

**BZ HIPOTECARIO 1 FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 31st OCT, 2004**



<b>DATE OF CONSTITUTION:</b>	16th april, 1999	<b>LEAD MANAGER:</b>	BANCO ZARAGOZANO
<b>MANAGEMENT COMPANY:</b>	EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T.	<b>PAYING AGENT:</b>	CAJA MADRID
<b>ORIGINATOR:</b>	BANCO ZARAGOZANO	<b>SECONDARY MARKET:</b>	AIAF MERCADO DE RENTA FIJA
<b>SERVICER:</b>	BARCLAYS BANK (BANCO ZARAGOZANO)	<b>REGISTER OF BOOK SECURITIES:</b>	IBERCLEAR
<b>TREASURY ACC.:</b>	BARCLAYS BANK (BANCO ZARAGOZANO)	<b>DEPOSITORY:</b>	BARCLAYS BANK (BANCO ZARAGOZANO)
<b>GUARANTEE TREASURY ACC.:</b>	CAJA MADRID	<b>AUDITORS:</b>	ERNST & YOUNG.
<b>SUBORDINATED LOAN:</b>	BARCLAYS BANK (BANCO ZARAGOZANO)		

**MORTGAGE BACKED SECURITIES: BONOS DE TITULIZACIÓN HIPOTECARIA (STRUCTURE SENIOR/MEZZANINE)**

SERIES ISIN CODE PRIORITY	ISSUE DATE	PRINCIPAL OUTSTANDING (UNIT N° BONDS /TOTAL)		INTEREST TYPE REF. RATE AND MARGIN PAYMENT DATE	INTEREST TYPE CURRENT (EUROS)	REDEMPTION (EUROS)		RATING MOODY'S/ FITCH	
		CURRENT	ORIGINAL			FINAL MATURITY FREQUENCY	NEXT UNIT%/OUTST.	CURRENT	ORIGINAL
A ES0315271009 SENIOR	20.04.1999	31.321,08 3.386 106.053.176,88	100.000,00 3.386 338.600.000,00	FLOATING EURIBOR 3M + 0,18% 17.03/06/09/12	2,3269% NEXT COUPON: 17.12.2004 181,78 GROSS 154,51 NET	17.03.2024 QUARTERLY 17.03/06/09/12	17.12.2004	Aaa/AAA	Aaa/AAA
B ES0315271017 MEZZANINE	20.04.1999	100.000,00 114 11.400.000,00	100.000,00 114 11.400.000,00	FLOATING EURIBOR 3M + 0,50% 17.03/06/09/12	2,6523% NEXT COUPON: 17.12.2004 661,26 GROSS 562,07 NET	17.03.2024 QUARTERLY 17.03/06/09/12	Sequential: to be determined	A2/A+	A2/AA
<b>TOTALS</b>		<b>117.453.176,88</b>	<b>350.000.000,00</b>						

AVERAGE LIFE (IN YEARS) AND MATURITY ACCORDING TO DIFFERENT HYPOTHESIS OF PREPAYMENT RATES										
PREPAYMENTS		CLASS A BONDS				CLASS B BONDS				
% CONSTANT MONTHLY (SMM)	% ANNUAL EQUIVALENT (CPR)	WITHOUT OPTIONAL REDEMPTION 1		WITH OPTIONAL REDEMPTION 1		WITHOUT OPTIONAL REDEMPTION 1		WITH OPTIONAL REDEMPTION 1		
		AVERAGE LIFE	FINAL MATURITY	AVERAGE LIFE	FINAL MATURITY	AVERAGE LIFE	FINAL MATURITY	AVERAGE LIFE	FINAL MATURITY	
0,00%	0,00%	4,33 (28/02/2009)	11,64 (17/06/2016)	3,93 (05/10/2008)	6,88 (17/09/2011)	14,24 (25/01/2019)	19,14 (17/12/2023)	6,88 (17/09/2011)	6,88 (17/09/2011)	
0,90%	10,28%	2,86 (10/09/2007)	7,88 (17/09/2012)	2,62 (15/06/2007)	4,88 (17/09/2009)	10,60 (04/06/2015)	19,14 (17/12/2023)	4,88 (17/09/2009)	4,88 (17/09/2009)	
1,00%	11,36%	2,76 (03/08/2007)	7,63 (17/06/2012)	2,51 (04/05/2007)	4,63 (17/06/2009)	10,26 (01/02/2015)	19,14 (17/12/2023)	4,63 (17/06/2009)	4,63 (17/06/2009)	
1,10%	12,43%	2,66 (29/06/2007)	7,38 (17/03/2012)	2,45 (12/04/2007)	4,63 (17/06/2009)	9,94 (08/10/2014)	19,14 (17/12/2023)	4,63 (17/06/2009)	4,63 (17/06/2009)	
1,20%	13,49%	2,57 (26/05/2007)	7,13 (17/12/2011)	2,34 (05/03/2007)	4,38 (17/03/2009)	9,64 (20/06/2014)	19,14 (17/12/2023)	4,38 (17/03/2009)	4,38 (17/03/2009)	
1,30%	14,53%	2,48 (25/04/2007)	6,88 (17/09/2011)	2,24 (27/01/2007)	4,13 (17/12/2008)	9,36 (09/03/2014)	19,14 (17/12/2023)	4,13 (17/12/2008)	4,13 (17/12/2008)	
1,40%	15,56%	2,40 (27/03/2007)	6,63 (17/06/2011)	2,20 (10/01/2007)	4,13 (17/12/2008)	9,09 (01/12/2013)	19,14 (17/12/2023)	4,13 (17/12/2008)	4,13 (17/12/2008)	
1,50%	16,59%	2,33 (28/02/2007)	6,63 (17/06/2011)	2,10 (06/12/2006)	3,88 (17/09/2008)	8,84 (01/09/2013)	19,14 (17/12/2023)	3,88 (17/09/2008)	3,88 (17/09/2008)	

(1) 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.  
Hypothesis of delinquency and default assumptions of the mortgage backed loans: 0%.

**COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)**

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		4.263	7.760
PRINCIPAL: (EURO)	TOTAL OUTSTANDING	113.897.138,38	350.002.847,54
	AVERAGE LOAN	26.717,60	45.103,46
	MINIMUM	27,08	14.743,02
	MAXIMUM	171.547,11	291.614,96
INTEREST RATE:	WEIGHTED AVERAGE (WAC)	4,04%	5,18%
	MINIMUM	2,65%	3,75%
	MAXIMUM	6,00%	7,90%
REMAINING MATURITY	WEIGHTED AV.(WARM)(MONTHS)	116	168
	MINIMUM	01:01:2005	01:09:2002
	MAXIMUM	01:11:2023	01:02:2024
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	2,41%	-
	MIBOR 1 YEAR	97,59%	100,00%

LTV DISTRIBUTION				
	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	-	-	12,03	73,63
60,01 - 70%	5,57	63,09	23,88	64,87
50,01 - 60%	14,12	55,05	20,95	55,23
40,01 - 50%	20,45	44,58	18,48	45,37
30,01 - 40%	22,99	34,89	12,89	35,29
30% & BELOW	36,87	19,56	11,77	22,57
WEIGHTED AVERAGE (WALTV)		35,64		51,54
MINIMUM		0,04		3,78
MAXIMUM		68,70		79,15

PREPAYMENTS					
	CURRENT	LAST 3 MONTHS	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTHLY MORTALITY (SMM)	0,68%	1,13%	0,89%	1,11%	0,97%
ANNUAL EQUIVALENT (CPR)	7,90%	8,52%	10,16%	12,51%	11,06%

GEOGRAPHIC DISTRIBUTION		
	CURRENT	AT CONSTITUTION DATE
ANDALUCIA	9,86%	10,61%
ARAGÓN	6,82%	6,87%
CATALUÑA	16,29%	15,76%
MADRID	28,91%	28,65%
COMUNIDAD VALENCIANA	8,48%	8,26%
RESTO 12 COMUNIDADES	29,64%	29,85%

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<b>CURRENT DELINQUENCY (EURO)</b>									
AGING	NUMBER MORTGAGE PARTICIPATIONS	UNPAID AMOUNTS				REMAINING DEBT TO MATURE	TOTAL DEBT		% LOAN TO VALUE
		PRINCIPAL	INTEREST AND OTHERS	TOTALS	%			%	
• Up to a month	74	24.090,82	8.666,20	32.757,02	32,49%	2.044.653,97	2.077.410,99	58,48%	29,88
• From 1 to 2 months	36	24.129,67	9.780,59	33.910,26	33,63%	1.158.525,12	1.192.435,38	33,57%	32,82
• From 2 to 3 months	4	3.854,17	1.216,26	5.070,43	5,03%	81.886,26	86.956,69	2,45%	30,38
• From 3 to 6 months	4	6.608,41	1.063,65	7.672,06	7,61%	72.689,22	80.361,28	2,26%	22,87
• From 6 to 12 months	3	4.680,92	5.379,15	10.060,07	9,98%	84.697,14	94.757,21	2,67%	40,74
• Over 1 year	2	630,66	10.723,78	11.354,44	11,26%	9.047,14	20.401,58	0,57%	24,47
<b>TOTALS</b>	<b>123</b>	<b>63.994,65</b>	<b>36.829,63</b>	<b>100.824,28</b>	<b>100,00%</b>	<b>3.451.498,85</b>	<b>3.552.323,13</b>	<b>100,00%</b>	<b>30,79</b>

**CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS**

<b>CREDIT ENHANCEMENT (CE) (EUROS)</b>						
		CURRENT		AT ISSUE DATE		
			% CE		% CE	
SERIES A	90,29%	106.053.176,88	13,71%	96,74%	338.600.000,00	5,26%
SERIES B	9,71%	11.400.000,00	4,00%	3,26%	11.400.000,00	2,00%
ISSUE BONDS		117.453.176,88			350.000.000,00	
RESERVE FUND	4,00%	4.698.127,08		2,00%	7.000.000,00	

<b>OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)</b>		
ASSETS	BALANCE	INTEREST
TREASURY C.	8.141.516,90	2,116%
SERVICER PPAL COLLECT NOT YET CREDITED	509.889,54	
SERVICER INTS COLLECT NOT YET CREDITED	20.672,06	
<b>LIABILITIES</b>	<b>BALANCE</b>	<b>INTEREST</b>
SUBORDINATED LOAN	4.676.612,82	2,652%

**ADDITIONAL INFORMATION**

MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T

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OFFICIAL REGISTER:

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