

Brief report

Date: 08/31/2009  
Currency: EUR

Date of constitution  
05/17/2004

VAT Reg. no.  
V63998518

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  
Banco Popular Español S.A

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 Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0361794003	05/21/2004 6,306	26,634.05 167,954,319.30 26.63%	100,000.00 630,600,000.00	Floating 3-M Euribor+0.170% 17.Feb/May/Aug/Nov	1.0430% 11/17/2009 70.991581 Gross 58.213096 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	11/17/2009 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0361794011	05/21/2004 145	58,896.01 8,539,921.45 58.90%	100,000.00 14,500,000.00	Floating 3-M Euribor+0.210% 17.Feb/May/Aug/Nov	1.0830% 11/17/2009 163.004524 Gross 133.663710 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	58,907.28 18,320,164.08 58.91%	100,000.00 31,100,000.00	Floating 3-M Euribor+0.430% 17.Feb/May/Aug/Nov	1.3030% 11/17/2009 196.154697 Gross 160.846852 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	61,717.73 8,517,046.74 61.72%	100,000.00 13,800,000.00	Floating 3-M Euribor+0.840% 17.Feb/May/Aug/Nov	1.7130% 11/17/2009 270.179649 Gross 221.547312 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Sequential	A- Baa2	BBB Baa2
Total		203,331,451.57	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	4.27	3.81	3.47	3.16	2.87	2.68	2.50	2.34		
		Final Maturity	Years	6.72	5.96	5.47	4.96	4.47	4.22	3.96	3.71		
		Date	04/12/2013	06/20/2013	02/17/2013	10/26/2012	12/07/2012	04/05/2012	01/03/2012	01/01/2012			
	Without optional redemption *	Average life	Years	5.74	5.23	4.80	4.42	4.08	3.79	3.53	3.29		
		Final Maturity	Years	24.48	24.48	24.48	24.48	24.48	24.48	24.48	24.48		
		Date	05/17/2016	08/17/2015	02/17/2015	08/17/2014	02/17/2014	11/17/2013	08/17/2013	05/17/2013			
Series B	With optional redemption *	Average life	Years	4.26	3.80	3.46	3.15	2.86	2.67	2.50	2.33		
		Final Maturity	Years	6.72	5.96	5.47	4.96	4.47	4.22	3.96	3.71		
		Date	01/12/2013	06/17/2013	02/15/2013	10/24/2012	10/07/2012	02/05/2012	02/28/2012	12/30/2011			
	Without optional redemption *	Average life	Years	5.72	5.22	4.79	4.41	4.07	3.78	3.52	3.29		
		Final Maturity	Years	24.48	24.48	24.48	24.48	24.48	24.48	24.48	24.48		
		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	4.26	3.80	3.46	3.15	2.86	2.67	2.50	2.33		
		Final Maturity	Years	6.72	5.96	5.47	4.96	4.47	4.22	3.96	3.71		
		Date	01/12/2013	06/17/2013	02/15/2013	10/24/2012	10/07/2012	02/05/2012	02/28/2012	12/30/2011			
	Without optional redemption *	Average life	Years	5.72	5.22	4.79	4.41	4.07	3.78	3.52	3.29		
		Final Maturity	Years	24.48	24.48	24.48	24.48	24.48	24.48	24.48	24.48		
		Date	05/17/2016	08/17/2015	02/17/2015	08/17/2014	02/17/2014	11/17/2013	08/17/2013	05/17/2013			
Series D	With optional redemption *	Average life	Years	4.07	3.64	3.32	3.02	2.74	2.56	2.40	2.24		
		Final Maturity	Years	6.72	5.96	5.47	4.96	4.47	4.22	3.96	3.71		
		Date	09/26/2013	04/19/2013	12/23/2012	05/09/2012	05/28/2012	03/23/2012	01/22/2012	11/26/2011			
	Without optional redemption *	Average life	Years	5.48	5.00	4.58	4.22	3.90	3.62	3.37	3.15		
		Final Maturity	Years	24.48	24.48	24.48	24.48	24.48	24.48	24.48	24.48		
		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	82.60%	167,954,319.30	20.79%	91.39%	630,600,000.00
Series B	4.20%	8,539,921.45	16.59%	2.10%	14,500,000.00
Series C	9.01%	18,320,164.08	7.58%	4.51%	31,100,000.00
Series D	4.19%	8,517,046.74	3.39%	2.00%	13,800,000.00
Issue of Bonds		203,331,451.57			690,000,000.00
Reserve Fund	3.39%	6,900,000.00		1.40%	9,660,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	8,185,245.11	0.873%	
Amortisation Account	0.00		
Servicer ppal collect not yet credited	301,164.16		
Servicer ints collect not yet credited	89,754.15		
Liabilities	Available	Balance	Interest
Start-up Loan		0.00	
Subordinated Loan		6,900,000.00	4.773%
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		0.00	
Securities		0.00	

