

MBS BANCAJA 1 Fondo de Titulización de Activos

Brief report

Date: 12/31/2005
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
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Bancaja

Amortisation Account
Bancaja

Subordinated 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	2.5200% 02/17/2006 644.000000 Gross 547.400000 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	02/17/2006 "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	2.5600% 02/17/2006 654.222222 Gross 556.088889 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutorial	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	2.7800% 02/17/2006 710.444444 Gross 603.877777 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutorial	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	3.1900% 02/17/2006 815.222222 Gross 692.938889 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutorial	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	4.23	2.73	2.59	2.48	2.36	2.27	2.18	2.09		
		Final Maturity	Years	03/24/2010	09/24/2008	08/03/2008	06/24/2008	05/10/2008	04/05/2008	03/04/2008	02/03/2008		
Series A	Without optional redemption *	Average life	Years	4.62	3.07	2.93	2.79	2.67	2.56	2.46	2.36		
		Final Maturity	Years	08/17/2019	02/17/2015	08/17/2014	05/17/2014	11/17/2013	08/17/2013	05/17/2013	02/17/2013		
Series B	With optional redemption *	Average life	Years	8.61	5.56	5.27	5.05	4.79	4.60	4.42	4.25		
		Final Maturity	Years	08/10/2014	07/23/2011	04/09/2011	01/18/2011	10/13/2010	08/04/2010	05/30/2010	03/31/2010		
Series B	Without optional redemption *	Average life	Years	9.48	6.31	6.01	5.74	5.48	5.25	5.04	4.85		
		Final Maturity	Years	06/20/2015	04/20/2012	01/03/2012	09/26/2011	06/23/2011	03/31/2011	01/13/2011	11/04/2010		
Series C	With optional redemption *	Average life	Years	8.62	5.56	5.27	5.06	4.79	4.60	4.42	4.25		
		Final Maturity	Years	08/10/2014	07/24/2011	04/09/2011	01/19/2011	10/13/2010	08/04/2010	05/31/2010	03/31/2010		
Series C	Without optional redemption *	Average life	Years	9.48	6.31	6.01	5.74	5.48	5.25	5.04	4.85		
		Final Maturity	Years	06/21/2015	04/20/2012	01/03/2012	09/27/2011	06/23/2011	03/31/2011	01/14/2011	11/04/2010		
Series D	With optional redemption *	Average life	Years	8.62	5.57	5.28	5.06	4.79	4.60	4.42	4.25		
		Final Maturity	Years	08/11/2014	07/24/2011	04/09/2011	01/19/2011	10/14/2010	08/05/2010	05/31/2010	03/31/2010		
Series D	Without optional redemption *	Average life	Years	9.48	6.31	6.01	5.74	5.48	5.25	5.04	4.85		
		Final Maturity	Years	06/22/2015	04/21/2012	01/04/2012	09/27/2011	06/24/2011	04/01/2011	01/14/2011	11/04/2010		

* 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	% CE
Series A	91.39%	630,600,000.00	10.01%	91.39%	630,600,000.00
Series B	2.10%	14,500,000.00	7.91%	2.10%	14,500,000.00
Series C	4.51%	31,100,000.00	3.40%	4.51%	31,100,000.00
Series D	2.00%	13,800,000.00	1.40%	2.00%	13,800,000.00
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	25,790,921.63
Amortisation Account	214,455,967.21	2.350%	
Servicer ppal collect not yet credited	2,538,365.11		
Servicer ints collect not yet credited	313,022.86		
Liabilities			
	Available	Balance	Interest
Start-up Loan		834,752.36	4.350%
Subordinated Loan		9,660,000.00	7.750%

Additional information

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Bond Underwriters and Placement Agents
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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
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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	10,276	13,476	
Principal			
Principal outstanding	458,222,323.93	690,016,610.63	
Average loan	44,591.51	51,203.37	
Minimum	76.35	2,035.10	
Maximum	450,101.39	490,664.10	
Interest rate			
Weighted average (wac)	3.35%	3.45%	
Minimum	2.60%	2.36%	
Maximum	10.75%	10.75%	
Final maturity			
Weighted average (WARM) (months)	161	178	
Minimum	01/03/2006	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)	80.16	78.88	
Mortgage Market: Banks	0.00	0.00	
Mortgage Market: Savings Banks	13.09	14.13	
Mortgage Market: All Institutions	0.03	0.04	
Savings Banks Lending Rate (CECA Indicator)	0.92	1.13	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.19	7.28	0.56	7.73
10.01 - 20%	4.88	15.73	2.92	15.76
20.01 - 30%	9.29	25.42	6.99	25.44
30.01 - 40%	13.65	35.35	10.79	35.28
40.01 - 50%	17.54	45.25	14.72	45.25
50.01 - 60%	20.27	54.94	19.76	55.08
60.01 - 70%	18.01	64.87	20.14	65.10
70.01 - 80%	10.64	73.86	17.09	74.98
80.01 - 90%	3.48	84.17	4.57	84.87
90.01 - 100%	1.05	92.95	2.42	94.95
Weighted average (WALTV)	50.57		55.77	
Minimum	0.11		0.80	
Maximum	96.04		99.10	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.44%	1.41%	1.41%	1.48%	1.41%
Annual Percentage Rate (CPR)	15.95%	15.69%	15.68%	16.37%	15.70%

Geographic distribution		
	Current	At constitution date
Andalucia	1.61%	1.50%
Aragon	0.48%	0.47%
Asturias	0.17%	0.15%
Balearic Islands	1.97%	2.07%
Basque Country	0.67%	0.74%
Canary Islands	2.20%	2.04%
Cantabria	0.03%	0.03%
Castilla-La Mancha	2.40%	2.48%
Castilla-Leon	1.65%	1.44%
Catalonia	5.79%	6.03%
Extremadura	0.08%	0.05%
Galicia	0.65%	0.61%
La Rioja	0.18%	0.14%
Madrid	6.61%	7.26%
Melilla	0.01%	0.01%
Murcia	0.65%	0.63%
Navarra	0.94%	0.94%
Valencia	73.90%	73.36%

Current delinquency								
Aging	Assets	Overdue debt				Outstanding debt	Total debt	% Total debt / Appraisal Value
		Principal	Interest	Other	Total %			
Up to 1 month	511	122,967.25	34,772.18	0.00	157,739.43	29.82	20,317,700.14	71.63
1 to 2 months	125	69,102.51	24,761.48	0.00	93,863.99	17.75	5,668,225.79	20.16
2 to 3 months	22	199,269.63	9,101.80	0.00	208,371.43	39.39	1,235,892.86	5.05
3 to 6 months	11	9,267.95	5,107.05	0.00	14,375.00	2.72	429,987.47	1.55
6 to 12 months	5	14,081.46	6,803.57	0.00	20,885.03	3.95	245,424.88	0.93
12 to 18 months	2	25,014.89	8,735.61	0.00	33,750.50	6.38	158,896.38	0.67
Total	676	439,703.69	89,301.69	0.00	529,005.38		28,056,127.52	39.70

Additional information