BANCAJA 8 Fondo de Titulización de Activos

Brief report

Date: 12/31/2010
Currency: EUR

Date of constitution
04/22/2005

VAT Reg. no.
V84322205

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

Originator
Bancaja

Servicer
Bancaja

Lead Managers
Bancaja
Calyon
Deutsche Bank
JP Morgan

Bond Underwriters and Placement Agents
Bancaja
Calyon
Deutsche Bank
JP Morgan
Dexia
Fortis Bank
Banco Pastor
SCH

Bond Paying Agent
Banco Cooperativo

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Santander S.A.

Start-up Loan
Bancaja

Swap
Deutsche Bank

Assets Custodian
Bancaja

Fund Auditors
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Issued securities: Residential Mortgages Backed Bonds

Bonds issue

Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current	Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	Next	Rating Fitch / Moody´s Current	Original
Series A ES0312887005	04/27/2005 15,617	40,580.39 633,743,950.63 40.58%	100,000.00 1,561,700,000.00	Floating 3-M Euribor+0.110% 25.Jan/Apr/Jul/Oct	1.1350% 01/25/2011 117.705676 Gross 95.341598 Net	10/25/2037 Quarterly 25.Jan/Apr/Jul/Oct	01/25/2011 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0312887013	04/27/2005 602	100,000.00 60,200,000.00 100.00%	100,000.00 60,200,000.00	Floating 3-M Euribor+0.230% 25.Jan/Apr/Jul/Oct	1.2550% 01/25/2011 320.722222 Gross 259.785000 Net	10/25/2037 Quarterly 25.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Secuential	A+ A1	A+ A1
Series C ES0312887021	04/27/2005 149	100,000.00 14,900,000.00 100.00%	100,000.00 14,900,000.00	Floating 3-M Euribor+0.450% 25.Jan/Apr/Jul/Oct	1.4750% 01/25/2011 376.944444 Gross 305.325000 Net	10/25/2037 Quarterly 25.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	BBB+ Baa2	BBB+ Baa2
Series D ES0312887039	04/27/2005 132	100,000.00 13,200,000.00 100.00%	100,000.00 13,200,000.00	Floating 3-M Euribor+1.750% 25.Jan/Apr/Jul/Oct	2.7750% 01/25/2011 709.166667 Gross 574.425000 Net	10/25/2037 Quarterly 25.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	BB+ Ba2	BB+ Ba2
Series E ES0312887047	04/27/2005 301	93,355.49 28,100,002.49 93.36%	100,000.00 30,100,000.00	Floating 3-M Euribor+3.500% 25.Jan/Apr/Jul/Oct	4.5250% 01/25/2011 1,079.552514 Gross 874.437536 Net	10/25/2037 Quarterly 25.Jan/Apr/Jul/Oct	01/25/2011 Due to Cash Reserve reduction	n.c. Caa2	n.c. Caa2
Total		750,143,953.12	1,680,100,000.00						

