

MBS BANCAJA 1 Fondo de Titulización de Activos

Brief report

Date: 05/31/2007
Currency: EUR

Date of constitution
 05/17/2004

VAT Reg. no.
 G83998518

Management Company
 Europea 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 N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating		
		Current	Original			Final maturity (legal)	Next	Fitch / Moody's Current	Original	
Series A ES0361794003	05/21/2004 6,306	42,292.25 266,694,928.50 42.29%	100,000.00 630,600,000.00	Floating 3-M Euribor+0.170% 17.Feb/May/Aug/Nov	4.2330% 08/17/2007 457.503463 Gross 388.877944 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	08/17/2007 "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	4.2730% 08/17/2007 1,091.988889 Gross 928.190556 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	4.4930% 08/17/2007 1,148.211111 Gross 975.979444 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Sequential	AA- 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	4.9030% 08/17/2007 1,252.988889 Gross 1,065.040556 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		326,094,928.50 690,000,000.00								

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									
Series A	With optional redemption *	Average life	Years	6.13	4.43	4.02	3.65	3.36	3.09	2.90	2.67		
		Final Maturity	Years	07/14/2013	03/11/2011	05/06/2011	01/20/2011	06/10/2010	02/07/2010	04/23/2010	01/30/2010		
		Date	05/17/2018	08/17/2015	11/17/2014	02/17/2014	08/17/2013	02/17/2013	11/17/2012	05/17/2012			
	Without optional redemption *	Average life	Years	7.10	5.25	4.80	4.42	4.08	3.78	3.51	3.28		
		Final Maturity	Years	03/07/2014	08/29/2012	03/18/2012	10/28/2011	06/26/2011	09/03/2011	02/12/2010	07/09/2010		
		Date	02/17/2034	02/17/2034	02/17/2034	02/17/2034	02/17/2034	02/17/2034	02/17/2034	02/17/2034			
Series B	With optional redemption *	Average life	Years	5.73	4.15	3.76	3.42	3.15	2.90	2.72	2.51		
		Final Maturity	Years	02/20/2013	07/23/2011	05/03/2011	10/28/2010	07/22/2010	04/23/2010	02/17/2010	01/12/2009		
		Date	05/17/2018	08/17/2015	11/17/2014	02/17/2014	08/17/2013	02/17/2013	11/17/2012	05/17/2012			
	Without optional redemption *	Average life	Years	6.64	4.92	4.50	4.13	3.82	3.54	3.29	3.07		
		Final Maturity	Years	01/16/2014	04/28/2012	11/27/2011	07/17/2011	03/24/2011	12/12/2010	09/13/2010	06/25/2010		
		Date	02/17/2034	02/17/2034	02/17/2034	02/17/2034	02/17/2034	02/17/2034	02/17/2034	02/17/2034			
Series C	With optional redemption *	Average life	Years	5.73	4.15	3.77	3.42	3.15	2.90	2.72	2.51		
		Final Maturity	Years	02/20/2013	07/23/2011	05/03/2011	10/29/2010	07/22/2010	04/23/2010	02/17/2010	01/12/2009		
		Date	05/17/2018	08/17/2015	11/17/2014	02/17/2014	08/17/2013	02/17/2013	11/17/2012	05/17/2012			
	Without optional redemption *	Average life	Years	6.64	4.92	4.50	4.13	3.82	3.54	3.29	3.07		
		Final Maturity	Years	01/17/2014	04/28/2012	11/27/2011	07/18/2011	03/24/2011	12/12/2010	09/13/2010	06/25/2010		
		Date	02/17/2034	02/17/2034	02/17/2034	02/17/2034	02/17/2034	02/17/2034	02/17/2034	02/17/2034			
Series D	With optional redemption *	Average life	Years	5.74	4.15	3.77	3.42	3.15	2.90	2.72	2.51		
		Final Maturity	Years	02/21/2013	07/24/2011	05/03/2011	10/29/2010	07/22/2010	04/23/2010	02/17/2010	01/12/2009		
		Date	05/17/2018	08/17/2015	11/17/2014	02/17/2014	08/17/2013	02/17/2013	11/17/2012	05/17/2012			
	Without optional redemption *	Average life	Years	6.64	4.92	4.50	4.14	3.82	3.54	3.29	3.07		
		Final Maturity	Years	01/18/2014	04/29/2012	11/28/2011	07/18/2011	03/25/2011	12/13/2010	09/13/2010	06/25/2010		
		Date	02/17/2034	02/17/2034	02/17/2034	02/17/2034	02/17/2034	02/17/2034	02/17/2034	02/17/2034			

