

Brief report

Date: 01/31/2007
Currency: EUR

Date of constitution
07/12/2004

VAT Reg. no.
G84054840

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

Originator
Bancaja

Servicer
Bancaja

Lead Managers

Bancaja
BNP Paribas
Deutsche Bank
JP Morgan

Bond Underwriters and Placement

Agents
Bancaja
BNP Paribas
Deutsche Bank
JP Morgan
CDC Ixis Capital Markets
Fortis Bank
Banco Cooperativo
Banco Pastor

Bond Paying Agent

Bancaja

Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

Treasury Account

Bancaja

Amortisation Account

Bancaja

Subordinated Loan

Bancaja

Start-up Loan

Bancaja

Swap

Bancaja

Assets Custodian

Bancaja

Fund Auditors

Ernst&Young

Issued securities: Residential Mortgages 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	
		Current	Original			Final maturity (legal)	Next	Fitch / Moody's / S&P Current	Original
Series A1 ES0312886007	07/16/2004 1,500	0.00 0.00 0.00%	100,000.00 150,000,000.00	Floating 3-M Euribor + 0.060% (+0.21% from 11/25/2005) 25.Feb/May/Aug/Nov		11/25/2005 11/25/2036 25.Feb/May/Aug/Nov	Amortized	AAA Aaa AAA	
Series A2 ES0312886015	07/16/2004 16,702	66,501.53 1,110,708,554.06 66.50%	100,000.00 1,670,200,000.00	Floating 3-M Euribor + 0.180% 25.Feb/May/Aug/Nov	3.7980% 02/26/2007 638.447939 Gross 542.680748 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	"Pass-Through" Secutorial	AAA Aaa AAA	AAA Aaa AAA
Series B ES0312886023	07/16/2004 399	100,000.00 39,900,000.00 100.00%	100,000.00 39,900,000.00	Floating 3-M Euribor + 0.390% 25.Feb/May/Aug/Nov	4.0080% 02/26/2007 1,013.133333 Gross 861.163333 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutorial	A+ A2 A	A+ A A
Series C ES0312886031	07/16/2004 238	100,000.00 23,800,000.00 100.00%	100,000.00 23,800,000.00	Floating 3-M Euribor + 0.780% 25.Feb/May/Aug/Nov	4.3980% 02/26/2007 1,111.716667 Gross 944.959167 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" deferred start / Secutorial	BBB+ Baa2 BBB	BBB+ Baa2 BBB
Series D ES0312886049	07/16/2004 161	100,000.00 16,100,000.00 100.00%	100,000.00 16,100,000.00	Floating 3-M Euribor + 2.500% 25.Feb/May/Aug/Nov	6.1180% 02/26/2007 1,546.494444 Gross 1,314.520277 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutorial	BB+ Ba2 BB	BB+ Ba2 BB
Total		1,190,508,554.06		1,900,000,000.00					

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
				% Monthly CPR (SMM)							
				0,00	0,69	0,87	1,06	1,25	1,44	1,64	1,84
% Annual equivalent CPR				0,00	8,00	10,00	12,00	14,00	16,00	18,00	20,00
Series A2	With optional redemption *	Average life	Years	11.01	5.84	5.15	4.57	4.09	3.71	3.37	3.11
		Final Maturity	Years	01/29/2018	12/01/2012	03/26/2012	08/24/2011	03/04/2011	10/17/2010	06/15/2010	03/11/2010
Series B	With optional redemption *	Average life	Years	11.48	6.56	5.83	5.23	4.73	4.30	3.93	3.61
		Final Maturity	Years	07/21/2018	08/19/2013	11/29/2012	04/24/2012	10/22/2011	05/18/2011	01/04/2011	09/10/2010
Series C	With optional redemption *	Average life	Years	13.54	7.25	6.41	5.67	5.07	4.61	4.19	3.85
		Final Maturity	Years	05/25/2027	05/25/2019	02/25/2018	11/25/2016	11/25/2015	02/25/2015	05/25/2014	11/25/2013
Series D	With optional redemption *	Average life	Years	14.15	8.16	7.27	6.52	5.89	5.35	4.90	4.49
		Final Maturity	Years	03/21/2021	03/29/2015	05/09/2014	08/07/2013	12/18/2012	06/07/2012	12/24/2011	07/28/2011
Series A2	Without optional redemption *	Average life	Years	11.48	6.56	5.83	5.23	4.73	4.30	3.93	3.61
		Final Maturity	Years	07/21/2018	08/19/2013	11/29/2012	04/24/2012	10/22/2011	05/18/2011	01/04/2011	09/10/2010
Series B	Without optional redemption *	Average life	Years	13.54	7.25	6.41	5.67	5.07	4.61	4.19	3.85
		Final Maturity	Years	05/25/2027	05/25/2019	02/25/2018	11/25/2016	11/25/2015	02/25/2015	05/25/2014	11/25/2013
Series C	Without optional redemption *	Average life	Years	14.15	8.16	7.27	6.52	5.89	5.35	4.90	4.49
		Final Maturity	Years	03/21/2021	03/29/2015	05/09/2014	08/07/2013	12/18/2012	06/07/2012	12/24/2011	07/28/2011
Series D	Without optional redemption *	Average life	Years	14.15	8.16	7.28	6.52	5.89	5.35	4.90	4.49
		Final Maturity	Years	03/22/2021	03/29/2015	05/09/2014	08/07/2013	12/18/2012	06/07/2012	12/24/2011	07/28/2011

