

BZ HIPOTECARIO 1 Fondo de Titulizacion Hipotecaria

Brief report

Date: 12/31/2005
Currency: EUR

Date of constitution
 04/16/1999

VAT Reg. no.
 G82311796

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

Originator
 Banco Zaragozano

Servicer
 Barclays Bank (B. Zaragozano)

Lead Managers
 Banco Zaragozano

Bond Underwriters and Placement Agents
 Banco Zaragozano

Bond Paying Agent
 Caja Madrid

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Barclays Bank (B. Zaragozano)

Treasury Account Collateral
 Caja Madrid

Subordinated Loan
 Barclays Bank (B. Zaragozano)

Assets Custodian
 Barclays Bank (B. Zaragozano)

Fund Auditors
 Ernst&Young

Issued securities: Mortgage-Backed 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 ES0315271009	04/20/1999 3,386	21,756.70 73,668,186.20 21.76%	100,000.00 338,600,000.00	Floating 3-M Euribor + 0.180% 17.Mar/Jun/Sep/Dec	2.6919% 03/17/2006 141.20 Gross 120.02 Net	03/17/2024 Quarterly 17.Mar/Jun/Sep/Dec	03/17/2006 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0315271017	04/20/1999 114	100,000.00 11,400,000.00 100.00%	100,000.00 11,400,000.00	Floating 3-M Euribor + 0.500% 17.Mar/Jun/Sep/Dec	3.0163% 03/17/2006 727.22 Gross 618.14 Net	03/17/2024 Quarterly 17.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Secutential	AA A2	A+ A2
Total		85,068,186.20 350,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

Series	With optional redemption *	Average life Years	Date	% Monthly CPR (SMM)									
				0,00	0,70	0,80	0,90	1,00	1,10	1,20	1,30		
Series A	With optional redemption *	Average life	3.24	2.31	2.26	2.15	2.10	1.99	1.96	1.92			
		Final Maturity	03/28/2009	04/23/2008	04/05/2008	02/22/2008	02/06/2008	12/27/2007	12/14/2007	12/01/2007			
	Without optional redemption *	Average life	3.74	2.72	2.62	2.53	2.44	2.36	2.28	2.21			
		Final Maturity	03/17/2011	09/17/2009	09/17/2009	06/17/2009	06/17/2009	03/17/2009	03/17/2009	03/17/2009			
		Average life	9.72	6.97	6.72	6.47	6.21	5.96	5.72				
		Final Maturity	09/17/2015	12/17/2012	09/17/2012	06/17/2012	03/17/2012	12/17/2011	12/17/2011	09/17/2011			
Series B	With optional redemption *	Average life	5.21	3.72	3.72	3.46	3.46	3.21	3.21	3.21			
		Final Maturity	03/17/2011	09/17/2009	09/17/2009	06/17/2009	06/17/2009	03/17/2009	03/17/2009	03/17/2009			
	Without optional redemption *	Average life	12.54	9.90	9.58	9.27	8.98	8.71	8.44	8.20			
		Final Maturity	07/13/2018	11/23/2015	07/28/2015	04/06/2015	12/21/2014	09/12/2014	06/09/2014	03/11/2014			
		Average life	18.47	18.47	18.47	18.47	18.47	18.47	18.47	18.47			
		Final Maturity	06/17/2024	06/17/2024	06/17/2024	06/17/2024	06/17/2024	06/17/2024	06/17/2024	06/17/2024			

* 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	86.60%	73,668,186.20	17.40%	96.74%
Series B	13.40%	11,400,000.00	4.00%	3.26%
Issue of Bonds		85,068,186.20		350,000,000.00
Reserve Fund	4.00%	3,402,727.45	2.00%	7,000,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	4,235,469.42	2,475.5%	
Servicer ppal collect not yet credited	460,935.62		
Servicer ints collect not yet credited	15,734.77		
Liabilities	Available	Balance	Interest
Subordinated Loan	3,381,213.19	3.016%	

Collateral: Residential mortgage loans

General				
	Current	At constitution date		
Count	3,519	7,760		
Principal				
Principal outstanding	83,724,739.04	350,002,847.85		
Average loan	23,792.20	45,103.46		
Minimum	128.83	14,743.02		
Maximum	163,899.18	291,614.96		
Interest rate				
Weighted average (wac)	3.97%	5.18%		
Minimum	2.65%	3.75%		
Maximum	10.00%	7.90%		
Final maturity				
Weighted average (WARM) (months)	107	168		
Minimum	01/01/2006	09/01/2002		
Maximum	03/01/2024	02/01/2024		
Index (distribution)				
1-year EURIBOR/MIBOR	8.38	0.00		
1-year EURIBOR/MIBOR (Mortgage Market)	91.62	100.00		

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	5.47	6.83	0.29	7.95
10.01 - 20%	17.24	15.26	3.21	16.52
20.01 - 30%	22.50	25.14	8.36	25.74
30.01 - 40%	24.25	34.89	12.87	35.31
40.01 - 50%	15.41	44.52	18.46	45.38
50.01 - 60%	12.96	54.50	20.93	55.23
60.01 - 70%	2.17	62.21	23.90	64.88
70.01 - 80%			11.99	73.64
Weighted average (WALTV)	32.40		51.52	
Minimum	0.16		3.78	
Maximum	65.89		79.15	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.47%	1.26%	1.01%	1.02%	0.99%
Annual Percentage Rate (CPR)	16.27%	14.16%	11.44%	11.62%	11.28%

Geographic distribution		
	Current	At constitution date
Andalucia	9.66%	10.70%
Aragon	6.56%	6.87%
Asturias	1.85%	1.14%
Balearic Islands	2.70%	3.12%
Basque Country	2.50%	2.36%
Canary Islands	4.19%	5.23%
Cantabria	1.26%	0.98%
Castilla-La Mancha	6.37%	5.48%
Castilla-Leon	5.25%	4.57%
Catalonia	15.97%	16.70%
Extremadura	0.93%	0.73%
Galicia	2.58%	2.65%
La Rioja	0.31%	0.35%
Madrid	29.45%	28.65%
Murcia	1.00%	1.13%
Navarra	0.67%	0.56%
Valencia	8.75%	8.78%

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Current delinquency											
Aging	Assets	Overdue debt						Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%	%				
Up to 1 month	60	17,232.25	4,307.83	0.00	21,540.08	17.86	1,246,036.95	1,267,577.03	49.07	24.28	
1 to 2 months	23	12,436.99	5,374.83	0.00	17,811.82	14.77	732,307.54	750,119.36	29.04	31.81	
2 to 3 months	17	18,900.07	3,376.58	0.00	22,276.65	18.48	322,520.41	344,797.06	13.35	21.10	
3 to 6 months	4	4,667.05	1,569.51	0.00	6,236.56	5.17	83,689.88	89,926.44	3.48	28.11	
6 to 12 months	1	1,141.93	383.25	0.00	1,525.18	1.26	12,820.43	14,345.61	0.56	13.64	
12 to 18 months	3	23,303.62	2,408.53	2,608.98	28,321.13	23.49	27,921.62	56,242.75	2.18	21.10	
Over 2 years	4	3,759.02	11,730.52	7,374.39	22,863.93	18.96	37,570.95	60,434.88	2.34	27.34	
Total	112	81,440.93	29,151.05	9,983.37	120,575.35		2,462,867.78	2,583,443.13		25.52	