

Brief report

Date: 11/30/2008
Currency: EUR

Date of constitution
 02/02/2006

VAT Reg. no.
 G84593961

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

Originator
 Bancaja

Servicer
 Bancaja

Lead Managers
 Bancaja
 Barclays Bank
 Calyon

Bond Underwriters and Placement Agents
 Bancaja
 Barclays Bank
 Calyon
 Dexia Bank
 Fortis Bank
 Ixis CIB
 Banco Pastor
 Banco Sabadell

Bond Paying Agent
 Bancaja

Market
 IAIF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Bancaja

Start-up Loan
 Bancaja

Swap
 JPMorgan Chase

Assets Custodian
 Bancaja

Fund Auditors
 Ernst&Young

Liquidity Facility A1
 JPMorgan Chase SE

Issued securities: Residential Mortgages Backed Bonds

Bonds issue									
Series ISIN Code	Issue date N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current Original		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Fitch / Moody's	
						Final maturity (legal)	Next	Current	Original
Series A1 ES0312888003	02/07/2006 2,000		100,000.00 200,000,000.00	Floating 3-M Euribor+0.010% 25.Mar/Jun/Sep/Dec	12/29/2008	06/25/2007 Quarterly 25.Mar/Jun/Sep/Dec	"Pass-Through"	AAA Aaa	AAA Aaa
Series A2 ES0312888011	02/07/2006 17,000	72,195.35 1,227,320,950.00 72.20%	100,000.00 1,700,000,000.00	Floating 3-M Euribor+0.130% 25.Mar/Jun/Sep/Dec	5.1850% 12/29/2008 987.822904 Gross 810.014781 Net	09/25/2043 Quarterly 25.Mar/Jun/Sep/Dec	12/29/2008 "Pass-Through" Sequential / Pro rata under certain circumstances	AAA Aaa	AAA Aaa
Series B ES0312888029	02/07/2006 520		100,000.00 52,000,000.00 100.00%	Floating 3-M Euribor+0.280% 25.Mar/Jun/Sep/Dec	5.3350% 12/29/2008 1,407.847222 Gross 1,154.434722 Net	09/25/2043 Quarterly 25.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Sequential	A+ Aa3	A+ Aa3
Series C ES0312888037	02/07/2006 250		100,000.00 25,000,000.00 100.00%	Floating 3-M Euribor+0.560% 25.Mar/Jun/Sep/Dec	5.6150% 12/29/2008 1,481.736111 Gross 1,215.023611 Net	09/25/2043 Quarterly 25.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Sequential	BBB Baa1	BBB+ Baa1
Series D ES0312888045	02/07/2006 230		100,000.00 23,000,000.00 100.00%	Floating 3-M Euribor+2.500% 25.Mar/Jun/Sep/Dec	7.5550% 12/29/2008 1,993.680556 Gross 1,634.818056 Net	09/25/2043 Quarterly 25.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Sequential	BB- Ba2	BB+ Ba2
Series E ES0312888052	02/07/2006 226		100,000.00 22,600,000.00 100.00%	Floating 3-M Euribor+4.000% 25.Mar/Jun/Sep/Dec	9.0550% 12/29/2008 2,389.513889 Gross 1,959.401389 Net	09/25/2043 Quarterly 25.Mar/Jun/Sep/Dec	To be determined Due to Cash Reserve reduction	CCC- Caa3	CCC- Caa3
Total			1,349,920,950.00 2,022,600,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)																				
		% Monthly CPR (SMM)		0,17		0,34		0,51		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 A2	With optional redemption *	Average life	Years	11.90	9.93	8.33	7.11	6.15	5.38	4.73	4.24									
		Date		10/19/2020	03/11/2018	03/27/2017	07/01/2016	01/21/2015	04/18/2014	08/23/2013	02/25/2013									
	Final Maturity	Years	21.59	19.59	17.09	15.09	13.33	11.84	10.33	9.33										
	Date		06/29/2030	06/29/2028	12/29/2025	12/29/2023	03/29/2022	09/29/2020	03/29/2019	03/29/2018										
Series B	With optional redemption *	Average life	Years	12.31	10.43	8.95	7.76	6.81	6.03	5.38	4.84									
		Date		03/21/2021	04/05/2019	09/11/2017	02/09/2016	09/19/2015	08/12/2014	04/17/2014	03/10/2013									
	Final Maturity	Years	31.85	31.85	31.85	31.85	31.85	31.85	31.85	31.85	31.85									
	Date		09/29/2040	09/29/2040	09/29/2040	09/29/2040	09/29/2040	09/29/2040	09/29/2040	09/29/2040	09/29/2040									
Series C	With optional redemption *	Average life	Years	15.17	12.79	10.76	9.21	7.97	6.98	6.14	5.49									
		Date		01/26/2024	10/09/2021	02/09/2019	12/02/2018	11/16/2016	11/22/2015	01/17/2015	05/27/2014									
	Final Maturity	Years	21.59	19.59	17.09	15.09	13.33	11.84	10.33	9.33										
	Date		06/29/2030	06/29/2028	12/29/2025	12/29/2023	03/29/2022	09/29/2020	03/29/2019	03/29/2018										
Series D	With optional redemption *	Average life	Years	15.73	13.46	11.61	10.10	8.86	7.85	7.01	6.31									
		Date		08/19/2024	05/15/2022	06/07/2020	03/01/2019	09/10/2017	05/10/2016	04/12/2015	03/22/2015									
	Final Maturity	Years	31.85	31.85	31.85	31.85	31.85	31.85	31.85	31.85	31.85									
	Date		09/29/2040	09/29/2040	09/29/2040	09/29/2040	09/29/2040	09/29/2040	09/29/2040	09/29/2040	09/29/2040									
Series E	With optional redemption *	Average life	Years	16.32	14.14	12.06	10.47	9.18	8.13	7.16	6.50									
		Date		03/21/2025	01/18/2023	12/17/2020	05/17/2019	01/30/2018	01/15/2017	01/25/2016	05/31/2015									
	Final Maturity	Years	21.59	19.59	17.09	15.09	13.33	11.84	10.33	9.33										
	Date		06/29/2030	06/29/2028	12/29/2025	12/29/2023	03/29/2022	09/29/2020	03/29/2019	03/29/2018										
Reserve Fund	Without optional redemption *	Average life	Years	21.77	20.65	19.89	19.37	19.01	18.76	18.58	18.46									
		Date		08/31/2030	07/21/2029	10/17/2028	08/04/2028	11/28/2027	08/29/2027	06/27/2027	05/13/2027									
	Final Maturity	Years	31.85	31.85	31.85	31.85	31.85	31.85	31.85	31.85	31.85									
	Date		09/29/2040	09/29/2040	09/29/2040	09/29/2040	09/29/2040	09/29/2040	09/29/2040	09/29/2040	09/29/2040									