\* Credit Support Amount in favour of the Fund

# MBS BANCAJA 1 Fondo de Titulización de Activos

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 Ernst&Young

### Collateral: Mortgage loans

General			
	Current	At constitution date	
Count	5,511	13,476	
Principal			
Principal outstanding	202,103,362.04	690,016,610.63	
Average loan	36,672.72	51,203.37	
Minimum	20.99	2,035.10	
Maximum	383,731.48	490,664.10	
Interest rate			
Weighted average (wac)	4.23%	3.45%	
Minimum	1.37%	2.36%	
Maximum	9.16%	10.75%	
Final maturity			
Weighted average (WARM) (months)	135	178	
Minimum	09/01/2009	05/23/2004	
Maximum	11/19/2033	11/30/2033	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	2.17%	2.21%	
6-month EURIBOR/MIBOR	0.00%	0.01%	
1-year EURIBOR/MIBOR	3.02%	3.55%	
1-year EURIBOR/MIBOR (Mortgage Market)	83.64%	78.88%	
Mortgage Market: Banks	0.00%	0.00%	
Mortgage Market: Savings Banks	10.97%	14.13%	
Mortgage Market: All Institutions	0.00%	0.04%	
Savings Banks Lending Rate (CECA Indicator)	0.20%	1.13%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	2.22	6.80	0.56	7.73
10.01 - 20%	9.48	15.76	2.92	15.76
20.01 - 30%	15.67	25.32	6.99	25.44
30.01 - 40%	19.39	35.22	10.79	35.28
40.01 - 50%	19.45	44.89	14.72	45.25
50.01 - 60%	17.05	54.87	19.76	55.08
60.01 - 70%	11.15	64.10	20.14	65.10
70.01 - 80%	4.22	73.64	17.09	74.98
80.01 - 90%	1.38	84.09	4.57	84.87
90.01 - 100%			2.42	94.95
Weighted average (WALTV)	41.94		55.77	
Minimum	0.03		0.80	
Maximum	88.98		99.10	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.49%	0.50%	0.64%	0.76%	1.15%
Annual Percentage Rate (CPR)	5.69%	5.89%	7.41%	8.79%	12.94%

Geographic distribution		
	Current	At constitution date
Andalucia	1.46%	1.50%
Aragon	0.40%	0.47%
Asturias	0.14%	0.15%
Balearic Islands	1.98%	2.07%
Basque Country	0.73%	0.74%
Canary Islands	2.36%	2.04%
Cantabria	0.04%	0.03%
Castilla-La Mancha	2.32%	2.48%
Castilla-Leon	1.87%	1.44%
Catalonia	6.51%	6.03%
Extremadura	0.08%	0.05%
Galicia	0.82%	0.61%
La Rioja	0.23%	0.14%
Madrid	6.28%	7.26%
Melilla	0.02%	0.01%
Murcia	0.54%	0.63%
Navarra	1.17%	0.94%
Valencia	73.05%	73.36%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
<b>Delinquencies</b>										
Up to 1 month	259	81,795.96	23,492.12	0.00	105,288.08	16.22	9,818,003.34	9,923,291.42	57.27	31.40
from > 1 to ≤ 2 months	57	44,895.23	12,913.02	0.00	57,808.25	8.91	2,353,828.08	2,411,636.33	13.92	33.76
from > 2 to ≤ 3 months	43	45,398.91	19,842.99	0.00	65,241.90	10.05	2,195,743.53	2,260,985.43	13.05	40.49
from > 3 to ≤ 6 months	18	38,788.11	19,191.36	0.00	57,979.47	8.93	1,018,956.76	1,076,936.23	6.22	40.51
from > 6 to < 12 months	9	27,547.74	17,922.24	0.00	45,469.98	7.01	481,654.62	527,124.60	3.04	44.57
from ≥ 12 to < 18 months	7	40,097.96	9,917.93	0.00	50,015.89	7.71	103,742.01	153,757.90	0.89	33.82
from ≥ 18 to < 24 months	4	86,483.90	46,803.22	0.00	133,287.12	20.53	451,644.69	584,931.81	3.38	45.46
from ≥ 2 years	7	74,244.93	59,738.66	0.00	133,983.59	20.64	253,661.96	387,645.55	2.24	38.18
Subtotal	404	439,252.74	209,821.54	0.00	649,074.28	100.00	16,677,234.99	17,326,309.27	100.00	34.02
<b>Doubt debts (subjectives)</b>										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>404</b>	<b>439,252.74</b>	<b>209,821.54</b>	<b>0.00</b>	<b>649,074.28</b>		<b>16,677,234.99</b>	<b>17,326,309.27</b>		<b>34.02</b>