

# MBS BANCAJA 1 Fondo de Titulización de Activos

## Brief report

Date: 05/31/2006  
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	56,679.63 357,421,746.78 56.68%	100,000.00 630,600,000.00	Floating 3-M Euribor + 0.170% 17.Feb/May/Aug/Nov	3.0550% 08/17/2006 442.510467 Gross 376.133897 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	08/17/2006 "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	3.0950% 08/17/2006 790.944444 Gross 672.302777 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	3.3150% 08/17/2006 847.166667 Gross 720.091667 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	3.7250% 08/17/2006 951.944444 Gross 809.152777 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		416,821,746.78	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	0,69	0,87	1,06	1,25	1,44	1,64	1,84		
				% Annual equivalent CPR									
				0,00	8,00	10,00	12,00	14,00	16,00	18,00	20,00		
Series A	With optional redemption *	Average life	Years	6.35	4.14	3.78	3.45	3.19	2.95	2.73	2.57		
		Final Maturity	Years	10/02/2012	07/20/2010	03/09/2010	11/09/2009	08/06/2009	05/11/2009	02/21/2009	12/23/2008		
	Without optional redemption *	Average life	Years	7.06	4.72	4.33	3.99	3.69	3.43	3.19	2.98		
		Final Maturity	Years	02/17/2019	02/17/2015	05/17/2014	08/17/2013	02/17/2013	08/17/2012	02/17/2012	11/17/2011		
	Series B	With optional redemption *	Average life	Years	7.70	5.04	4.59	4.19	3.88	3.58	3.31	3.12	
			Final Maturity	Years	02/07/2014	06/12/2011	12/29/2010	08/06/2010	04/15/2010	12/26/2009	09/20/2009	07/12/2009	
Without optional redemption *		Average life	Years	8.59	5.76	5.28	4.86	4.51	4.17	3.89	3.64		
		Final Maturity	Years	12/28/2014	03/01/2012	09/07/2011	04/10/2011	11/30/2010	07/31/2010	04/19/2010	01/17/2010		
Series C		With optional redemption *	Average life	Years	7.70	5.04	4.59	4.19	3.88	3.58	3.31	3.12	
			Final Maturity	Years	02/07/2014	06/12/2011	12/29/2010	08/07/2010	04/15/2010	12/26/2009	09/20/2009	07/12/2009	
	Without optional redemption *	Average life	Years	8.59	5.76	5.28	4.86	4.51	4.17	3.89	3.64		
		Final Maturity	Years	12/29/2014	03/02/2012	09/07/2011	04/10/2011	11/30/2010	07/31/2010	04/19/2010	01/17/2010		
	Series D	With optional redemption *	Average life	Years	7.70	5.04	4.59	4.19	3.88	3.58	3.31	3.12	
			Final Maturity	Years	02/08/2014	06/13/2011	12/30/2010	08/07/2010	04/16/2010	12/26/2009	09/21/2009	07/12/2009	
Without optional redemption *		Average life	Years	8.59	5.76	5.28	4.87	4.51	4.17	3.89	3.64		
		Final Maturity	Years	12/30/2014	03/03/2012	09/08/2011	04/11/2011	12/01/2010	08/01/2010	04/20/2010	01/18/2010		

\* 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	85.75%	357,421,746.78	16.57%	91.39%	630,600,000.00
Series B	3.48%	14,500,000.00	13.09%	2.10%	14,500,000.00
Series C	7.46%	31,100,000.00	5.63%	4.51%	31,100,000.00
Series D	3.31%	13,800,000.00	2.32%	2.00%	13,800,000.00
Issue of Bonds		416,821,746.78			690,000,000.00
Reserve Fund	2.32%	9,660,000.00	1.40%		9,660,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	13,525,620.21	2.885%	
Amortisation Account	0.00		
Servicer ppal collect not yet credited	1,894,500.31		
Servicer ints collect not yet credited	272,960.14		
Liabilities	Available	Balance	Interest
Start-up Loan		715,502.02	4.885%
Subordinated Loan		9,660,000.00	8.085%

