,972.26	1,901,012.40	0.00	14,051,984.66	100.00	13,788,441.60	27,840,426.26	100.00
<i>Doubt debts (subjectives)</i>									
from > 3 to ≤ 6 months	2	2,310.18	80.69	0.00	2,390.87	0.20	0.00	2,390.87	0.20
from > 6 to < 12 months	31	105,887.81	6,945.59	0.00	112,833.40	9.46	0.00	112,833.40	9.46
from ≥ 12 to < 18 months	157	586,158.33	45,179.92	0.00	631,338.25	52.92	0.00	631,338.25	52.92
from ≥ 18 to < 24 months	107	411,631.21	34,786.17	0.00	446,417.38	37.42	0.00	446,417.38	37.42
Subtotal	297	1,105,987.53	86,992.37	0.00	1,192,979.90	100.00	0.00	1,192,979.90	100.00
Total	6,136	13,256,959.79	1,988,004.77	0.00	15,244,964.56		13,788,441.60	29,033,406.16	