

MBS BANCAJA 1 Fondo de Titulización de Activos

Brief report

Date: 06/30/2007
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 / 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	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 / Secuential	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 / Secuential	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	5.99	4.33	3.93	3.56	3.28	3.02	2.83	2.61		
		Final Maturity	Years	06/25/2013	10/28/2011	02/06/2011	01/20/2011	08/10/2010	05/07/2010	04/28/2010	05/02/2010		
	Without optional redemption *	Average life	Years	10.89	8.14	7.39	6.64	6.14	5.64	5.39	4.88		
		Final Maturity	Years	05/17/2018	08/17/2015	11/17/2014	02/17/2014	08/17/2013	02/17/2013	11/17/2012	05/17/2012		
	Series B	With optional redemption *	Average life	Years	5.60	4.05	3.67	3.33	3.07	2.83	2.65	2.44	
			Final Maturity	Years	02/02/2013	07/17/2011	02/03/2011	10/28/2010	07/23/2010	04/26/2010	02/21/2010	07/12/2009	
Without optional redemption *		Average life	Years	10.89	8.14	7.39	6.64	6.14	5.64	5.39	4.88		
		Final Maturity	Years	05/17/2018	08/17/2015	11/17/2014	02/17/2014	08/17/2013	02/17/2013	11/17/2012	05/17/2012		
Series C		With optional redemption *	Average life	Years	6.50	4.82	4.41	4.05	3.74	3.47	3.23	3.01	
			Final Maturity	Years	12/28/2013	04/22/2012	11/24/2011	07/17/2011	03/26/2011	12/16/2010	09/19/2010	02/07/2010	
	Without optional redemption *	Average life	Years	26.65	26.65	26.65	26.65	26.65	26.65	26.65	26.65		
		Final Maturity	Years	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	5.61	4.05	3.68	3.33	3.07	2.83	2.65	2.44	
			Final Maturity	Years	03/02/2013	07/18/2011	03/03/2011	10/28/2010	07/23/2010	04/26/2010	02/22/2010	07/12/2009	
Without optional redemption *		Average life	Years	10.89	8.14	7.39	6.64	6.14	5.64	5.39	4.88		
		Final Maturity	Years	05/17/2018	08/17/2015	11/17/2014	02/17/2014	08/17/2013	02/17/2013	11/17/2012	05/17/2012		

* 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		% CE		At issue date	
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	20,637,416.63	4.063%	
Amortisation Account		0.00	
Servicer ppal collect not yet credited	1,201,025.24		
Servicer ints collect not yet credited	314,258.53		
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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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	7,835	13,476	
Principal			
Principal outstanding	314,987,308.85	690,016,610.63	
Average loan	40,202.59	51,203.37	
Minimum	0.34	2,035.10	
Maximum	422,820.58	490,664.10	
Interest rate			
Weighted average (wac)	4.80%	3.45%	
Minimum	3.25%	2.36%	
Maximum	10.67%	10.75%	
Final maturity			
Weighted average (WARM) (months)	148	178	
Minimum	07/01/2007	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	3.46%	3.55%	
1-year EURIBOR/MIBOR (Mortgage Market)	81.23%	78.88%	
Mortgage Market: Banks	0.00%	0.00%	
Mortgage Market: Savings Banks	12.48%	14.13%	
Mortgage Market: All Institutions	0.03%	0.04%	
Savings Banks Lending Rate (CECA Indicator)	0.64%	1.13%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.85	6.77	0.56	7.73
10.01 - 20%	6.37	15.81	2.92	15.76
20.01 - 30%	11.56	25.25	6.99	25.44
30.01 - 40%	16.78	35.15	10.79	35.28
40.01 - 50%	19.37	45.01	14.72	45.25
50.01 - 60%	19.36	54.67	19.76	55.08
60.01 - 70%	15.37	64.60	20.14	65.10
70.01 - 80%	6.86	74.11	17.09	74.98
80.01 - 90%	2.06	84.05	4.57	84.87
90.01 - 100%	0.41	91.55	2.42	94.95
Weighted average (WALTV)	46.38		55.77	
Minimum	0.00		0.80	
Maximum	92.73		99.10	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.98%	1.20%	1.23%	1.21%	1.35%
Annual Percentage Rate (CPR)	11.14%	13.45%	13.75%	13.60%	15.07%

Geographic distribution		
	Current	At constitution date
Andalucía	1.34%	1.50%
Aragón	0.43%	0.47%
Asturias	0.20%	0.15%
Balearic Islands	1.86%	2.07%
Basque Country	0.66%	0.74%
Canary Islands	2.21%	2.04%
Cantabria	0.04%	0.03%
Castilla-La Mancha	2.35%	2.46%
Castilla-León	1.68%	1.44%
Catalonia	5.86%	6.03%
Extremadura	0.06%	0.05%
Galicia	0.78%	0.61%
La Rioja	0.19%	0.14%
Madrid	6.54%	7.26%
Melilla	0.02%	0.01%
Murcia	0.57%	0.63%
Navarra	1.03%	0.94%
Valencia	74.20%	73.36%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		%		
Up to 1 month	372	87,750.18	27,716.95	0.00	115,467.13	26.56	13,410,912.29	13,526,379.42	73.96	34.17
1 to 2 months	77	41,644.24	19,606.76	0.00	61,250.00	14.09	3,215,769.29	3,277,022.29	17.92	37.55
2 to 3 months	17	18,809.79	11,219.82	0.00	30,029.61	6.91	784,104.11	814,133.72	4.45	45.14
3 to 6 months	8	4,174.95	2,427.33	0.00	6,602.28	1.52	137,151.01	143,753.29	0.79	39.63
6 to 12 months	3	8,745.76	2,160.89	0.00	10,906.65	2.51	63,802.67	64,709.12	0.35	23.34
12 to 18 months	1	1,273.95	2,220.06	0.00	3,494.01	0.80	35,512.82	39,006.83	0.21	83.59
18 to 24 months	3	170,826.67	19,972.69	0.00	190,799.36	43.89	198,097.00	388,896.36	2.13	40.01
Over 2 years	2	4,807.35	11,383.61	0.00	16,190.96	3.72	18,885.20	35,076.16	0.19	10.41
Total	483	338,032.89	96,709.91	0.00	434,742.80		17,854,234.39	18,288,977.19		35.10

Each range includes the beginning but not the ending time

Additional information