

# FTPME BANCAJA 1 Fondo de Titulización de Activos

## Brief report

Date: 07/31/2007  
Currency: EUR

Date of constitution  
03/04/2002

VAT Reg. no.  
G83250811

Management Company  
Europa de Titulización S.G.F.T.

Originator  
Bancaja

Servicer

Bancaja

Lead Managers

JP Morgan

Bancaja

Bond Underwriters and Placement Agents

JP Morgan

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Crédit Agricole Indosuez

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Bond Paying Agent

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Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

Treasury Account

Bancaja

Amortisation Account

Bancaja

Subordinated Credit

Bancaja

Start-up Loan

Bancaja

Swap

Bancaja

Series A1(G) Liquidity Facility

Bancaja

Series A2(G) Liquidity Facility

Bancaja

Series A1(G) & A2(G) Guarantee

Estado Español

Assets Custodian

Bancaja

Fund Auditors

Ernst&Young

### Issued securities: Bonds

Bonds issue									
Series ISIN Code	Issue date N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current Original		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Fitch / Moody's Current Original	
						Final maturity (legal) Next	Next		
Series A1(G) ES0339771000	03/07/2002 2,640	0.00 0.00	100,000.00 264,000,000.00	Floating 3-M Euribor+0.015% 20.Jan/Apr/Jul/Oct		04/20/2005 07/20/2023 20.Jan/Apr/Jul/Oct	Amortized	AAA Aaa	AAA Aaa
Series A1 ES0339771018	03/07/2002 660	0.00 0.00	100,000.00 66,000,000.00	Floating 3-M Euribor+0.380% 20.Jan/Apr/Jul/Oct		04/20/2005 07/20/2023 20.Jan/Apr/Jul/Oct	Amortized	AA Aa2	AA Aa2
Series A2(G) ES0339771026	03/07/2002 1,944	100,000.00 194,400,000.00 100.00%	100,000.00 194,400,000.00	Floating 3-M Euribor+0.060% 20.Jan/Apr/Jul/Oct	4.2810% 10/22/2007 1,117.82 Gross 950.15 Net	10/20/2008 07/20/2023 20.Jan/Apr/Jul/Oct	"Soft-Bullet" except certain circumstances	AAA Aaa	AAA Aaa
Series A2 ES0339771034	03/07/2002 486	100,000.00 48,600,000.00 100.00%	100,000.00 48,600,000.00	Floating 3-M Euribor+0.480% 20.Jan/Apr/Jul/Oct	4.7010% 10/22/2007 1,227.48 Gross 1,043.36 Net	10/20/2008 07/20/2023 20.Jan/Apr/Jul/Oct	"Soft-Bullet" except certain circumstances	AAA Aa2	AA Aa2
Series B ES0339771042	03/07/2002 270	35,864.34 9,683,371.80 35.86%	100,000.00 27,000,000.00	Floating 3-M Euribor+1.800% 20.Jan/Apr/Jul/Oct	6.0210% 10/22/2007 Gross Net	07/20/2023 Quarterly 20.Jan/Apr/Jul/Oct	"Pass-Through" Pro rata deferred start / Secutorial	BBB Baa2	BBB Baa2
Total		252,683,371.80 600,000,000.00							

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)						
				0.34	0.51	0.69	0.87	1.06	1.25	1.44
				% Annual equivalent CPR						
				4.00	6.00	8.00	10.00	12.00	14.00	16.00
Series A2(G)	Final Maturity	Years	Date	10/20/2008	10/20/2008	10/20/2008	10/20/2008	10/20/2008	10/20/2008	10/20/2008
	Final Maturity	Years	Date	10/20/2008	10/20/2008	10/20/2008	10/20/2008	10/20/2008	10/20/2008	10/20/2008
Series A2	Final Maturity	Years	Date	10/20/2008	10/20/2008	10/20/2008	10/20/2008	10/20/2008	10/20/2008	10/20/2008
	Final Maturity	Years	Date	10/20/2008	10/20/2008	10/20/2008	10/20/2008	10/20/2008	10/20/2008	10/20/2008
Series B	Final Maturity	Years	Date	08/12/2008	08/12/2008	08/12/2008	08/12/2008	08/12/2008	08/12/2008	08/12/2008
	Final Maturity	Years	Date	10/20/2008	10/20/2008	10/20/2008	10/20/2008	10/20/2008	10/20/2008	10/20/2008

