

MBS BANCAJA 1 Fondo de Titulización de Activos

Brief report

Date: 02/28/2006
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	60,916.19 384,137,494.14 60.92%	100,000.00 630,600,000.00	Floating 3-M Euribor + 0.170% 17.Feb/May/Aug/Nov	2.7670% 05/17/2006 416.705658 Gross 354.199809 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	05/17/2006 "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	2.8070% 05/17/2006 693.952778 Gross 589.859861 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Sequential	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	3.0270% 05/17/2006 748.341667 Gross 636.090417 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Sequential	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	3.4370% 05/17/2006 849.702778 Gross 722.247361 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Sequential	BBB Baa2	BBB Baa2
Total		443,537,494.14	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)									
				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	6.45	4.17	3.95	3.78	3.59	3.44	3.31	3.18		
		Final Maturity	Years	08/10/2012	05/01/2010	02/09/2010	12/10/2009	09/30/2009	08/07/2009	06/18/2009	05/02/2009		
	Without optional redemption *	Average life	Years	7.11	4.72	4.49	4.29	4.10	3.93	3.77	3.62		
		Final Maturity	Years	05/17/2019	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	8.23	5.35	5.07	4.84	4.60	4.41	4.24	4.08		
		Final Maturity	Years	05/21/2014	07/03/2011	03/23/2011	01/01/2011	10/02/2010	07/27/2010	05/25/2010	03/28/2010		
	Without optional redemption *	Average life	Years	9.11	6.08	5.79	5.52	5.28	5.06	4.86	4.67		
		Final Maturity	Years	04/06/2015	03/25/2012	12/13/2011	09/05/2011	06/09/2011	03/21/2011	01/06/2011	10/30/2010		
Series C	With optional redemption *	Average life	Years	8.23	5.35	5.07	4.84	4.60	4.41	4.24	4.08		
		Final Maturity	Years	05/21/2014	07/03/2011	03/23/2011	01/01/2011	10/03/2010	07/27/2010	05/25/2010	03/28/2010		
	Without optional redemption *	Average life	Years	9.11	6.08	5.79	5.52	5.28	5.06	4.86	4.67		
		Final Maturity	Years	04/07/2015	03/25/2012	12/13/2011	09/05/2011	06/09/2011	03/21/2011	01/06/2011	10/31/2010		
Series D	With optional redemption *	Average life	Years	8.23	5.35	5.07	4.85	4.60	4.41	4.24	4.08		
		Final Maturity	Years	05/22/2014	07/04/2011	03/24/2011	01/01/2011	10/03/2010	07/28/2010	05/26/2010	03/28/2010		
	Without optional redemption *	Average life	Years	9.11	6.08	5.79	5.52	5.28	5.06	4.86	4.68		
		Final Maturity	Years	05/17/2019	02/17/2015	08/17/2014	05/17/2014	11/17/2013	08/17/2013	05/17/2013	02/17/2013		

* Optional clean up call when the amount 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	86.61%	384,137,494.14	15.57%	91.39%	630,600,000.00
Series B	3.27%	14,500,000.00	12.30%	2.10%	14,500,000.00
Series C	7.01%	31,100,000.00	5.29%	4.51%	31,100,000.00
Series D	3.11%	13,800,000.00	2.18%	2.00%	13,800,000.00
Issue of Bonds		443,537,494.14			690,000,000.00
Reserve Fund	2.18%	9,660,000.00	1.40%		9,660,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	12,672,294.68	2.597%	
Amortisation Account		0.00	
Servicer ppal collect not yet credited	2,294,727.65		
Servicer ints collect not yet credited	334,402.85		
Liabilities	Available	Balance	Interest
Start-up Loan		775,127.19	4.597%
Subordinated Loan		9,660,000.00	7.897%

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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
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Start-up Loan
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Assets Custodian
Bancaja

