

MBS BANCAJA 1 Fondo de Titulización de Activos

Brief report

Date: 09/30/2007
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	40,203.24 253,521,631.44 40.20%	100,000.00 630,600,000.00	Floating 3-M Euribor+0.170% 17.Feb/May/Aug/Nov	4.6890% 11/19/2007 492.228369 Gross 418.394114 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	11/19/2007 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0361794011	05/21/2004 145	88,698.94 12,861,346.30 88.70%	100,000.00 14,500,000.00	Floating 3-M Euribor+0.210% 17.Feb/May/Aug/Nov	4.7290% 11/19/2007 1,095.249583 Gross 930.962146 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	88,715.92 27,590,651.12 88.72%	100,000.00 31,100,000.00	Floating 3-M Euribor+0.430% 17.Feb/May/Aug/Nov	4.9490% 11/19/2007 1,146.421619 Gross 974.458376 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	88,760.16 12,248,902.08 88.76%	100,000.00 13,800,000.00	Floating 3-M Euribor+0.840% 17.Feb/May/Aug/Nov	5.3590% 11/19/2007 1,242.015988 Gross 1,055.713590 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		306,222,530.94 690,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
			% Monthly CPR (SMM)								
			% Annual equivalent CPR	0,69	0,87	1,06	1,25	1,44	1,64	1,84	2,05
Series A	With optional redemption *	Average life	Years	3.86	3.50	3.22	3.01	2.77	2.60	2.39	2.25
		Final Maturity	Years	08/10/2011	03/29/2011	12/16/2010	10/03/2010	07/08/2010	05/07/2010	02/19/2010	12/28/2009
			Date	7.14	6.39	5.88	5.63	5.14	4.88	4.39	4.13
			Date	11/17/2014	02/17/2014	08/17/2013	05/17/2013	11/17/2012	08/17/2012	02/17/2012	11/17/2011
	Without optional redemption *	Average life	Years	4.70	4.32	3.99	3.70	3.44	3.21	3.00	2.82
		Final Maturity	Years	06/09/2012	01/22/2012	09/24/2011	06/09/2011	03/07/2011	12/14/2010	09/30/2010	07/24/2010
			Date	26.40	26.40	26.40	26.40	26.40	26.40	26.40	26.40
			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	3.86	3.50	3.22	3.01	2.77	2.60	2.39	2.25
		Final Maturity	Years	08/10/2011	03/29/2011	12/16/2010	10/03/2010	07/08/2010	05/07/2010	02/19/2010	12/28/2009
			Date	7.14	6.39	5.88	5.63	5.14	4.88	4.39	4.13
			Date	11/17/2014	02/17/2014	08/17/2013	05/17/2013	11/17/2012	08/17/2012	02/17/2012	11/17/2011
	Without optional redemption *	Average life	Years	4.70	4.32	3.99	3.70	3.44	3.21	3.00	2.82
		Final Maturity	Years	06/09/2012	01/22/2012	09/24/2011	06/09/2011	03/07/2011	12/14/2010	09/30/2010	07/24/2010
			Date	26.40	26.40	26.40	26.40	26.40	26.40	26.40	26.40
			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	3.86	3.50	3.22	3.01	2.77	2.60	2.39	2.25
		Final Maturity	Years	08/10/2011	03/29/2011	12/16/2010	10/03/2010	07/08/2010	05/07/2010	02/19/2010	12/28/2009
			Date	7.14	6.39	5.88	5.63	5.14	4.88	4.39	4.13
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		Final Maturity	Years	06/09/2012	01/22/2012	09/24/2011	06/09/2011	03/07/2011	12/14/2010	09/30/2010	07/24/2010
			Date	26.40	26.40	26.40	26.40	26.40	26.40	26.40	26.40
			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	3.86	3.50	3.22	3.01	2.77	2.60	2.39	2.25
		Final Maturity	Years	08/10/2011	03/29/2011	12/16/2010	10/03/2010	07/08/2010	05/07/2010	02/19/2010	12/28/2009
			Date	7.14	6.39	5.88	5.63	5.14	4.88	4.39	4.13
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	Without optional redemption *	Average life	Years	4.70	4.32	3.99	3.70	3.44	3.21	3.00	2.82
		Final Maturity	Years	06/09/2012	01/22/2012	09/24/2011	06/09/2011	03/07/2011	12/14/2010	09/30/2010	07/24/2010
			Date	26.40	26.40	26.40	26.40	26.40	26.40	26.40	26.40
			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	
Series A	82.79%	253,521,631.44	20.01%	91.39%	630,600,000.00	10.01%
Series B	4.20%	12,861,346.30	15.81%	2.10%	14,500,000.00	7.91%
Series C	9.01%	27,590,651.12	6.80%	4.51%	31,100,000.00	3.40%
Series D	4.00%	12,248,902.08	2.80%	2.00%	13,800,000.00	1.40%
Issue of Bonds		306,222,530.94			690,000,000.00	
Reserve Fund	2.80%	8,574,230.87		1.40%	9,660,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	15,266,025.48	4.519%	
Amortisation Account		0.00	
Servicer ppal collect not yet credited	1,316,396.59		
Servicer ints collect not yet credited	291,311.37		
Liabilities	Available	Balance	Interest
Start-up Loan		417,376.17	6.519%
Subordinated Loan		8,574,230.87	9.219%

