

# BANCAJA 12 Fondo de Titulización de Activos

## Brief report

Date: 04/30/2008  
Currency: EUR

Date of constitution  
04/09/2008

VAT Reg. no.  
G85409100  
Management Company  
Europea de Titulización, S.G.F.T

Originator  
Bancaja  
Caja de Ahorros de Valencia, Castellón y Alicante

Servicer  
Bancaja  
Caja de Ahorros de Valencia, Castellón y Alicante

Lead Managers  
Bancaja  
JP Morgan

Subscriber  
Bancaja  
Caja de Ahorros de Valencia, Castellón y Alicante

Assets Custodian  
Bancaja

Bond Paying Agent  
Bancaja

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Bancaja

Swap  
Bancaja

Start-up Loan  
Bancaja

Subordinated Loan  
Bancaja

Fund Auditors  
pendiente de nombramiento

### Issued securities: Asset-Backed Bonds

Bonds Issue									
Series ISIN Code	Issue date N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating S&P	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0312846001	04/11/2008 19,792	100,000.00 1,979,200,000.00 100.00%	100,000.00 1,979,200,000.00	Floating 3-M Euribor+0.550% 22.Jan/Apr/Jul/Oct	5.2950% 07/22/2008 1,500.250000 Gross 1,230.205000 Net	07/22/2051 Quarterly 22.Jan/Apr/Jul/Oct	07/22/2008 "Pass-Through"	AAA	AAA
Series B ES0312846019	04/11/2008 578	100,000.00 57,800,000.00 100.00%	100,000.00 57,800,000.00	Floating 3-M Euribor+0.700% 22.Jan/Apr/Jul/Oct	5.4450% 07/22/2008 1,542.750000 Gross 1,265.055000 Net	07/22/2051 Quarterly 22.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Sequential / Pro rata under certain circumstances	A	A
Series C ES0312846027	04/11/2008 420	100,000.00 42,000,000.00 100.00%	100,000.00 42,000,000.00	Floating 3-M Euribor+1.200% 22.Jan/Apr/Jul/Oct	5.9450% 07/22/2008 1,684.416667 Gross 1,381.221667 Net	07/22/2051 Quarterly 22.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Sequential / Pro rata under certain circumstances	BBB	BBB
Series D ES0312846035	04/11/2008 210	100,000.00 21,000,000.00 100.00%	100,000.00 21,000,000.00	Floating 3-M Euribor+2.000% 22.Jan/Apr/Jul/Oct	6.7450% 07/22/2008 1,911.083333 Gross 1,567.088333 Net	07/22/2051 Quarterly 22.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Sequential / Pro rata under certain circumstances	BB	BB
Total		2,100,000,000.00	2,100,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series	Optional redemption	Average life	Years	% Monthly CPR (SMM)						1.25	1.44
				0.17	0.34	0.51	0.69	0.87	1.06		
		% 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	15.57	12.29	9.96	8.25	6.99	6.03	5.29	4.70	
		Final Maturity	10/31/2023	07/22/2020	03/25/2018	07/07/2016	04/05/2015	04/20/2014	07/24/2013	12/19/2012	
		Final Maturity	10/22/2039	10/22/2035	01/22/2032	07/22/2028	10/22/2025	07/22/2023	10/22/2021	04/22/2020	
	Without optional redemption *	Average life	15.74	12.66	10.43	8.77	7.50	6.52	5.74	5.11	
		Final Maturity	01/03/2024	12/05/2020	09/11/2018	01/13/2017	10/10/2015	10/16/2014	01/05/2014	05/21/2013	
		Final Maturity	10/22/2042	01/22/2042	01/22/2042	01/22/2042	01/22/2042	01/22/2042	01/22/2042	01/22/2042	
Series B	With optional redemption *	Average life	24.54	20.15	16.63	13.87	11.80	10.19	8.94	7.93	
		Final Maturity	10/18/2032	05/29/2028	11/21/2024	02/20/2022	01/25/2020	06/17/2018	03/18/2017	03/13/2016	
		Final Maturity	10/22/2039	10/22/2035	01/22/2032	07/22/2028	10/22/2025	07/22/2023	10/22/2021	04/22/2020	
	Without optional redemption *	Average life	24.91	20.94	17.62	14.98	12.89	11.24	9.90	8.82	
		Final Maturity	03/04/2033	03/13/2029	11/20/2025	04/01/2023	02/28/2021	07/03/2019	03/04/2018	01/31/2017	
		Final Maturity	10/22/2042	01/22/2042	01/22/2042	01/22/2042	01/22/2042	01/22/2042	01/22/2042	01/22/2042	
Series C	With optional redemption *	Average life	24.54	20.15	16.63	13.87	11.80	10.19	8.94	7.93	
		Final Maturity	10/18/2032	05/28/2028	11/21/2024	02/20/2022	01/25/2020	06/17/2018	03/18/2017	03/13/2016	
		Final Maturity	10/22/2039	10/22/2035	01/22/2032	07/22/2028	10/22/2025	07/22/2023	10/22/2021	04/22/2020	
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		Final Maturity	10/22/2042	01/22/2042	01/22/2042	01/22/2042	01/22/2042	01/22/2042	01/22/2042	01/22/2042	
Series D	With optional redemption *	Average life	24.54	20.15	16.63	13.87	11.80	10.19	8.94	7.93	
		Final Maturity	10/18/2032	05/28/2028	11/21/2024	02/20/2022	01/25/2020	06/17/2018	03/18/2017	03/13/2016	
		Final Maturity	10/22/2039	10/22/2035	01/22/2032	07/22/2028	10/22/2025	07/22/2023	10/22/2021	04/22/2020	
	Without optional redemption *	Average life	24.91	20.94	17.62	14.98	12.89	11.24	9.90	8.82	
		Final Maturity	03/04/2033	03/13/2029	11/20/2025	04/01/2023	02/28/2021	07/03/2019	03/04/2018	01/31/2017	
		Final Maturity	10/22/2042	01/22/2042	01/22/2042	01/22/2042	01/22/2042	01/22/2042	01/22/2042	01/22/2042	