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### 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

## Collateral: Mortgage loans

General			
	Current	At constitution date	
Count	9,510	13,476	
Principal			
Principal outstanding	411,342,016.86	690,016,610.63	
Average loan	43,253.63	51,203.37	
Minimum	74.35	2,035.10	
Maximum	442,180.82	490,664.10	
Interest rate			
Weighted average (wac)	3.58%	3.45%	
Minimum	2.60%	2.36%	
Maximum	10.75%	10.75%	
Final maturity			
Weighted average (WARM) (months)	157	178	
Minimum	06/02/2006	05/23/2004	
Maximum	11/15/2033	11/30/2033	
Index (distribution)			
3-month EURIBOR/MIBOR	2.17	2.21	
6-month EURIBOR/MIBOR	0.01	0.01	
1-year EURIBOR/MIBOR	3.58	3.55	
1-year EURIBOR/MIBOR (Mortgage Market)	80.33	78.88	
Mortgage Market: Banks	0.00	0.00	
Mortgage Market: Savings Banks	13.01	14.13	
Mortgage Market: All Institutions	0.03	0.04	
Savings Banks Lending Rate (CECA Indicator)	0.87	1.13	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.41	7.18	0.56	7.73
10.01 - 20%	5.36	15.77	2.92	15.76
20.01 - 30%	9.86	25.49	6.99	25.44
30.01 - 40%	14.53	35.27	10.79	35.28
40.01 - 50%	18.04	45.21	14.72	45.25
50.01 - 60%	20.35	54.78	19.76	55.08
60.01 - 70%	17.29	64.77	20.14	65.10
70.01 - 80%	9.03	73.58	17.09	74.98
80.01 - 90%	3.30	83.83	4.57	84.87
90.01 - 100%	0.83	92.43	2.42	94.95
Weighted average (WALTV)	49.26		55.77	
Minimum	0.11		0.80	
Maximum	95.19		99.10	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.23%	1.33%	1.39%	1.42%	1.41%
Annual Percentage Rate (CPR)	13.84%	14.87%	15.50%	15.75%	15.64%

Geographic distribution		
	Current	At constitution date
Andalucia	1.52%	1.50%
Aragon	0.49%	0.47%
Asturias	0.19%	0.15%
Balearic Islands	1.93%	2.07%
Basque Country	0.66%	0.74%
Canary Islands	2.16%	2.04%
Cantabria	0.03%	0.03%
Castilla-La Mancha	2.39%	2.48%
Castilla-Leon	1.62%	1.44%
Catalonia	5.84%	6.03%
Extremadura	0.04%	0.05%
Galicia	0.68%	0.61%
La Rioja	0.16%	0.14%
Madrid	6.60%	7.26%
Melilla	0.01%	0.01%
Murcia	0.62%	0.63%
Navarra	0.99%	0.94%
Valencia	74.05%	73.36%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Up to 1 month	510	124,772.99	38,502.91	0.00	163,275.90	41.52	21,616,390.68	21,779,666.58	76.91	39.73
1 to 2 months	110	55,446.11	18,631.18	0.00	74,077.29	18.84	4,327,236.83	4,401,314.12	15.54	37.81
2 to 3 months	23	21,044.68	7,508.44	0.00	28,553.12	7.26	965,991.68	994,544.80	3.51	42.31
3 to 6 months	7	7,720.45	4,626.54	0.00	12,346.99	3.14	376,050.59	388,397.58	1.37	52.61
6 to 12 months	7	69,455.70	12,508.65	0.00	81,964.35	20.84	472,709.93	554,674.28	1.96	44.86
12 to 18 months	2	15,688.12	7,629.84	0.00	23,317.96	5.93	158,139.01	181,456.97	0.64	50.03
18 to 24 months	1	0.00	9,735.29	0.00	9,735.29	2.48	6,783.74	16,519.03	0.06	5.38
Total	660	294,128.05	99,142.85	0.00	393,270.90		27,923,302.46	28,316,573.36		39.63

### Additional information