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

			% Monthly CPR (SMM)	0,17	0,34		0,69	0,87	1,06	1,25	1,44
			% Annual equivalent CPR	2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00
Series A	With optional redemption *	Average life	Years	8.08	6.83	5.88	5.14	4.52	4.03	3.64	3.30
			Date	11/21/2018	08/21/2017	09/09/2016	12/13/2015	05/03/2015	11/04/2014	06/14/2014	02/11/2014
		Final Maturity	Years	15.26	13.26	11.76	10.51	9.26	8.26	7.50	6.75
			Date	01/25/2026	01/25/2024	07/25/2022	04/25/2021	01/25/2020	01/25/2019	04/25/2018	07/25/2017
	Without optional redemption *	Average life	Years	8.27	7.04	6.08	5.31	4.70	4.20	3.78	3.44
			Date	01/28/2019	11/07/2017	11/19/2016	02/14/2016	07/04/2015	01/03/2015	08/05/2014	04/02/2014
		Final Maturity	Years	18.51	16.76	15.26	13.76	12.26	11.26	10.26	9.26
			Date	04/25/2029	07/25/2027	01/25/2026	07/25/2024	01/25/2023	01/25/2022	01/25/2021	01/25/2020
Series B	With optional redemption *	Average life	Years	15.26	13.26	11.76	10.51	9.26	8.26	7.50	6.75
			Date	01/25/2026	01/25/2024	07/25/2022	04/25/2021	01/25/2020	01/25/2019	04/25/2018	07/25/2017
		Final Maturity	Years	15.26	13.26	11.76	10.51	9.26	8.26	7.50	6.75
			Date	01/25/2026	01/25/2024	07/25/2022	04/25/2021	01/25/2020	01/25/2019	04/25/2018	07/25/2017
	Without optional redemption *	Average life	Years	20.11	18.72	17.25	15.79	14.40	13.14	12.01	11.02
			Date	11/27/2030	07/10/2029	01/21/2028	08/03/2026	03/15/2025	12/11/2023	10/27/2022	10/28/2021
		Final Maturity	Years	22.02	21.01	19.76	18.51	17.01	15.76	14.51	13.51
			Date	10/25/2032	10/25/2031	07/25/2030	04/25/2029	10/25/2027	07/25/2026	04/25/2025	04/25/2024
Series C	With optional redemption *	Average life	Years	15.26	13.26	11.76	10.51	9.26	8.26	7.50	6.75
			Date	01/25/2026	01/25/2024	07/25/2022	04/25/2021	01/25/2020	01/25/2019	04/25/2018	07/25/2017
		Final Maturity	Years	15.26	13.26	11.76	10.51	9.26	8.26	7.50	6.75
			Date	01/25/2026	01/25/2024	07/25/2022	04/25/2021	01/25/2020	01/25/2019	04/25/2018	07/25/2017
	Without optional redemption *	Average life	Years	22.42	21.68	20.68	19.46	18.20	16.95	15.71	14.54
			Date	03/21/2033	06/24/2032	06/24/2031	04/04/2030	12/30/2028	10/01/2027	07/07/2026	05/04/2025
		Final Maturity	Years	23.02	22.52	21.76	20.76	19.51	18.27	17.01	16.01
			Date	10/25/2033	04/25/2033	07/25/2032	07/25/2031	04/25/2030	01/25/2029	10/25/2027	10/25/2026
Series D	With optional redemption *	Average life	Years	15.26	13.26	11.76	10.51	9.26	8.26	7.50	6.75
			Date	01/25/2026	01/25/2024	07/25/2022	04/25/2021	01/25/2020	01/25/2019	04/25/2018	07/25/2017
		Final Maturity	Years	15.26	13.26	11.76	10.51	9.26	8.26	7.50	6.75
			Date	01/25/2026	01/25/2024	07/25/2022	04/25/2021	01/25/2020	01/25/2019	04/25/2018	07/25/2017
	Without optional redemption *	Average life	Years	23.38	23.11	22.70	22.12	21.35	20.43	19.44	18.40
			Date	03/07/2034	11/27/2033	07/01/2033	12/01/2032	02/25/2032	03/25/2031	03/28/2030	03/15/2029
		Final Maturity	Years	23.76	23.76	23.76	23.76	23.76	23.76	23.76	23.76
			Date	07/25/2034	07/25/2034	07/25/2034	07/25/2034	07/25/2034	07/25/2034	07/25/2034	07/25/2034
Series E	With optional redemption *	Average life	Years	15.26	13.26	11.76	10.51	9.26	8.26	7.50	6.75
			Date	01/25/2026	01/25/2024	07/25/2022	04/25/2021	01/25/2020	01/25/2019	04/25/2018	07/25/2017
		Final Maturity	Years	15.26	13.26	11.76	10.51	9.26	8.26	7.50	6.75
			Date	01/25/2026	01/25/2024	07/25/2022	04/25/2021	01/25/2020	01/25/2019	04/25/2018	07/25/2017
	Without optional redemption *	Average life	Years	23.76	23.76	23.76	23.76	23.76	23.76	23.76	23.76
			Date	07/25/2034	07/25/2034	07/25/2034	07/25/2034	07/25/2034	07/25/2034	07/25/2034	07/25/2034
		Final Maturity	Years	23.76	23.76	23.76	23.76	23.76	23.76	23.76	23.76
			Date	07/25/2034	07/25/2034	07/25/2034	07/25/2034	07/25/2034	07/25/2034	07/25/2034	07/25/2034

* 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

Credit enhancement (CE)

	Current		% CE	At issue date		% CE
Series A	84.48%	633,743,950.63	15.75%	92.95%	1,561,700,000.00	7.05%
Series B	8.03%	60,200,000.00	7.41%	3.58%	60,200,000.00	3.41%
Series C	1.99%	14,900,000.00	5.35%	0.89%	14,900,000.00	2.50%
Series D	1.76%	13,200,000.00	3.52%	0.79%	13,200,000.00	1.70%
Series E	3.75%	28,100,002.49		1.79%	30,100,000.00	
Issue of Bonds		750,143,953.12			1,680,100,000.00	
Reserve Fund	3.52%	25,431,771.21		1.70%	28,100,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		43,931,014.34	1.025%
Servicer ppal collect not yet credited		669,332.39	
Servicer ints collect not yet credited		86,776.71	
Liabilities	**Available**	**Balance**	**Interest**
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 Fax +34 91 411 84 68 www.edt-sg.com info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com

BANCAJA 8 Fondo de Titulización de Activos

Brief report

Date: 12/31/2010
Currency: EUR

Date of constitution
04/22/2005

VAT Reg. no.
V84322205

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

Originator
Bancaja

Servicer
Bancaja

Lead Managers
Bancaja
Calyon
Deutsche Bank
JP Morgan

Bond Underwriters and Placement Agents
Bancaja
Calyon
Deutsche Bank
JP Morgan
Dexia
Fortis Bank
Banco Pastor
SCH

Bond Paying Agent
Banco Cooperativo

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Santander S.A.

