

Brief report

Date: 10/31/2011
 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 Santander

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		Interest type	Interest Rate	Redemption		Rating	
				(Bond Unit / Series Total / %Factor)				Reference rate and margin	Next coupon		Final maturity (legal)
				Current	Original	Payment Date				Current	Original
Series A	ES0361794003	05/21/2004	6,306	18,674.90 117,763,919.40 18.67%	100,000.00 630,600,000.00	Floating 3-M Euribor+0.170% 17.Feb/May/Aug/Nov	1.7050% 11/17/2011 81.370689 Gross 65.910258 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	11/17/2011 "Pass-Through"	AAA Aaa	AAA Aaa
Series B	ES0361794011	05/21/2004	145	41,383.70 6,000,636.50 41.38%	100,000.00 14,500,000.00	Floating 3-M Euribor+0.210% 17.Feb/May/Aug/Nov	1.7450% 11/17/2011 184.548311 Gross 149.484132 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	41,391.62 12,872,793.82 41.39%	100,000.00 31,100,000.00	Floating 3-M Euribor+0.430% 17.Feb/May/Aug/Nov	1.9650% 11/17/2011 207.854918 Gross 168.362484 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	2.3750% 11/17/2011 274.221809 Gross 222.119665 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				142,872,287.70	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	3.11	2.89	2.58	2.39	2.22	2.05	2.00	1.85		
		Final Maturity	Years	09/24/2014	07/08/2014	03/15/2014	01/06/2014	11/02/2013	09/02/2013	08/17/2013	06/22/2013		
	Without optional redemption *	Average life	Years	4.25	4.00	3.51	3.25	3.00	2.75	2.51	2.51		
		Final Maturity	Years	11/17/2015	08/17/2015	02/17/2015	11/17/2014	08/17/2014	05/17/2014	05/17/2014	02/17/2014		
	Series B	With optional redemption *	Average life	Years	3.10	2.88	2.57	2.38	2.21	2.04	2.00	1.84	
			Final Maturity	Years	09/20/2014	07/04/2014	03/11/2014	01/03/2014	10/30/2013	08/30/2013	08/14/2013	06/20/2013	
Series C	With optional redemption *	Average life	Years	5.28	4.86	4.49	4.17	3.89	3.63	3.41	3.20		
		Final Maturity	Years	11/25/2016	06/25/2016	02/12/2016	10/17/2015	07/05/2015	04/04/2015	01/11/2015	10/29/2014		
Series D	With optional redemption *	Average life	Years	22.02	22.02	22.02	22.02	22.02	22.02	22.02	22.02		
		Final Maturity	Years	08/17/2033	08/17/2033	08/17/2033	08/17/2033	08/17/2033	08/17/2033	08/17/2033	08/17/2033		

* 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	82.43%	117,763,919.40	22.40%	91.39%	630,600,000.00	10.01%
Series B	4.20%	6,000,636.50	18.20%	2.10%	14,500,000.00	7.91%
Series C	9.01%	12,872,793.82	9.19%	4.51%	31,100,000.00	3.40%
Series D	4.36%	6,234,937.98	4.83%	2.00%	13,800,000.00	1.40%
Issue of Bonds		142,872,287.70			690,000,000.00	
Reserve Fund	4.83%	6,900,000.00		1.40%	9,660,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	14,199,833.67	1.535%	
Amortisation Account		0.00	
Servicer ppal collect not yet credited	272,671.58		
Servicer irns collect not yet credited	42,211.26		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		6,900,000.00	4.635%
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		1,850,000.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

