

Brief report

Date: 03/31/2011  
 Currency: EUR

Date of constitution  
 05/17/2004

VAT Reg. no.  
 V83998518

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  
 Banco Cooperativo

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  
 Deloitte (ejercicios 2009 a actual)  
 Ernst & Young (hasta ejercicio 2008)

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	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0361794003	05/21/2004 6,306	20,464.26 129,047,623.56 20.46%	100,000.00 630,600,000.00	Floating 3-M Euribor+0.170% 17.Feb/May/Aug/Nov	1.2600% 05/17/2011 63.746170 Gross 51.634398 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	05/17/2011 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0361794011	05/21/2004 145	45,149.56 6,546,686.20 45.15%	100,000.00 14,500,000.00	Floating 3-M Euribor+0.210% 17.Feb/May/Aug/Nov	1.3000% 05/17/2011 145.105669 Gross 117.535592 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutorial	AAA Aa2	AAA Aa2
Series C ES0361794029	05/21/2004 311	45,158.20 14,044,200.20 45.16%	100,000.00 31,100,000.00	Floating 3-M Euribor+0.430% 17.Feb/May/Aug/Nov	1.5200% 05/17/2011 169.694480 Gross 137.452529 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutorial	AA A2	A+ A2
Series D ES0361794037	05/21/2004 138	45,180.71 6,234,937.98 45.18%	100,000.00 13,800,000.00	Floating 3-M Euribor+0.840% 17.Feb/May/Aug/Nov	1.9300% 05/17/2011 215.574738 Gross 174.615538 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutorial	A- Baa2	BBB Baa2
Total		155,873,447.94	690,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	Option	Average life	Years	% Monthly CPR (SMM)									
				0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
				% Annual equivalent CPR									
				2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00		
Series A	With optional redemption *	Average life	Years	3.33	2.99	2.79	2.49	2.31	2.14	2.09	1.93		
		Final Maturity	Years	06/16/2014	02/13/2014	12/01/2013	08/13/2013	06/08/2013	04/08/2013	03/20/2013	01/23/2013		
	Without optional redemption *	Average life	Years	5.27	4.84	4.47	4.14	3.85	3.59	3.36	3.15		
		Final Maturity	Years	05/24/2016	12/20/2015	08/05/2015	04/07/2015	12/22/2014	09/19/2014	06/27/2014	04/13/2014		
	Series B	With optional redemption *	Average life	Years	3.33	2.99	2.79	2.49	2.31	2.14	2.09	1.93	
			Final Maturity	Years	06/16/2014	02/13/2014	12/01/2013	08/13/2013	06/08/2013	04/08/2013	03/20/2013	01/23/2013	
Without optional redemption *		Average life	Years	5.27	4.84	4.47	4.14	3.85	3.59	3.36	3.15		
		Final Maturity	Years	05/24/2016	12/20/2015	08/05/2015	04/07/2015	12/22/2014	09/19/2014	06/27/2014	04/13/2014		
Series C		With optional redemption *	Average life	Years	3.33	2.99	2.79	2.49	2.31	2.14	2.09	1.93	
			Final Maturity	Years	06/16/2014	02/13/2014	12/01/2013	08/13/2013	06/08/2013	04/08/2013	03/20/2013	01/23/2013	
	Without optional redemption *	Average life	Years	5.27	4.84	4.47	4.14	3.85	3.59	3.36	3.15		
		Final Maturity	Years	05/24/2016	12/20/2015	08/05/2015	04/07/2015	12/22/2014	09/19/2014	06/27/2014	04/13/2014		
	Series D	With optional redemption *	Average life	Years	3.33	2.99	2.79	2.49	2.31	2.14	2.09	1.93	
			Final Maturity	Years	06/16/2014	02/13/2014	12/01/2013	08/13/2013	06/08/2013	04/08/2013	03/20/2013	01/23/2013	
Without optional redemption *		Average life	Years	5.27	4.84	4.47	4.14	3.85	3.59	3.36	3.15		
		Final Maturity	Years	05/24/2016	12/20/2015	08/05/2015	04/07/2015	12/22/2014	09/19/2014	06/27/2014	04/13/2014		

\* 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
Series A	82.79%	129,047,623.56	21.64%	91.39%	630,600,000.00
Series B	4.20%	6,546,686.20	17.44%	2.10%	14,500,000.00
Series C	9.01%	14,044,200.20	8.43%	4.51%	31,100,000.00
Series D	4.00%	6,234,937.98	4.43%	2.00%	13,800,000.00
Issue of Bonds		155,873,447.94			690,000,000.00
Reserve Fund	4.43%	6,900,000.00	1.40%		9,660,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	12,216,920.65	1.090%	
Amortisation Account	0.00		
Servicer ppal collect not yet credited	188,773.22		
Servicer irns collect not yet credited	27,240.77		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		6,900,000.00	4.390%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		1,330,000.00	
Securities		0.00	