Fund Auditors
Ernst&Young

Collateral: Mortgage loans

General			
	Current	At constitution date	
Count	9,958	13,476	
Principal			
Principal outstanding	438,301,983.64	690,016,610.63	
Average loan	44,015.06	51,203.37	
Minimum	50.77	2,035.10	
Maximum	446,868.73	490,664.10	
Interest rate			
Weighted average (wac)	3.41%	3.45%	
Minimum	2.60%	2.36%	
Maximum	10.75%	10.75%	
Final maturity			
Weighted average (WARM) (months)	160	178	
Minimum	03/01/2006	05/23/2004	
Maximum	11/15/2033	11/30/2033	
Index (distribution)			
3-month EURIBOR/MIBOR	2.19	2.21	
6-month EURIBOR/MIBOR	0.01	0.01	
1-year EURIBOR/MIBOR	3.56	3.55	
1-year EURIBOR/MIBOR (Mortgage Market)	80.24	78.88	
Mortgage Market: Banks	0.00	0.00	
Mortgage Market: Savings Banks	13.06	14.13	
Mortgage Market: All Institutions	0.03	0.04	
Savings Banks Lending Rate (CECA Indicator)	0.90	1.13	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.27	7.27	0.56	7.73
10.01 - 20%	5.08	15.73	2.92	15.76
20.01 - 30%	9.50	25.43	6.99	25.44
30.01 - 40%	14.30	35.43	10.79	35.28
40.01 - 50%	17.44	45.28	14.72	45.25
50.01 - 60%	20.36	54.90	19.76	55.08
60.01 - 70%	17.45	64.82	20.14	65.10
70.01 - 80%	10.26	73.73	17.09	74.98
80.01 - 90%	3.32	83.94	4.57	84.87
90.01 - 100%	1.03	92.53	2.42	94.95
Weighted average (WALTV)	50.06		55.77	
Minimum	0.07		0.80	
Maximum	95.70		99.10	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.37%	1.45%	1.42%	1.50%	1.42%
Annual Percentage Rate (CPR)	15.24%	16.12%	15.72%	16.54%	15.74%

Geographic distribution		
	Current	At constitution date
Andalucia	1.58%	1.50%
Aragon	0.49%	0.47%
Asturias	0.18%	0.15%
Balearic Islands	1.92%	2.07%
Basque Country	0.65%	0.74%
Canary Islands	2.21%	2.04%
Cantabria	0.03%	0.03%
Castilla-La Mancha	2.40%	2.48%
Castilla-Leon	1.67%	1.44%
Catalonia	5.80%	6.03%
Extremadura	0.04%	0.05%
Galicia	0.68%	0.61%
La Rioja	0.17%	0.14%
Madrid	6.55%	7.26%
Melilla	0.01%	0.01%
Murcia	0.63%	0.63%
Navarra	0.95%	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	628	167,616.32	48,887.28	0.00	216,503.60	36.32	26,143,728.45	26,360,232.05	78.75	39.78
1 to 2 months	97	50,389.51	20,563.54	0.00	70,953.05	11.90	4,550,953.18	4,621,906.23	13.81	42.43
2 to 3 months	24	19,318.11	7,251.39	0.00	26,569.50	4.46	938,208.36	964,777.86	2.88	43.11
3 to 6 months	16	210,934.64	12,700.65	0.00	223,635.29	37.52	912,276.99	1,135,912.28	3.39	47.08
6 to 12 months	2	5,283.67	1,498.00	0.00	6,781.67	1.14	47,733.06	54,514.73	0.16	39.53
12 to 18 months	2	14,748.46	6,062.95	0.00	20,811.41	3.49	146,658.28	167,469.69	0.50	53.00
18 to 24 months	1	22,145.27	8,622.77	0.00	30,768.04	5.16	138,078.47	168,846.51	0.50	55.02
Total	770	490,435.98	105,586.58	0.00	596,022.56		32,877,636.79	33,473,659.35		40.54