* 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		At issue date	
		% CE		% CE	
Class A	90.92%	1,227,320,950.00	9.14%	93.94%	1,900,000,000.00
Series A1	0.00%	0.00	0.00%	8.89%	200,000,000.00
Series A2	90.92%	1,227,320,950.00	84.05%	84.05%	1,700,000,000.00
Series B	3.85%	52,000,000.00	5.22%	2.57%	52,000,000.00
Series C	1.85%	25,000,000.00	3.34%	1.24%	25,000,000.00
Series D	1.70%	23,000,000.00	1.61%	1.14%	23,000,000.00
Series E	1.67%	22,600,000.00	1.12%	1.12%	22,600,000.00
Issue of Bonds		1,349,920,950.00			2,022,600,000.00
Reserve Fund	1.61%	21,311,687.93	1.13%		22,600,000.00

Other financial operations (current)			
		Balance	Interest
Assets			
Treasury Account		55,487,425.53	5.055%
Servicer ppal collect not yet credited		2,655,372.17	
Servicer ints collect not yet credited		564,281.20	
Liabilities			
Start-up Loan	Available	2,252,479.64	7.055%
Liquidity Facility A1		0.00	0.00

BANCAJA 9 Fondo de Titulización de Activos

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VAT Reg. no.
G84593961

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

Originator
Bancaja

Servicer
Bancaja

Lead Managers
Bancaja
Barclays Bank
Calyon

Bond Underwriters and Placement Agents
Bancaja
Barclays Bank
Calyon
Dexia Bank
Fortis Bank
IXIS CIB
Banco Pastor
Banco Sabadell