* 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		At issue date			
		% CE		% CE	% CE	
Class A	93.30%	1,110,708,554.06	7.85%	95.80%	1,820,200,000.00	4.92%
Series A1	0.00%	0.00		7.89%	150,000,000.00	
Series A2	93.30%	1,110,708,554.06		87.91%	1,670,200,000.00	
Series B	3.35%	39,900,000.00	4.50%	2.10%	39,900,000.00	2.82%
Series C	2.00%	23,800,000.00	2.50%	1.25%	23,800,000.00	1.57%
Series D	1.35%	16,100,000.00	1.15%	0.85%	16,100,000.00	0.72%
Issue of Bonds		1,190,508,554.06			1,900,000,000.00	
Reserve Fund	1.15%	13,680,000.00	0.72%		13,680,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	65,101,142.54	3.618%	
Amortization Account		0.00	
Servicer ppal collect not yet credited	4,606,847.42		
Servicer ints collect not yet credited	654,905.33		
Liabilities	Available	Balance	Interest
Start-up Loan		918,369.02	5.618%
Subordinated Loan		13,680,000.00	8.718%

Additional information

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Fund Auditors
 Ernst&Young

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	15,406	22,332	
Principal			
Principal outstanding	1,142,985,814.85	1,900,030,732.91	
Average loan	74,190.95	85,081.08	
Minimum	0.07	16.21	
Maximum	418,042.10	443,266.52	
Interest rate			
Weighted average (wac)	4.38%	3.19%	
Minimum	3.18%	2.00%	
Maximum	10.38%	10.75%	
Final maturity			
Weighted average (WARM) (months)	246	279	
Minimum	02/05/2007	08/05/2004	
Maximum	03/17/2034	03/17/2034	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.96%	1.06%	
6-month EURIBOR/MIBOR	0.00%	0.00%	
1-year EURIBOR/MIBOR	0.42%	0.47%	
1-year EURIBOR/MIBOR (Mortgage Market)	96.99%	96.44%	
Mortgage Market: Savings Banks	1.33%	1.56%	
Mortgage Market: All Institutions	0.03%	0.02%	
Savings Banks Lending Rate (CECA Indicator)	0.27%	0.43%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.30	7.20	0.08	7.95
10.01 - 20%	1.47	15.92	0.65	16.15
20.01 - 30%	3.91	25.58	1.92	25.78
30.01 - 40%	6.84	35.48	4.12	35.60
40.01 - 50%	11.40	45.38	7.76	45.46
50.01 - 60%	17.02	55.24	12.47	55.23
60.01 - 70%	26.70	65.36	20.41	65.74
70.01 - 80%	25.23	73.80	38.50	75.89
80.01 - 90%	7.13	84.14	10.88	84.92
90.01 - 100%			3.20	92.29
Weighted average (WALTV)	60.32		67.33	
Minimum	0.00		0.02	
Maximum	89.84		94.68	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.31%	1.38%	1.24%	1.37%	1.32%
Annual Percentage Rate (CPR)	14.68%	15.36%	13.88%	15.29%	14.77%

Geographic distribution		
	Current	At constitution date
Andalucia	4.03%	4.32%
Aragon	0.49%	0.54%
Asturias	0.05%	0.05%
Balearic Islands	4.34%	4.29%
Basque Country	1.99%	1.79%
Canary Islands	7.52%	7.41%
Cantabria	0.04%	0.02%
Castilla-La Mancha	2.44%	2.60%
Castilla-Leon	1.78%	1.72%
Catalonia	8.52%	9.28%
Extremadura	0.08%	0.06%
Galicia	1.22%	1.14%
La Rioja	0.32%	0.32%
Madrid	15.69%	15.92%
Mejilla		0.00%
Murcia	2.71%	2.64%
Navarra	1.22%	1.23%
Valencia	47.57%	46.65%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		%		
Up to 1 month	720	124,172.17	99,213.72	0.00	223,385.89	33.06	54,393,214.67	54,616,600.56	70.86	57.63
1 to 2 months	204	74,696.21	78,942.19	0.00	153,640.40	22.73	15,141,543.78	15,295,184.18	19.84	58.29
2 to 3 months	38	32,297.65	33,832.37	0.00	66,130.02	9.79	3,727,172.39	3,793,302.41	4.92	55.65
3 to 6 months	17	17,985.49	19,663.06	0.00	37,648.55	5.57	1,442,677.62	1,480,326.17	1.92	63.05
6 to 12 months	9	13,348.36	18,795.22	0.00	32,143.58	4.76	595,417.00	627,560.58	0.81	64.46
12 to 18 months	4	14,487.06	18,744.52	0.00	33,231.58	4.92	413,779.10	447,010.68	0.58	68.34
18 to 24 months	6	41,841.90	24,587.00	0.00	66,428.90	9.83	368,899.65	435,328.55	0.56	55.48
Over 2 years	5	29,229.13	33,961.07	0.00	63,190.20	9.35	320,233.31	383,423.51	0.50	60.15
Total	1,003	348,059.97	327,739.15	0.00	675,799.12		76,402,937.52	77,078,736.64		57.86

Additional information