

# MBS BANCAJA 1 Fondo de Titulización de Activos

## Brief report

**Date:** 09/30/2005  
**Currency:** EUR

**Date of constitution**  
05/17/2004

**VAT Reg. no.**  
G83998518

**Management Company**  
Europa de Titulización S.G.F.T

**Originator**  
Bancaja

**Servicer**  
Bancaja

**Lead Managers**

JP Morgan  
Société Générale  
Bancaja

**Bond Underwriters and Placement Agents**

JP Morgan  
Société Générale  
Bancaja  
Banco Pastor  
CDC Ixis Capital Markets  
Fortis Bank

**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: 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 ES0361794003	05/21/2004 6,306	100,000.00 630,600,000.00 100.00%	100,000.00 630,600,000.00	Floating 3-M Euribor + 0.170% 17.Feb/May/Aug/Nov	2.3040% 11/17/2005 588.800000 Gross 500.480000 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	02/16/2006 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0361794011	05/21/2004 145	100,000.00 14,500,000.00 100.00%	100,000.00 14,500,000.00	Floating 3-M Euribor + 0.210% 17.Feb/May/Aug/Nov	2.3440% 11/17/2005 599.022222 Gross 509.168889 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	AAA Aa2	AAA Aa2
Series C ES0361794029	05/21/2004 311	100,000.00 31,100,000.00 100.00%	100,000.00 31,100,000.00	Floating 3-M Euribor + 0.430% 17.Feb/May/Aug/Nov	2.5640% 11/17/2005 655.244444 Gross 556.957777 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	A+ A2	A+ A2
Series D ES0361794037	05/21/2004 138	100,000.00 13,800,000.00 100.00%	100,000.00 13,800,000.00	Floating 3-M Euribor + 0.840% 17.Feb/May/Aug/Nov	2.9740% 11/17/2005 760.022222 Gross 646.018889 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	BBB Baa2	BBB Baa2
Total		690,000,000.00	690,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	Option	Average life	Years	% Monthly CPR (SMM)									
				0,00	0,70	0,80	0,90	1,00	1,10	1,20	1,30		
				% Annual equivalent CPR									
				0,00	8,08	9,19	10,28	11,36	12,43	13,49	14,53		
Series A	With optional redemption *	Average life	Years	4.71	3.07	2.92	2.78	2.67	2.54	2.44	2.35		
		Final Maturity	Years	06/15/2010	10/25/2008	08/31/2008	09/07/2008	05/30/2008	04/14/2008	10/03/2008	06/02/2008		
	Without optional redemption *	Average life	Years	5.10	3.40	3.24	3.10	2.96	2.84	2.73	2.63		
		Final Maturity	Years	04/11/2010	02/21/2009	12/26/2008	03/11/2008	09/15/2008	02/08/2008	06/23/2008	05/16/2008		
Series B	With optional redemption *	Average life	Years	9.18	5.96	5.65	5.36	5.15	4.88	4.69	4.52		
		Final Maturity	Years	03/12/2014	09/14/2011	05/23/2011	08/02/2011	11/22/2010	08/16/2010	08/06/2010	05/04/2010		
	Without optional redemption *	Average life	Years	10.04	6.68	6.36	6.07	5.80	5.55	5.32	5.12		
		Final Maturity	Years	12/10/2015	03/06/2012	05/02/2012	10/23/2011	07/19/2011	04/17/2011	01/25/2011	11/11/2010		
Series C	With optional redemption *	Average life	Years	9.18	5.96	5.65	5.36	5.15	4.88	4.69	4.52		
		Final Maturity	Years	03/12/2014	09/15/2011	05/24/2011	08/02/2011	11/22/2010	08/16/2010	08/06/2010	05/04/2010		
	Without optional redemption *	Average life	Years	10.04	6.68	6.36	6.07	5.81	5.55	5.32	5.12		
		Final Maturity	Years	12/10/2015	03/06/2012	05/02/2012	10/23/2011	07/19/2011	04/17/2011	01/25/2011	11/11/2010		
Series D	With optional redemption *	Average life	Years	9.19	5.96	5.65	5.37	5.15	4.88	4.69	4.52		
		Final Maturity	Years	04/12/2014	09/15/2011	05/24/2011	09/02/2011	11/22/2010	08/17/2010	09/06/2010	05/04/2010		
	Without optional redemption *	Average life	Years	10.04	6.68	6.36	6.07	5.81	5.55	5.33	5.12		
		Final Maturity	Years	10/13/2015	04/06/2012	06/02/2012	10/24/2011	07/20/2011	04/18/2011	01/26/2011	11/11/2010		