\* Credit Support Amount in favour of the Fund

# MBS BANCAJA 1 Fondo de Titulización de Activos

## Brief report

Date: 03/31/2011  
Currency: EUR

Date of constitution  
05/17/2004

VAT Reg. no.  
V83998518

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

Banco Cooperativo

### 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

Deloitte (ejercicios 2009 a actual)  
Ernst & Young (hasta ejercicio 2008)

## Collateral: Mortgage loans

General		
	Current	At constitution date
Count	4,585	13,476
Principal		
Principal outstanding	152,793,676.29	690,016,610.63
Average loan	33,324.68	51,203.37
Minimum	50.34	2,035.10
Maximum	345,539.05	490,664.10
Interest rate		
Weighted average (wac)	2.42%	3.45%
Minimum	1.43%	2.36%
Maximum	5.54%	10.75%
Final maturity		
Weighted average (WARM) (months)	127	178
Minimum	04/01/2011	05/23/2004
Maximum	11/19/2033	11/30/2033
Index (principal outstanding distribution)		
3-month EURIBOR/MIBOR	1.97%	2.21%
6-month EURIBOR/MIBOR	0.00%	0.01%
1-year EURIBOR/MIBOR	2.85%	3.55%
1-year EURIBOR/MIBOR (Mortgage Market)	85.34%	78.88%
Mortgage Market: Banks	0.00%	0.00%
Mortgage Market: Savings Banks	9.75%	14.13%
Mortgage Market: All Institutions	0.00%	0.04%
Savings Banks Lending Rate (CECA Indicator)	0.09%	1.13%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	3.64	6.84	0.56	7.73
10.01 - 20%	12.05	15.31	2.92	15.76
20.01 - 30%	17.63	25.02	6.99	25.44
30.01 - 40%	20.51	34.83	10.79	35.28
40.01 - 50%	18.22	44.81	14.72	45.25
50.01 - 60%	16.73	54.55	19.76	55.08
60.01 - 70%	8.32	64.71	20.14	65.10
70.01 - 80%	2.23	74.31	17.09	74.98
80.01 - 90%	0.68	82.26	4.57	84.87
90.01 - 100%			2.42	94.95
Weighted average (WALTV)	38.54		55.77	
Minimum	0.07		0.80	
Maximum	84.67		99.10	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.47%	0.43%	0.44%	0.41%	0.98%
Annual Percentage Rate (CPR)	5.51%	5.02%	5.15%	4.86%	11.15%

Geographic distribution		
	Current	At constitution date
Andalucía	1.49%	1.50%
Aragón	0.35%	0.47%
Asturias	0.11%	0.15%
Balearic Islands	1.87%	2.07%
Basque Country	0.76%	0.74%
Canary Islands	2.49%	2.04%
Cantabria	0.04%	0.03%
Castilla-La Mancha	2.28%	2.48%
Castilla-León	1.99%	1.44%
Catalonia	6.85%	6.03%
Extremadura	0.11%	0.05%
Galicia	0.84%	0.61%
La Rioja	0.27%	0.14%
Madrid	6.71%	7.26%
Mejilla	0.02%	0.01%
Murcia	0.51%	0.63%
Navarra	1.16%	0.94%
Valencia	72.18%	73.36%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		%		
<i>Delinquencies</i>										
Up to 1 month	173	51,177.04	6,794.27	0.00	57,971.31	7.18	6,669,454.72	6,727,426.03	52.62	31.12
from > 1 to ≤ 2 months	47	45,647.67	6,638.14	0.00	52,285.81	6.48	2,074,110.47	2,126,396.28	16.63	30.79
from > 2 to ≤ 3 months	27	46,022.42	5,066.54	0.00	51,088.96	6.33	1,023,928.30	1,075,017.26	8.41	27.15
from > 3 to ≤ 6 months	17	29,922.00	5,750.28	0.00	35,672.28	4.42	641,279.00	676,951.28	5.29	30.94
from > 6 to < 12 months	9	28,907.91	6,219.28	0.00	35,127.19	4.35	252,373.68	287,500.87	2.25	29.87
from ≥ 12 to < 18 months	10	61,943.82	12,516.54	0.00	74,460.36	9.23	358,742.17	433,202.53	3.39	34.59
from ≥ 18 to < 24 months	9	94,085.37	20,466.17	0.00	114,551.54	14.19	374,926.04	489,477.58	3.83	31.59
from ≥ 2 years	13	264,239.03	121,697.69	0.00	385,936.72	47.82	583,036.03	968,972.75	7.58	42.33
Subtotal	305	621,945.26	185,148.91	0.00	807,094.17	100.00	11,977,850.41	12,784,944.58	100.00	31.39
<i>Doubt debts (subjectives)</i>										
	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
Total	305	621,945.26	185,148.91	0.00	807,094.17		11,977,850.41	12,784,944.58		31.39

### Additional information