

Financiación Bancaja 1 Fondo de Titulización de Activos

Brief report

Date: 07/31/2012
 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	0.00 0.00 0.00%	100,000.00 456,500,000.00	Floating 3-M Euribor+0.300% 23.Mar/Jun/Sep/Dec		12/23/2025 Quarterly 23.Mar/Jun/Sep/Dec	Amortized		Aaa
Series B ES0337502019	12/24/2008 220	34,394.03 7,566,686.60 34.39%	100,000.00 22,000,000.00	Floating 3-M Euribor+0.600% 23.Mar/Jun/Sep/Dec	1.2550% 09/24/2012 109.110283 Gross 88.379329 Net	12/23/2025 Quarterly 23.Mar/Jun/Sep/Dec	"Pass-Through" Secutorial		A3sf 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	1.8550% 09/24/2012 468.902778 Gross 379.811250 Net	12/23/2025 Quarterly 23.Mar/Jun/Sep/Dec	"Pass-Through" Secutorial		Baa3 Baa3
Total		79,066,686.60	550,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
		% Monthly CPR (SMM)								
		% Annual equivalent CPR								
		0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44	
		2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00	
Series B	With optional redemption *	Average life	Years	0.28	0.27	0.27	0.27	0.26	0.25	0.25
		Final Maturity	Years	10/02/2012	10/01/2012	09/29/2012	09/27/2012	09/26/2012	09/24/2012	09/23/2012
	Without optional redemption *	Average life	Years	0.28	0.27	0.27	0.27	0.26	0.25	0.25
		Final Maturity	Years	10/02/2012	10/01/2012	09/29/2012	09/27/2012	09/26/2012	09/24/2012	09/23/2012
Series C	With optional redemption *	Average life	Years	0.71	0.71	0.71	0.71	0.70	0.70	
		Final Maturity	Years	03/10/2013	03/09/2013	03/09/2013	03/08/2013	03/08/2013	03/07/2013	03/07/2013
	Without optional redemption *	Average life	Years	1.80	1.76	1.71	1.67	1.63	1.60	1.56
		Final Maturity	Years	04/11/2014	03/26/2014	03/10/2014	02/23/2014	02/09/2014	01/26/2014	01/13/2014
		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

	Current		At issue date	
	% CE	% CE	% CE	% CE
Series A	0.00%	0.00	183.47%	83.00%
Series B	9.57%	7,566,686.60	173.90%	4.00%
Series C	90.43%	71,500,000.00	83.47%	13.00%
Issue of Bonds		79,066,686.60		550,000,000.00
Reserve Fund	83.47%	66,000,000.00	12.00%	66,000,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	72,527,124.74	0.030%	
Servicer ppal collect not yet credited	371,254.97		
Servicer ints collect not yet credited	34,576.82		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		66,000,000.00	2.155%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Consumer loans to individuals

General		
	Current	At constitution date
Count	16,785	68,461
Principal		
Principal outstanding	75,742,506.24	550,001,524.47
Average loan	4,512.51	8,033.79
Minimum	0.00	0.19
Maximum	141,951.70	196,600.02
Interest rate		
Weighted average (wac)	6.33%	7.93%
Minimum	1.00%	4.50%
Maximum	18.00%	18.00%
Final maturity		
Weighted average (WARM) (months)	33	52
Minimum	08/01/2012	12/23/2008
Maximum	10/10/2023	10/10/2023
Index (principal outstanding distribution)		
3-month EURIBOR/MIBOR	0.31%	0.45%
1-year EURIBOR/MIBOR (Mortgage Market)	40.08%	42.64%
Fixed Interest	59.61%	56.80%

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.19%	1.17%	0.98%	0.90%	1.03%
Annual Percentage Rate (CPR)	13.34%	13.13%	11.10%	10.32%	11.69%

Geographic distribution		
	Current	At constitution date
Andalucia	2.21%	2.53%
Aragon	0.61%	0.62%
Asturias	0.21%	0.22%
Balearic Islands	1.10%	1.66%
Basque Country	0.40%	0.35%
Canary Islands	1.14%	1.40%
Cantabria	0.12%	0.14%
Castilla-La Mancha	3.94%	3.72%
Castilla-Leon	1.34%	0.99%
Catalonia	3.89%	4.73%
Ceuta	0.00%	0.01%
Extremadura	0.14%	0.16%
Galicia	0.89%	0.94%
La Rioja	0.18%	0.16%
Madrid	4.69%	4.40%
Melilla	0.00%	0.00%
Murcia	0.77%	0.65%
Navarra	0.06%	0.09%
Valencia	78.30%	77.11%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%		%	
<i>Delinquencies</i>									
Up to 1 month	762	122,703.45	12,981.70	0.00	135,685.15	0.87	3,306,924.52	3,442,609.67	12.51
from > 1 to ≤ 2 months	292	107,795.64	11,764.66	0.00	119,560.30	0.77	1,237,462.54	1,357,022.84	4.93
from > 2 to ≤ 3 months	248	147,574.50	15,396.23	0.00	162,970.73	1.04	977,978.01	1,140,948.74	4.15
from > 3 to ≤ 6 months	375	289,974.05	33,783.11	0.00	323,757.16	2.07	1,298,821.00	1,622,578.16	5.90
from > 6 to < 12 months	357	539,993.09	63,464.02	0.00	603,457.11	3.86	989,182.75	1,592,639.86	5.79
from ≥ 12 to < 18 months	362	805,391.51	112,095.95	0.00	917,487.46	5.88	865,512.16	1,782,999.62	6.48
from ≥ 18 to < 24 months	334	841,455.80	117,714.57	0.00	959,170.37	6.14	541,979.59	1,501,149.96	5.45
from ≥ 2 years	3,279	10,714,195.62	1,678,438.84	0.00	12,392,634.46	79.37	2,686,277.33	15,078,911.79	54.79
Subtotal	6,009	13,569,083.66	2,045,639.08	0.00	15,614,722.74	100.00	11,904,137.90	27,518,860.64	100.00
<i>Doubt debts (subjectives)</i>									
from > 2 to ≤ 3 months	1	1,556.99	0.00	0.00	1,556.99	0.13	0.00	1,556.99	0.13
from > 6 to < 12 months	5	17,184.13	740.59	0.00	17,924.72	1.51	0.00	17,924.72	1.51
from ≥ 12 to < 18 months	44	197,232.83	15,516.41	0.00	212,749.24	17.88	0.00	212,749.24	17.88
from ≥ 18 to < 24 months	185	723,642.91	70,307.49	0.00	793,950.40	66.72	0.00	793,950.40	66.72
from ≥ 2 years	50	150,146.36	13,683.51	0.00	163,829.87	13.77	0.00	163,829.87	13.77
Subtotal	285	1,089,763.22	100,248.00	0.00	1,190,011.22	100.00	0.00	1,190,011.22	100.00
Total	6,294	14,658,846.88	2,145,887.08	0.00	16,804,733.96		11,904,137.90	28,708,871.86	