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Bond Underwriters and Placement Agents

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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

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Amortisation Account

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Fund Auditors

Ernst&Young

Collateral: Mortgage loans

General			
	Current	At constitution date	
Count	7,547	13,476	
Principal			
Principal outstanding	299,855,768.17	690,016,610.63	
Average loan	39,731.78	51,203.37	
Minimum	0.28	2,035.10	
Maximum	418,459.21	490,664.10	
Interest rate			
Weighted average (wac)	5.06%	3.45%	
Minimum	3.41%	2.36%	
Maximum	10.67%	10.75%	
Final maturity			
Weighted average (WARM) (months)	146	178	
Minimum	10/01/2007	05/23/2004	
Maximum	11/15/2033	11/30/2033	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	2.19%	2.21%	
6-month EURIBOR/MIBOR	0.00%	0.01%	
1-year EURIBOR/MIBOR	3.40%	3.55%	
1-year EURIBOR/MIBOR (Mortgage Market)	81.47%	78.88%	
Mortgage Market: Banks	0.00%	0.00%	
Mortgage Market: Savings Banks	12.31%	14.13%	
Mortgage Market: All Institutions	0.03%	0.04%	
Savings Banks Lending Rate (CECA Indicator)	0.60%	1.13%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.88	6.74	0.56	7.73
10.01 - 20%	6.57	15.81	2.92	15.76
20.01 - 30%	12.34	25.32	6.99	25.44
30.01 - 40%	16.79	35.08	10.79	35.28
40.01 - 50%	20.02	45.06	14.72	45.25
50.01 - 60%	18.87	54.73	19.76	55.08
60.01 - 70%	14.56	64.48	20.14	65.10
70.01 - 80%	6.64	74.03	17.09	74.98
80.01 - 90%	2.09	84.35	4.57	84.87
90.01 - 100%	0.25	91.72	2.42	94.95
Weighted average (WALTV)	45.82		55.77	
Minimum	0.00		0.80	
Maximum	92.31		99.10	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.53%	0.82%	1.01%	1.15%	1.31%
Annual Percentage Rate (CPR)	6.14%	9.45%	11.47%	12.99%	14.67%

Geographic distribution		
	Current	At constitution date
Andalucia	1.38%	1.50%
Aragon	0.42%	0.47%
Asturias	0.20%	0.15%
Balearic Islands	1.87%	2.07%
Basque Country	0.67%	0.74%
Canary Islands	2.16%	2.04%
Cantabria	0.04%	0.03%
Castilla-La Mancha	2.39%	2.48%
Castilla-Leon	1.68%	1.44%
Catalonia	6.02%	6.03%
Extremadura	0.06%	0.05%
Galicia	0.80%	0.61%
La Rioja	0.20%	0.14%
Madrid	6.44%	7.26%
Melilla	0.02%	0.01%
Murcia	0.58%	0.63%
Navarra	1.02%	0.94%
Valencia	74.04%	73.36%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		Total	%	
Up to 1 month	437	107,607.31	39,936.52	0.00	147,543.83	29.45	17,049,543.22	17,197,087.05	78.40	35.11
1 to 2 months	83	41,376.77	19,964.96	0.00	61,341.73	12.25	2,979,769.22	3,041,112.95	13.86	39.91
2 to 3 months	23	14,368.51	7,535.53	0.00	21,904.04	4.38	720,405.95	742,329.99	3.38	34.87
3 to 6 months	7	11,134.79	7,908.50	0.00	19,043.29	3.80	358,614.11	377,657.40	1.72	53.75
6 to 12 months	6	6,459.59	3,280.21	0.00	9,739.80	1.94	93,919.98	103,659.78	0.47	39.46
12 to 18 months	1	1,393.92	323.01	0.00	1,716.93	0.34	5,320.04	7,036.97	0.03	16.21
18 to 24 months	3	188,902.61	20,207.10	0.00	209,109.71	41.74	157,951.79	367,061.50	1.67	40.24
Over 2 years	3	14,132.46	16,398.52	0.00	30,530.98	6.09	68,416.13	98,947.11	0.45	22.31
Total	563	385,397.96	115,554.35	0.00	500,952.31		21,433,940.44	21,934,892.75		35.90

Each range includes the beginning but not the ending time

Additional information