Additional information

MBS BANCAJA 1 Fondo de Titulización de Activos

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Collateral: Mortgage loans

General		
	Current	At constitution date
Count	4,300	13,476
Principal		
Principal outstanding	138,266,900.40	690,016,610.63
Average loan	32,155.09	51,203.37
Minimum	46.84	2,035.10
Maximum	331,278.38	490,664.10
Interest rate		
Weighted average (wac)	2.90%	3.45%
Minimum	1.82%	2.36%
Maximum	5.54%	10.75%
Final maturity		
Weighted average (WARM) (months)	125	178
Minimum	11/01/2011	05/23/2004
Maximum	11/19/2033	11/30/2033
Index (principal outstanding distribution)		
3-month EURIBOR/MIBOR	1.98%	2.21%
6-month EURIBOR/MIBOR	0.00%	0.01%
1-year EURIBOR/MIBOR	2.76%	3.55%
1-year EURIBOR/MIBOR (Mortgage Market)	85.75%	78.88%
Mortgage Market: Banks	0.00%	0.00%
Mortgage Market: Savings Banks	9.43%	14.13%
Mortgage Market: All Institutions	0.00%	0.04%
Savings Banks Lending Rate (CECA Indicator)	0.08%	1.13%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	4.38	6.88	0.56	7.73
10.01 - 20%	12.88	15.50	2.92	15.76
20.01 - 30%	17.96	25.10	6.99	25.44
30.01 - 40%	21.03	34.68	10.79	35.28
40.01 - 50%	18.06	45.01	14.72	45.25
50.01 - 60%	15.60	54.26	19.76	55.08
60.01 - 70%	7.62	64.21	20.14	65.10
70.01 - 80%	2.17	74.80	17.09	74.98
80.01 - 90%	0.30	82.40	4.57	84.87
90.01 - 100%			2.42	94.95
Weighted average (WALTV)	37.45		55.77	
Minimum	0.07		0.80	
Maximum	83.02		99.10	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.29%	0.22%	0.29%	0.35%	0.93%
Annual Percentage Rate (CPR)	3.41%	2.57%	3.38%	4.16%	10.56%

Geographic distribution		
	Current	At constitution date
Andalucía	1.56%	1.50%
Aragón	0.30%	0.47%
Asturias	0.09%	0.15%
Balearic Islands	1.91%	2.07%
Basque Country	0.75%	0.74%
Canary Islands	2.35%	2.04%
Cantabria	0.04%	0.03%
Castilla-La Mancha	2.28%	2.48%
Castilla-León	2.05%	1.44%
Catalonia	7.03%	6.03%
Extremadura	0.11%	0.05%
Galicia	0.81%	0.61%
La Rioja	0.29%	0.14%
Madrid	6.88%	7.26%
Mejilla	0.03%	0.01%
Murcia	0.51%	0.63%
Navarra	1.14%	0.94%
Valencia	71.90%	73.36%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		Total debt	%	
<i>Delinquencies</i>										
Up to 1 month	206	61,288.05	11,074.97	0.00	72,363.02	8.58	7,620,764.12	7,693,127.14	51.26	29.45
from > 1 to ≤ 2 months	55	42,642.45	8,811.89	0.00	51,454.34	6.10	2,444,504.47	2,495,958.81	16.63	34.69
from > 2 to ≤ 3 months	34	38,626.05	10,258.01	0.00	48,884.06	5.80	1,660,100.38	1,708,984.44	11.39	38.41
from > 3 to ≤ 6 months	19	26,620.02	4,407.60	0.00	31,027.62	3.68	451,643.68	482,671.30	3.22	23.85
from > 6 to < 12 months	18	111,878.87	17,740.28	0.00	129,619.15	15.38	989,821.10	1,119,440.25	7.46	24.32
from ≥ 12 to < 18 months	5	26,511.36	8,520.54	0.00	35,031.90	4.16	214,851.09	249,882.99	1.67	45.59
from ≥ 18 to < 24 months	6	38,301.70	11,003.76	0.00	49,305.46	5.85	193,339.75	242,645.21	1.62	44.62
from ≥ 2 years	17	303,130.78	122,117.72	0.00	425,248.50	50.45	588,710.52	1,013,959.02	6.76	31.81
Subtotal	360	648,999.28	193,934.77	0.00	842,934.05	100.00	14,163,735.11	15,006,669.16	100.00	30.83
<i>Doubt debts (subjectives)</i>										
from ≥ 18 to < 24 months	1	215.08	1.55	0.00	216.63	100.00	0.00	216.63	100.00	0.62
Subtotal	1	215.08	1.55	0.00	216.63	100.00	0.00	216.63	100.00	0.62
Total	361	649,214.36	193,936.32	0.00	843,150.68		14,163,735.11	15,006,885.79		30.81

Additional information