\* 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	% CE		% CE
Series A	91.39%	630,600,000.00	10.01%	91.39%	630,600,000.00	10.01%
Series B	2.10%	14,500,000.00	7.91%	2.10%	14,500,000.00	7.91%
Series C	4.51%	31,100,000.00	3.40%	4.51%	31,100,000.00	3.40%
Series D	2.00%	13,800,000.00	1.40%	2.00%	13,800,000.00	1.40%
Issue of Bonds		690,000,000.00			690,000,000.00	
Reserve Fund	1.40%	9,660,000.00	1.40%		9,660,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	24,017,620.43	2.134%	
Amortisation Account	185,166,114.76	2.134%	
Servicer ppal collect not yet credited	2,994,034.81		
Servicer ints collect not yet credited	349,709.55		
Liabilities	Available	Balance	Interest
Start-up Loan		894,377.53	4.134%
Subordinated Loan		9,660,000.00	8.014%

#### Additional information

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Ernst&Young

## Collateral: Mortgage loans

General			
	Current	At constitution date	
Count	10,779	13,476	
Principal			
Principal outstanding	489,123,261.93	690,016,610.63	
Average loan	45,377.42	51,203.37	
Minimum	16.59	2,035.10	
Maximum	454,917.03	490,664.10	
Interest rate			
Weighted average (wac)	3.38%	3.45%	
Minimum	2.60%	2.36%	
Maximum	10.75%	10.75%	
Final maturity			
Weighted average (WARM) (months)	163	178	
Minimum	10/03/2005	05/23/2004	
Maximum	11/30/2033	11/30/2033	
Index (distribution)			
3-month EURIBOR/MIBOR	2.24	2.21	
6-month EURIBOR/MIBOR	0.01	0.01	
1-year EURIBOR/MIBOR	3.55	3.55	
1-year EURIBOR/MIBOR (Mortgage Market)	79.85	78.88	
Mortgage Market: Banks	0.00	0.00	
Mortgage Market: Savings Banks	13.37	14.13	
Mortgage Market: All Institutions	0.03	0.04	
Savings Banks Lending Rate (CECA Indicator)	0.95	1.13	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.10	7.34	0.56	7.73
10.01 - 20%	4.66	15.76	2.92	15.76
20.01 - 30%	9.02	25.47	6.99	25.44
30.01 - 40%	12.72	35.22	10.79	35.28
40.01 - 50%	17.47	45.20	14.72	45.25
50.01 - 60%	19.86	54.95	19.76	55.08
60.01 - 70%	18.46	64.77	20.14	65.10
70.01 - 80%	11.87	74.07	17.09	74.98
80.01 - 90%	3.66	84.52	4.57	84.87
90.01 - 100%	1.20	93.20	2.42	94.95
Weighted average (WALTV)	51.36		55.77	
Minimum	0.02		0.80	
Maximum	96.54		99.10	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.33%	1.41%	1.58%	1.49%	1.41%
Annual equivalente (CPR)	14.85%	15.68%	17.39%	16.51%	15.70%

Geographic distribution		
	Current	At constitution date
Andalucia	1.58%	1.50%
Aragon	0.46%	0.47%
Asturias	0.18%	0.15%
Balearic Islands	1.93%	2.07%
Basque Country	0.70%	0.74%
Canary Islands	2.20%	2.04%
Cantabria	0.03%	0.03%
Castilla-La Mancha	2.42%	2.48%
Castilla-Leon	1.60%	1.44%
Catalonia	5.82%	6.03%
Extremadura	0.07%	0.05%
Galicia	0.65%	0.61%
La Rioja	0.18%	0.14%
Madrid	6.69%	7.26%
Melilla	0.01%	0.01%
Murcia	0.66%	0.63%
Navarra	0.91%	0.94%
Valencia	73.91%	73.36%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Up to 1 month	583	134,315.44	36,086.24	0.00	170,401.68	45.51	23,093,518.66	23,263,920.34	72.84	41.69
1 to 2 months	113	63,842.23	25,428.38	0.00	89,270.61	23.84	5,675,841.96	5,765,112.57	18.05	44.37
2 to 3 months	35	25,707.51	14,919.88	0.00	40,627.39	10.85	1,728,296.61	1,768,924.00	5.54	44.79
3 to 6 months	15	17,686.92	7,742.66	0.00	25,429.58	6.79	633,505.83	658,935.41	2.06	48.50
6 to 12 months	4	19,041.50	6,493.07	0.00	25,534.57	6.82	290,291.64	315,826.21	0.99	48.75
12 to 18 months	1	16,448.93	6,676.57	0.00	23,125.50	6.18	143,774.81	166,900.31	0.52	54.39
Total	751	277,042.53	97,346.80	0.00	374,389.33		31,565,229.51	31,939,618.84		42.55

### Additional information