\* Optional clean up call when the amount of the outstanding balance of the securitised assets is less than 15 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	% CE		At issue date	% CE	
Class A	96.17%	243,000,000.00	6.20%	95.50%	573,000,000.00	6.25%
Series A1(G)	0.00%	0.00		44.00%	264,000,000.00	
Series A1	0.00%	0.00		11.00%	66,000,000.00	
Series A2(G)	76.93%	194,400,000.00		32.40%	194,400,000.00	
Series A2	19.23%	48,600,000.00		8.10%	48,600,000.00	
Series B	3.83%	9,683,371.80	2.37%	4.50%	27,000,000.00	1.75%
Issue of Bonds		252,683,371.80			600,000,000.00	
Subord. Line of Credit (Available)	2.37%	6,000,000.00		1.75%	10,500,000.00	
Spanish State guarantee						
Series A1(G)		0.00			264,000,000.00	
Series A2(G)		194,400,000.00			194,400,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	2,190,433.72	4.221%	
Amortization Account	155,849,657.73	4.221%	
Servicer ppal collect not yet credited	711,320.01		
Servicer ints collect not yet credited	150,900.87		
Liabilities	Available	Balance	Interest
Start-up Loan			0.00
Subordinated Line of Credit	6,000,000.00	0.00	5.221%
Liquidity Facility A1(G)		0.00	0.00
Liquidity Facility A2(G)	18,000,000.00	0.00	4.221%

#### Additional information

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Estado Español

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Bancaja

**Fund Auditors**  
Ernst&Young

### Collateral: SME Loans

General			
	Current	At constitution date	
Count	1,047	3,972	
Principal			
Principal outstanding	93,764,168.51	600,016,196.27	
Average loan	89,555.08	151,061.48	
Minimum	348.24	3,657.31	
Maximum	1,220,115.82	1,803,036.31	
Interest rate			
Weighted average (wac)	5.03%	5.11%	
Minimum	4.00%	3.25%	
Maximum	9.75%	10.50%	
Final maturity			
Weighted average (WARM) (months)	78	97	
Minimum	08/01/2007	06/05/2003	
Maximum	07/29/2021	07/29/2021	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	12.31%	20.61%	
6-month EURIBOR/MIBOR	0.23%	0.27%	
1-year EURIBOR/MIBOR	13.09%	14.35%	
1-year EURIBOR/MIBOR (Mortgage Market)	74.28%	62.94%	
Fixed Interest	0.09%	1.84%	

Distribution by sector (CNAE)			
	Current	At constitution date	
(K) - Real Estate and Rental Activities; Business Services	37.89%	29.15%	
(D) - Manufacturing industry	18.05%	27.25%	
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	15.99%	14.58%	
(F) - Building	6.80%	7.80%	
(H) - Catering trade	5.08%	5.89%	
(O) - Other social activities and services provided to the Community; Personal Services	6.42%	3.92%	
(I) - Transport, Storage and Communications	2.30%	3.91%	
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	3.10%	3.02%	
(N) - Health and Veterinary Activities, Social Services	1.36%	2.08%	
(C) - Extractive industries	0.41%	0.92%	
(M) - Education	1.43%	0.69%	
(B) - Fishing	0.92%	0.40%	
(J) - Financial brokering	0.35%	0.26%	
(E) - Production and distribution of electric power, gas and water	0.02%	0.12%	
(L) - Public Administration, Defence and Compulsory Social Security	0.08%	0.02%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.77%	0.96%	0.81%	0.97%	0.99%
Annual Percentage Rate (CPR)	8.86%	10.91%	9.24%	11.09%	11.31%

Geographic distribution			
	Current	At constitution date	
Andalucia	3.23%	1.80%	
Aragon	0.48%	1.18%	
Balearic Islands	1.26%	3.43%	
Basque Country	0.87%	0.87%	
Canary Islands	2.23%	1.30%	
Castilla-La Mancha	3.02%	3.49%	
Castilla-Leon	0.20%	0.30%	
Catalonia	7.14%	6.17%	
Extremadura		0.01%	
Galicia	0.14%	0.06%	
La Rioja		0.02%	
Madrid	7.97%	6.46%	
Murcia	0.25%	0.16%	
Valencia	73.20%	74.75%	

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%		Total	%
Up to 1 month	40	92,240.45	4,548.49	0.00	96,788.94	7.40	2,529,550.49	2,626,339.43	48.44
1 to 2 months	14	34,141.64	5,523.61	0.00	39,665.25	3.03	894,013.55	933,678.80	17.22
3 to 6 months	1	2,437.47	793.02	0.00	3,230.49	0.25	62,287.22	65,517.71	1.21
6 to 12 months	1	549.82	1,052.89	0.00	1,602.71	0.12	25,517.64	27,120.35	0.50
12 to 18 months	2	33,151.42	6,650.17	0.00	39,801.59	3.04	106,110.66	145,912.25	2.69
18 to 24 months	2	20,124.60	331.16	0.00	20,455.76	1.56	0.00	20,455.76	0.38
Over 2 years	19	937,109.73	168,729.42	0.00	1,105,839.15	84.58	497,019.42	1,602,858.57	29.56
<b>Total</b>	<b>79</b>	<b>1,119,755.13</b>	<b>187,628.76</b>	<b>0.00</b>	<b>1,307,383.89</b>		<b>4,114,498.98</b>	<b>5,421,882.87</b>	

Each range includes the beginning but not the ending time

#### Additional information