\* 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	Current	% CE	% CE	At issue date	% CE
Series A	94.25%	1,979,200,000.00	7.75%	94.25%	1,979,200,000.00	7.75%
Series B	2.75%	57,800,000.00	5.00%	2.75%	57,800,000.00	5.00%
Series C	2.00%	42,000,000.00	3.00%	2.00%	42,000,000.00	3.00%
Series D	1.00%	21,000,000.00	2.00%	1.00%	21,000,000.00	2.00%
Issue of Bonds		2,100,000,000.00			2,100,000,000.00	
Reserve Fund	2.00%	42,000,000.00	2.00%		42,000,000.00	

Other financial operations (current)				
Assets		Balance		Interest
		Available	Balance	
Treasury Account			47,929,362.63	4.745%
Servicer ppal collect not yet credited			3,228,363.19	
Servicer ints collect not yet credited			402,508.61	
Liabilities				
Subordinated Loan		0.00	42,000,000.00	6.245%
Start-up Loan			600,000.00	6.745%

### Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	14,175	14,223
Principal		
Principal outstanding	2,091,278,886.47	2,100,115,630.00
Average loan	147,532.90	147,656.31
Minimum	0.65	3.43
Maximum	1,000,000.00	1,000,000.00
Interest rate		
Weighted average (wac)	5.30%	5.29%
Minimum	3.86%	3.86%
Maximum	6.78%	6.78%
Final maturity		
Weighted average (WARM) (months)	388	389
Minimum	05/05/2008	04/17/2008
Maximum	12/05/2047	12/05/2047
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	0.00%	0.00%
1-year EURIBOR/MIBOR (Mortgage Market)	100.00%	100.00%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.06	7.54	0.06	7.54
10.01 - 20%	0.61	16.32	0.60	16.31
20.01 - 30%	1.43	25.53	1.43	25.52
30.01 - 40%	3.18	35.64	3.16	35.63
40.01 - 50%	5.51	45.46	5.51	45.42
50.01 - 60%	10.30	55.48	10.30	55.50
60.01 - 70%	15.71	65.67	15.70	65.69
70.01 - 80%	29.41	76.51	29.46	76.53
80.01 - 90%	12.03	85.56	12.04	85.55
90.01 - 100%	21.75	96.64	21.72	96.65
Weighted average (WALTV)		73.96		73.98
Minimum		0.00		0.00
Maximum		100.00		100.00

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.  
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#### Additional information

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.53%				0.53%
Annual Percentage Rate (CPR)	6.14%				6.14%

Geographic distribution		
	Current	At constitution date
Andalucia	10.05%	10.01%
Aragon	0.63%	0.63%
Asturias	0.71%	0.70%
Balearic Islands	5.78%	5.77%
Basque Country	1.56%	1.57%
Canary Islands	6.78%	6.76%
Cantabria	0.39%	0.39%
Castilla-La Mancha	2.38%	2.39%
Castilla-Leon	3.81%	3.82%
Catalonia	10.03%	10.07%
Ceuta	0.01%	0.01%
Extremadura	0.36%	0.36%
Galicia	2.55%	2.55%
La Rioja	0.25%	0.25%
Madrid	7.32%	7.30%
Murcia	2.92%	2.93%
Navarra	1.77%	1.77%
Valencia	42.70%	42.71%

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	474	54,934.80	134,184.39	0.00	189,119.19	100.00	63,075,441.92	63,264,561.11	100.00	74.54
Subtotal	474	54,934.80	134,184.39	0.00	189,119.19	100.00	63,075,441.92	63,264,561.11	100.00	74.54
<i>Doubt debts (subjectives)</i>										
Bancaja	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	474	54,934.80	134,184.39	0.00	189,119.19		63,075,441.92	63,264,561.11		74.54

### Additional information