* 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	81.78%	266,694,928.50	21.02%	91.39%	630,600,000.00	10.01%
Series B	4.45%	14,500,000.00	16.57%	2.10%	14,500,000.00	7.91%
Series C	9.54%	31,100,000.00	7.03%	4.51%	31,100,000.00	3.40%
Series D	4.23%	13,800,000.00	2.80%	2.00%	13,800,000.00	1.40%
Issue of Bonds		326,094,928.50			690,000,000.00	
Reserve Fund	2.80%	9,130,658.00		1.40%	9,660,000.00	

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	12,974,038.12
Amortisation Account		0.00	
Servicer ppal collect not yet credited		1,871,256.54	
Servicer ints collect not yet credited		274,094.82	
Liabilities	Available	Balance	Interest
Start-up Loan		477,001.34	6.063%
Subordinated Loan		9,130,658.00	8.863%

Additional information

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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	7,945	13,476	
Principal			
Principal outstanding	320,748,850.16	690,016,610.63	
Average loan	40,371.16	51,203.37	
Minimum	0.36	2,035.10	
Maximum	424,261.81	490,664.10	
Interest rate			
Weighted average (wac)	4.73%	3.45%	
Minimum	3.40%	2.36%	
Maximum	10.75%	10.75%	
Final maturity			
Weighted average (WARM) (months)	148	178	
Minimum	06/01/2007	05/23/2004	
Maximum	11/15/2033	11/30/2033	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	2.15%	2.21%	
6-month EURIBOR/MIBOR	0.00%	0.01%	
1-year EURIBOR/MIBOR	3.44%	3.55%	
1-year EURIBOR/MIBOR (Mortgage Market)	81.12%	78.88%	
Mortgage Market: Banks	0.00%	0.00%	
Mortgage Market: Savings Banks	12.60%	14.13%	
Mortgage Market: All Institutions	0.03%	0.04%	
Savings Banks Lending Rate (CECA Indicator)	0.66%	1.13%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.84	6.84	0.56	7.73
10.01 - 20%	6.22	15.78	2.92	15.76
20.01 - 30%	11.53	25.22	6.99	25.44
30.01 - 40%	16.49	35.13	10.79	35.28
40.01 - 50%	19.48	45.02	14.72	45.25
50.01 - 60%	19.46	54.71	19.76	55.08
60.01 - 70%	15.31	64.67	20.14	65.10
70.01 - 80%	7.04	73.97	17.09	74.98
80.01 - 90%	2.20	83.83	4.57	84.87
90.01 - 100%	0.44	91.67	2.42	94.95
Weighted average (WALTV)	46.57		55.77	
Minimum	0.00		0.80	
Maximum	93.30		99.10	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.46%	1.37%	1.31%	1.27%	1.36%
Annual Percentage Rate (CPR)	16.13%	15.25%	14.62%	14.19%	15.18%

Geographic distribution		
	Current	At constitution date
Andalucía	1.35%	1.50%
Aragón	0.44%	0.47%
Asturias	0.20%	0.15%
Balearic Islands	1.84%	2.07%
Basque Country	0.65%	0.74%
Canary Islands	2.18%	2.04%
Cantabria	0.03%	0.03%
Castilla-La Mancha	2.33%	2.46%
Castilla-León	1.66%	1.44%
Catalonia	5.80%	6.03%
Extremadura	0.06%	0.05%
Galicia	0.77%	0.61%
La Rioja	0.19%	0.14%
Madrid	6.50%	7.26%
Melilla	0.02%	0.01%
Murcia	0.56%	0.63%
Navarra	1.02%	0.94%
Valencia	74.40%	73.36%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Up to 1 month	365	89,528.51	30,018.65	0.00	119,547.16	27.19	14,171,556.19	14,291,103.35	71.77	34.45
1 to 2 months	96	57,079.04	28,929.97	0.00	86,009.01	19.56	4,260,249.00	4,346,258.01	21.63	41.54
2 to 3 months	19	12,478.87	5,438.31	0.00	17,917.18	4.08	547,243.88	565,161.06	2.84	33.28
3 to 6 months	5	3,131.21	2,451.80	0.00	5,583.01	1.27	177,561.52	183,144.53	0.92	44.39
6 to 12 months	3	7,879.46	1,912.96	0.00	9,792.42	2.23	54,668.97	64,461.39	0.32	23.25
12 to 18 months	1	1,202.56	2,053.82	0.00	3,256.38	0.74	35,584.21	38,840.59	0.20	83.23
18 to 24 months	4	166,380.61	20,274.13	0.00	186,654.74	42.46	219,451.87	406,106.61	2.04	40.52
Over 2 years	1	688.59	10,168.30	0.00	10,856.89	2.47	6,095.15	16,952.04	0.09	5.52
Total	494	338,368.85	101,247.94	0.00	439,616.79		19,472,410.79	19,912,027.58		35.76

Each range includes the beginning but not the ending time

Additional information