

# MBS BANCAJA 1 Fondo de Titulización de Activos

## Brief report

Date: 10/31/2005  
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

IAIF 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	With optional redemption *	Average life	Years	% Monthly CPR (SMM)									
				% Annual equivalent CPR									
				0,00	0,70	0,80	0,90	1,00	1,10	1,20	1,30		
Series A	With optional redemption *	Average life	Years	4.53	2.94	2.82	2.68	2.57	2.45	2.36	2.27		
		Final Maturity	Years	05/12/2010	10/09/2008	08/24/2008	07/04/2008	05/26/2008	04/11/2008	03/08/2008	02/05/2008		
	Without optional redemption *	Average life	Years	4.94	3.28	3.14	3.00	2.87	2.75	2.64	2.54		
		Final Maturity	Years	08/17/2019	02/17/2015	11/17/2014	05/17/2014	02/17/2014	08/17/2013	05/17/2013	02/17/2013		
Series B	With optional redemption *	Average life	Years	8.96	5.80	5.54	5.26	5.05	4.79	4.60	4.43		
		Final Maturity	Years	10/14/2014	08/17/2011	05/14/2011	02/01/2011	11/16/2010	08/12/2010	06/05/2010	04/03/2010		
	Without optional redemption *	Average life	Years	9.85	6.56	6.24	5.96	5.70	5.45	5.23	5.03		
		Final Maturity	Years	09/03/2015	05/20/2012	01/25/2012	10/14/2011	07/12/2011	04/11/2011	01/21/2011	11/08/2010		
Series C	With optional redemption *	Average life	Years	8.96	5.80	5.54	5.26	5.05	4.79	4.60	4.43		
		Final Maturity	Years	10/15/2014	08/17/2011	05/15/2011	02/01/2011	11/17/2010	08/12/2010	06/05/2010	04/03/2010		
	Without optional redemption *	Average life	Years	9.85	6.56	6.24	5.96	5.70	5.45	5.23	5.03		
		Final Maturity	Years	09/04/2015	05/20/2012	01/25/2012	10/14/2011	07/12/2011	04/11/2011	01/21/2011	11/08/2010		
Series D	With optional redemption *	Average life	Years	8.96	5.80	5.54	5.26	5.05	4.79	4.60	4.43		
		Final Maturity	Years	10/16/2014	08/18/2011	05/15/2011	02/02/2011	11/17/2010	08/13/2010	06/06/2010	04/04/2010		
	Without optional redemption *	Average life	Years	9.85	6.56	6.24	5.96	5.70	5.45	5.23	5.03		
		Final Maturity	Years	09/05/2015	05/21/2012	01/26/2012	10/15/2011	07/13/2011	04/12/2011	01/22/2011	11/09/2010		

\* 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		
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	36,144,392.41	2.134%	
Amortisation Account	185,166,114.76	2.134%	
Servicer ppal collect not yet credited	2,217,533.05		
Servicer ints collect not yet credited	303,957.98		
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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CDC Ixis Capital Markets  
Fortis Bank

### Bond Paying Agent

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### 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

## Collateral: Mortgage loans

General			
	Current	At constitution date	
Count	10,630	13,476	
Principal			
Principal outstanding	478,960,666.18	690,016,610.63	
Average loan	45,057.45	51,203.37	
Minimum	0.25	2,035.10	
Maximum	453,316.25	490,664.10	
Interest rate			
Weighted average (wac)	3.37%	3.45%	
Minimum	2.60%	2.36%	
Maximum	10.75%	10.75%	
Final maturity			
Weighted average (WARM) (months)	163	178	
Minimum	11/01/2005	05/23/2004	
Maximum	11/30/2033	11/30/2033	
Index (distribution)			
3-month EURIBOR/MIBOR	2.22	2.21	
6-month EURIBOR/MIBOR	0.01	0.01	
1-year EURIBOR/MIBOR	3.57	3.55	
1-year EURIBOR/MIBOR (Mortgage Market)	79.95	78.88	
Mortgage Market: Banks	0.00	0.00	
Mortgage Market: Savings Banks	13.28	14.13	
Mortgage Market: All Institutions	0.03	0.04	
Savings Banks Lending Rate (CECA Indicator)	0.94	1.13	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.12	7.30	0.56	7.73
10.01 - 20%	4.74	15.72	2.92	15.76
20.01 - 30%	9.21	25.44	6.99	25.44
30.01 - 40%	12.99	35.30	10.79	35.28
40.01 - 50%	17.39	45.19	14.72	45.25
50.01 - 60%	20.07	54.92	19.76	55.08
60.01 - 70%	18.16	64.75	20.14	65.10
70.01 - 80%	11.64	73.92	17.09	74.98
80.01 - 90%	3.61	84.43	4.57	84.87
90.01 - 100%	1.09	93.18	2.42	94.95
Weighted average (WALTV)	51.05		55.77	
Minimum	0.00		0.80	
Maximum	96.38		99.10	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.33%	1.25%	1.49%	1.50%	1.41%
Annual equivalente (CPR)	14.86%	14.03%	16.53%	16.54%	15.65%

Geographic distribution		
	Current	At constitution date
Andalucia	1.57%	1.50%
Aragon	0.47%	0.47%
Asturias	0.17%	0.15%
Balearic Islands	1.94%	2.07%
Basque Country	0.68%	0.74%
Canary Islands	2.17%	2.04%
Cantabria	0.03%	0.03%
Castilla-La Mancha	2.36%	2.48%
Castilla-Leon	1.62%	1.44%
Catalonia	5.78%	6.03%
Extremadura	0.07%	0.05%
Galicia	0.65%	0.61%
La Rioja	0.18%	0.14%
Madrid	6.68%	7.26%
Melilla	0.01%	0.01%
Murcia	0.65%	0.63%
Navarra	0.92%	0.94%
Valencia	74.06%	73.36%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Up to 1 month	611	165,234.59	46,744.09	0.00	211,978.68	38.03	27,025,574.22	27,237,552.90	78.70	40.45
1 to 2 months	119	55,098.46	21,586.94	0.00	76,685.40	13.76	4,975,705.34	5,052,390.74	14.60	46.02
2 to 3 months	28	180,719.19	7,632.79	0.00	188,351.98	33.79	878,486.90	1,066,838.88	3.08	38.19
3 to 6 months	19	25,544.73	10,486.75	0.00	36,031.48	6.46	832,059.00	868,090.48	2.51	49.88
6 to 12 months	4	14,390.92	5,271.67	0.00	19,662.59	3.53	195,642.83	215,305.42	0.62	43.83
12 to 18 months	1	17,571.29	7,095.91	0.00	24,667.20	4.43	142,652.45	167,319.65	0.48	54.52
Total	782	458,559.18	98,818.15	0.00	557,377.33		34,050,120.74	34,607,498.07		41.37

### Additional information