

# CONSUMO BANCAJA 1 Fondo de Titulización de Activos

## Brief report

**Date:** 04/30/2009  
**Currency:** EUR

**Date of constitution**  
06/26/2006

**VAT Reg. no.**  
V84752856

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

**Originator**  
Bancaja

**Servicer**  
Bancaja

**Lead Managers**  
Bancaja  
JPMorgan  
BNP Paribas

**Bond Underwriters and Placement Agents**  
Bancaja  
JPMorgan  
BNP Paribas

**Bond Paying Agent**  
Bancaja

**Market**  
IAIF Mercado de Renta Fija

**Register of Book Securities**  
Iberclear

**Treasury Account**  
Banco Popular Español

**Principal Account**  
Bancaja

**Start-up Loan**  
Bancaja

**Swap**  
Bancaja

**Assets Custodian**  
Bancaja

**Fund Auditors**  
Ernst&Young

### 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 Fitch / Moody's		
		Current	Original			Final maturity (legal)	Next	Current	Original	
Series A ES0323633000	06/29/2006 5,661	58,465.35 330,972,346.35	100,000.00 566,100,000.00	Floating 3-M Euribor+0.110% 26.Feb/May/Aug/Nov	1.9680% 05/26/2009 284.453416 Gross 233.251801 Net	05/26/2020 Quarterly 26.Feb/May/Aug/Nov	To Be Determined "Pass-Through"	AAA Aaa	AAA Aaa	
Series B ES0323633018	06/29/2006 147	100,000.00 14,700,000.00	100,000.00 14,700,000.00	Floating 3-M Euribor+0.160% 26.Feb/May/Aug/Nov	2.0180% 05/26/2009 498.894444 Gross 409.093444 Net	05/26/2020 Quarterly 26.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	AA A1	AA Aa2	
Series C ES0323633026	06/29/2006 192	100,000.00 19,200,000.00	100,000.00 19,200,000.00	Floating 3-M Euribor+0.220% 26.Feb/May/Aug/Nov	2.0780% 05/26/2009 513.727778 Gross 421.256778 Net	05/26/2020 Quarterly 26.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Pro rata under certain circumstances	BBB+ B1	A- A2	
Series D ES0323633034	06/29/2006 129	100,000.00 12,900,000.00	100,000.00 12,900,000.00	Floating 3-M Euribor+4.000% 26.Feb/May/Aug/Nov	5.8580% 05/26/2009 1,448.227778 Gross 1,187.546778 Net	05/26/2020 Quarterly 26.Feb/May/Aug/Nov	To Be Determined Due to Cash Reserve reduction	CCCDR 3 Caa3	CCC Caa2	
Total		377,772,346.35	612,900,000.00							

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	
Series A	With optional redemption *	Average life	Years	1.65	1.61	1.57	1.51	1.47	1.43	1.40	1.34
		Final Maturity	Years	3.07	3.07	3.07	2.83	2.83	2.83	2.83	2.58
			Date	12/24/2010	09/12/2010	11/24/2010	01/11/2010	10/18/2010	05/10/2010	09/22/2010	01/09/2010
			Date	05/26/2012	05/26/2012	05/26/2012	02/26/2012	02/26/2012	02/26/2012	02/26/2012	11/26/2011
	Without optional redemption *	Average life	Years	1.69	1.64	1.59	1.55	1.50	1.46	1.42	1.37
		Final Maturity	Years	3.83	3.83	3.58	3.58	3.58	3.33	3.33	3.33
			Date	02/26/2013	02/26/2013	11/26/2012	11/26/2012	11/26/2012	08/26/2012	08/26/2012	08/26/2012
Series B	With optional redemption *	Average life	Years	3.07	3.07	3.07	2.83	2.83	2.83	2.83	2.58
		Final Maturity	Years	3.33	3.33	3.33	3.07	3.07	3.07	3.07	2.83
			Date	08/26/2012	08/26/2012	08/26/2012	05/26/2012	05/26/2012	05/26/2012	05/26/2012	02/26/2012
			Date	08/26/2013	08/26/2013	08/26/2013	05/26/2013	05/26/2013	05/26/2013	05/26/2013	02/26/2013
	Without optional redemption *	Average life	Years	4.08	4.01	3.92	3.84	3.77	3.69	3.60	3.53
		Final Maturity	Years	4.33	4.33	4.33	4.07	4.07	4.07	3.83	3.83
			Date	08/26/2013	08/26/2013	08/26/2013	05/26/2013	05/26/2013	05/26/2013	05/26/2013	02/26/2013
Series C	With optional redemption *	Average life	Years	3.07	3.07	3.07	2.83	2.83	2.83	2.83	2.58
		Final Maturity	Years	3.33	3.33	3.33	3.07	3.07	3.07	3.07	2.83
			Date	08/26/2012	08/26/2012	08/26/2012	05/26/2012	05/26/2012	05/26/2012	05/26/2012	02/26/2012
	Without optional redemption *	Average life	Years	5.05	4.98	4.92	4.84	4.77	4.70	4.63	4.55
		Final Maturity	Years	7.08	7.08	7.08	7.08	7.08	7.08	7.08	7.08
			Date	05/28/2016	05/26/2016	05/26/2016	05/26/2016	05/26/2016	05/26/2016	05/26/2016	05/26/2016
Series D	With optional redemption *	Average life	Years	2.09	2.07	2.05	1.91	1.89	1.88	1.86	1.72
		Final Maturity	Years	3.33	3.33	3.33	3.07	3.07	3.07	3.07	2.83
			Date	08/26/2012	08/26/2012	08/26/2012	05/26/2012	05/26/2012	05/26/2012	05/26/2012	02/26/2012
	Without optional redemption *	Average life	Years	4.09	4.07	4.05	4.03	4.02	4.00	3.98	3.97
		Final Maturity	Years	7.08	7.08	7.08	7.08	7.08	7.08	7.08	7.08
			Date	05/31/2013	05/24/2013	05/16/2013	10/05/2013	04/05/2013	04/29/2013	04/23/2013	04/17/2013
			Date	05/26/2016	05/26/2016	05/26/2016	05/26/2016	05/26/2016	05/26/2016	05/26/2016	05/26/2016