Start-up Loan
Bancaja

Swap
Deutsche Bank

Assets Custodian
Bancaja

Fund Auditors
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	8,242	14,547
Principal		
Principal outstanding	718,901,642.76	1,650,061,193.12
Average loan	87,224.17	113,429.66
Minimum	5.58	1.24
Maximum	595,091.45	768,383.59
Interest rate		
Weighted average (wac)	2.26%	3.26%
Minimum	1.58%	2.36%
Maximum	3.75%	5.00%
Final maturity		
Weighted average (WARM) (months)	244	311
Minimum	01/05/2011	06/26/2005
Maximum	10/21/2034	10/21/2034
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	0.04%	0.06%
1-year EURIBOR/MIBOR (Mortgage Market)	99.96%	99.94%

LTV Distribution

	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.32	6.77	0.02	6.60
10.01 - 20%	1.58	15.76	0.33	15.91
20.01 - 30%	3.87	25.58	1.05	25.78
30.01 - 40%	6.94	35.26	2.57	35.83
40.01 - 50%	10.13	45.30	5.02	45.40
50.01 - 60%	15.03	55.52	8.23	55.35
60.01 - 70%	27.65	65.75	14.33	65.97
70.01 - 80%	17.31	74.52	31.56	76.34
80.01 - 90%	17.18	84.71	15.49	84.81
90.01 - 100%			21.40	95.98
Weighted average (WALTV)		62.27		75.31
Minimum		0.01		0.00
Maximum		89.01		100.00

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.72%	0.51%	0.40%	0.37%	0.96%
Annual Percentage Rate (CPR)	8.35%	5.90%	4.74%	4.33%	10.98%

Geographic distribution

	Current	At constitution date
Andalucia	7.38%	7.66%
Aragon	1.50%	1.72%
Asturias	0.13%	0.12%
Balearic Islands	4.41%	4.69%
Basque Country	1.21%	1.32%
Canary Islands	8.62%	7.40%
Cantabria	0.02%	0.03%
Castilla-La Mancha	2.41%	2.54%
Castilla-Leon	2.13%	2.48%
Catalonia	11.98%	12.92%
Extremadura	0.38%	0.32%
Galicia	1.95%	1.60%
La Rioja	0.56%	0.59%
Madrid	14.40%	13.74%
Melilla	0.01%	0.01%
Murcia	4.14%	3.46%
Navarra	1.44%	1.38%
Valencia	37.34%	38.02%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	327	76,371.96	29,051.94	0.00	105,423.90	2.85	31,516,389.33	31,621,813.23	39.81	59.75
from > 1 to ≤ 2 months	129	72,752.55	35,912.30	0.00	108,664.85	2.94	12,760,890.84	12,869,555.69	16.20	58.61
from > 2 to ≤ 3 months	74	59,612.00	35,414.97	0.00	95,026.97	2.57	6,827,487.95	6,922,514.92	8.71	58.83
from > 3 to ≤ 6 months	50	61,665.11	42,979.43	0.00	104,644.54	2.83	4,310,250.37	4,414,894.91	5.56	57.66
from > 6 to < 12 months	48	107,412.58	72,648.97	0.00	180,061.55	4.86	3,939,406.62	4,119,468.17	5.19	56.13
from ≥ 12 to < 18 months	46	177,936.86	145,573.55	0.00	323,510.41	8.74	3,727,643.87	4,051,154.28	5.10	53.76
from ≥ 18 to < 24 months	53	199,095.30	236,283.96	0.00	435,379.26	11.76	3,476,233.92	3,911,613.18	4.92	52.69
from ≥ 2 years	144	634,041.86	1,715,279.85	0.00	2,349,321.71	63.46	9,179,834.10	11,529,155.81	14.51	51.09
Subtotal	871	1,388,888.22	2,313,144.97	0.00	3,702,033.19	100.00	75,738,137.00	79,440,170.19	100.00	57.08
Doubt debts (subjectives)										
	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	0.00
Total	871	1,388,888.22	2,313,144.97	0.00	3,702,033.19		75,738,137.00	79,440,170.19		57.08

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 Fax +34 91 411 84 68 www.edt-sg.com info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com