Bond Paying Agent
Bancaja

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Bancaja

Start-up Loan
Bancaja

Swap
JPMorgan Chase

Assets Custodian
Bancaja

Fund Auditors
Ernst&Young

Liquidity Facility A1
JPMorgan Chase SE

Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	11,531	15,759
Principal		
Principal outstanding	1,309,312,455.14	2,000,095,452.91
Average loan	113,547.17	126,917.66
Minimum	15.16	1.62
Maximum	890,512.49	981,576.54
Interest rate		
Weighted average (wac)	5.89%	3.27%
Minimum	4.85%	2.30%
Maximum	7.38%	4.53%
Final maturity		
Weighted average (WARM) (months)	291	325
Minimum	12/03/2008	12/01/2006
Maximum	09/05/2040	09/05/2040
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	0.08%	0.09%
1-year EURIBOR/MIBOR (Mortgage Market)	99.92%	99.91%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.55%	0.55%	0.60%	0.68%	1.06%
Annual Percentage Rate (CPR)	6.46%	6.43%	7.00%	7.92%	11.95%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.13	7.16	0.04	8.25
10.01 - 20%	0.75	15.89	0.27	16.15
20.01 - 30%	2.00	25.64	1.10	25.87
30.01 - 40%	4.12	35.44	2.48	35.63
40.01 - 50%	7.11	45.37	4.95	45.64
50.01 - 60%	10.53	55.46	7.83	55.47
60.01 - 70%	18.20	65.30	15.15	65.84
70.01 - 80%	32.33	74.67	35.23	76.52
80.01 - 90%	13.57	84.60	16.20	84.75
90.01 - 100%	11.26	92.85	16.74	96.18
Weighted average (WALTV)	69.13		74.60	
Minimum	0.02		0.00	
Maximum	96.14		99.99	

Geographic distribution		
	Current	At constitution date
Andalucia	10.83%	10.63%
Aragon	0.87%	0.85%
Asturias	0.39%	0.35%
Balearic Islands	4.95%	5.35%
Basque Country	1.06%	0.97%
Canary Islands	6.75%	6.29%
Cantabria	0.06%	0.06%
Castilla-La Mancha	3.51%	3.87%
Castilla-Leon	2.91%	2.67%
Catalonia	14.09%	14.12%
Extremadura	0.25%	0.26%
Galicia	1.53%	1.43%
La Rioja	0.62%	0.61%
Madrid	11.81%	11.50%
Murcia	2.88%	2.62%
Navarra	1.25%	1.16%
Valencia	36.24%	37.24%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Delinquencies										
Up to 1 month	799	131,619.10	237,001.04	0.00	368,620.14	7.29	96,989,290.60	97,357,910.74	43.73	67.82
from > 1 to ≤ 2 months	316	113,712.18	316,953.86	0.00	430,666.04	8.51	39,822,383.66	40,253,049.70	18.08	70.53
from > 2 to ≤ 3 months	148	77,914.20	249,109.13	0.00	327,023.33	6.46	18,986,884.02	19,313,907.35	8.68	73.10
from > 3 to ≤ 6 months	191	152,328.74	499,812.47	0.00	652,141.21	12.89	23,446,339.19	24,098,480.40	10.82	75.18
from > 6 to < 12 months	167	258,755.59	873,917.07	0.00	1,132,672.66	22.39	20,346,313.52	21,478,986.18	9.65	78.80
from ≥ 12 to < 18 months	70	158,953.01	654,589.30	0.00	813,542.31	16.08	8,950,141.14	9,763,683.45	4.39	78.95
from ≥ 18 to < 24 months	39	122,881.58	463,330.83	0.00	586,212.41	11.59	4,619,110.64	5,205,323.05	2.34	82.24
from ≥ 2 years	33	185,151.08	562,381.47	0.00	747,532.55	14.78	4,409,294.41	5,156,826.96	2.32	75.41
Subtotal	1,763	1,201,315.48	3,857,095.17	0.00	5,058,410.65	100.00	217,569,757.18	222,628,167.83	100.00	71.38
Doubt debts (subjectives)										
	0	0.00	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	1,763	1,201,315.48	3,857,095.17	0.00	5,058,410.65		217,569,757.18	222,628,167.83		71.38