Restitution period will end up 26.05.2008. Meanwhile loans will be restituted in every payment date for its initial amount available in each payment date.  
\* Optional Clean up call when the amount of the Outstanding Balance of the Securitised Loans is less than 10 per 100 of the initial Outstanding Balance, when the securitised assets Revolving Period is over.  
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	87.61%	330,972,346.35	12.69%	92.36%	566,100,000.00
Series B	3.89%	14,700,000.00	8.66%	2.40%	14,700,000.00
Series C	5.08%	19,200,000.00	3.39%	3.13%	19,200,000.00
Series D	3.41%	12,900,000.00		2.10%	12,900,000.00
Issue of Bonds		377,772,346.35			612,900,000.00
Reserve Fund	3.39%	12,387,104.92		2.15%	12,900,000.00

Other financial operations (current)			
Assets		Balance	
		Interest	Interest
Treasury Account		49,394,394.25	1.858%
Principals Account		0.00	
Servicer ppal collect not yet credited		1,127,526.12	
Servicer ints collect not yet credited		137,241.83	
Liabilities		Available	Balance
Start-up Loan		1,326,315.83	3.858%
Swap collateralized amount		Amount	Credited
CSA *		0.00	
Cash			0.00
Securities			0.00

\* Credit Support Amount in favour of the Fund

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### Collateral: Consumer loans to individuals

General			
	Current	At constitution date	
Count	50,922	82,461	
Principal			
Principal outstanding	331,611,417.14	599,795,897.15	
Average loan	6,512.14	7,273.69	
Minimum	0.01	0.01	
Maximum	36,394.89	27,783.88	
Interest rate			
Weighted average (wac)	7.81%	6.62%	
Minimum	3.14%	4.00%	
Maximum	14.99%	13.22%	
Final maturity			
Weighted average (WARM) (months)	40	46	
Minimum	05/01/2009	06/27/2006	
Maximum	12/19/2017	04/05/2016	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	58.96%	64.99%	
Fixed Interest	41.04%	34.81%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.06%	1.21%	1.12%	1.08%	1.43%
Annual Percentage Rate (CPR)	12.02%	13.59%	12.65%	12.23%	15.88%

Replenishment of securitised assets	
Last acquisition (date)	02/26/2008
Number of loans acquired	4,786
Additional loan principal	64,106,792
Cumulative acquisitions	
Number of loans acquired	37,148
Additional loan principal	471,718,117.32
Next acquisition (date)	
End of revolving period	05/26/2008

Geographic distribution		
	Current	At constitution date
Andalucia	2.68%	1.75%
Aragon	0.72%	0.52%
Asturias	0.12%	0.07%
Balearic Islands	1.37%	1.24%
Basque Country	0.60%	0.35%
Canary Islands	1.37%	1.25%
Cantabria	0.13%	0.07%
Castilla-La Mancha	3.62%	3.52%
Castilla-Leon	0.88%	0.53%
Catalonia	6.01%	4.95%
Ceuta		0.00%
Extremadura	0.21%	0.11%
Galicia	0.87%	0.51%
La Rioja	0.28%	0.14%
Madrid	6.18%	4.39%
Melilla		0.00%
Murcia	0.76%	0.41%
Navarra	0.26%	0.08%
Valencia	73.94%	79.92%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	3,544	562,732.18	96,704.56	0.00	659,436.74	3.75	23,389,573.92	24,049,010.66	30.99
from > 1 to ≤ 2 months	1,203	459,374.82	86,272.89	0.00	545,647.71	3.10	7,988,018.06	8,533,665.77	11.00
from > 2 to ≤ 3 months	681	385,968.26	71,077.88	0.00	457,046.14	2.60	3,837,180.41	4,294,226.55	5.53
from > 3 to ≤ 6 months	1,324	1,240,489.99	257,290.37	0.00	1,497,780.36	8.51	7,513,349.33	9,011,129.69	11.61
from > 6 to < 12 months	1,712	2,991,519.39	633,016.86	0.00	3,624,536.25	20.60	8,524,071.79	12,148,608.04	15.66
from ≥ 12 to < 18 months	1,211	3,087,609.24	688,651.91	0.00	3,776,261.15	21.46	4,911,364.42	8,687,625.57	11.20
from ≥ 18 to < 24 months	795	2,607,842.24	545,252.51	0.00	3,153,094.75	17.92	2,328,166.43	5,481,261.18	7.06
from ≥ 24 months	780	3,281,129.94	598,738.41	0.00	3,879,868.35	22.05	1,509,972.02	5,389,840.37	6.95
Subtotal	11,250	14,616,666.06	2,977,005.39	0.00	17,593,671.45	100.00	60,001,696.38	77,595,367.83	100.00
<i>Doubt debts (subjectives)</i>									
	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
<b>Total</b>	<b>11,250</b>	<b>14,616,666.06</b>	<b>2,977,005.39</b>	<b>0.00</b>	<b>17,593,671.45</b>		<b>60,001,696.38</b>	<b>77,595,367.83</b>	