

# CONSUMO BANCAJA 1 Fondo de Titulización de Activos

## Brief report

**Date:** 05/31/2009  
**Currency:** EUR

**Date of constitution**  
06/26/2006

**VAT Reg. no.**  
V84752856

**Management Company**  
Europea de Titulización, S.G.F.T

**Originator**  
Bancaja

**Servicer**  
Bancaja

**Lead Managers**  
Bancaja  
JPMorgan  
BNP Paribas

**Bond Underwriters and Placement Agents**  
Bancaja  
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**Bond Paying Agent**  
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**Market**  
AIAF Mercado de Renta Fija

**Register of Book Securities**  
Iberclear

**Treasury Account**  
Banco Popular Español

**Principal Account**  
Bancaja

**Start-up Loan**  
Bancaja

**Swap**  
Bancaja

**Assets Custodian**  
Bancaja

**Fund Auditors**  
Ernst&Young

## Issued securities: Bonds

| Bonds issue              |                        |                                                               |                              |                                                            |                                                                 |                                               |                                                                                                   |                           |             |
|--------------------------|------------------------|---------------------------------------------------------------|------------------------------|------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------|-------------|
| Series<br>ISIN Code      | Issue date<br>Nº bonds | Principal outstanding<br>(Bond Unit / Series Total / %Factor) |                              | Interest type<br>Reference rate and margin<br>Payment Date | Interest Rate<br>Next coupon                                    | Redemption                                    |                                                                                                   | Rating<br>Fitch / Moody's |             |
|                          |                        | Current                                                       | Original                     |                                                            |                                                                 | Final maturity (legal)                        | Next                                                                                              | Current                   | Original    |
| Series A<br>ES0323633000 | 06/29/2006<br>5,661    | 50,185.07<br>284,097,681.27<br>50.19%                         | 100,000.00<br>566,100,000.00 | Floating<br>3-M Euribor+0.110%<br>26.Feb/May/Aug/Nov       | 1.3690%<br>08/26/2009<br>175.575255 Gross<br>143.971709 Net     | 05/26/2020<br>Quarterly<br>26.Feb/May/Aug/Nov | To Be Determined<br>"Pass-Through"                                                                | AAA<br>Aaa                | AAA<br>Aaa  |
| Series B<br>ES0323633018 | 06/29/2006<br>147      | 100,000.00<br>14,700,000.00<br>100.00%                        | 100,000.00<br>14,700,000.00  | Floating<br>3-M Euribor+0.160%<br>26.Feb/May/Aug/Nov       | 1.4190%<br>08/26/2009<br>362.633333 Gross<br>297.359333 Net     | 05/26/2020<br>Quarterly<br>26.Feb/May/Aug/Nov | To Be Determined<br>"Pass-Through"<br>Secutential /<br>Pro rata under<br>certain<br>circumstances | AA<br>A1                  | AA<br>Aa2   |
| Series C<br>ES0323633026 | 06/29/2006<br>192      | 100,000.00<br>19,200,000.00<br>100.00%                        | 100,000.00<br>19,200,000.00  | Floating<br>3-M Euribor+0.220%<br>26.Feb/May/Aug/Nov       | 1.4790%<br>08/26/2009<br>377.966667 Gross<br>309.932667 Net     | 05/26/2020<br>Quarterly<br>26.Feb/May/Aug/Nov | To Be Determined<br>"Pass-Through"<br>Pro rata under<br>certain<br>circumstances                  | BBB+<br>B1                | A-<br>A2    |
| Series D<br>ES0323633034 | 06/29/2006<br>129      | 100,000.00<br>12,900,000.00<br>100.00%                        | 100,000.00<br>12,900,000.00  | Floating<br>3-M Euribor+0.000%<br>26.Feb/May/Aug/Nov       | 5.2590%<br>08/26/2009<br>1,343.966667 Gross<br>1,102.052667 Net | 05/26/2020<br>Quarterly<br>26.Feb/May/Aug/Nov | To Be Determined<br>Due to Cash<br>Reserve reduction                                              | CCCDR<br>3<br>Caa3        | CCC<br>Caa2 |
| Total                    |                        | 330,897,681.27                                                | 612,900,000.00               |                                                            |                                                                 |                                               |                                                                                                   |                           |             |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) |                               |                         |       |            |            |            |            |            |            |            |            |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------------------|-------|------------|------------|------------|------------|------------|------------|------------|------------|
|                                                                                                                     |                               | % Monthly CPR (SMM)     |       | 0,17       |            | 0,34       |            | 0,51       |            | 0,69       |            |
|                                                                                                                     |                               | % Annual equivalent CPR |       | 2,00       |            | 4,00       |            | 6,00       |            | 8,00       |            |
| Series A                                                                                                            | With optional redemption *    | Average life            | Years | 1.54       | 1.50       | 1.47       | 1.41       | 1.38       | 1.35       | 1.32       | 1.27       |
|                                                                                                                     |                               | Final Maturity          | Date  | 12/13/2010 | 11/30/2010 | 11/17/2010 | 10/28/2010 | 10/16/2010 | 05/10/2010 | 09/23/2010 | 04/09/2010 |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 2.99       | 2.99       | 2.99       | 2.74       | 2.74       | 2.74       | 2.74       | 2.49       |
|                                                                                                                     |                               | Final Maturity          | Date  | 05/26/2012 | 05/26/2012 | 05/26/2012 | 02/26/2012 | 02/26/2012 | 02/26/2012 | 02/26/2012 | 11/26/2011 |
|                                                                                                                     | With optional redemption *    | Average life            | Years | 1.57       | 1.53       | 1.49       | 1.45       | 1.41       | 1.37       | 1.34       | 1.30       |
|                                                                                                                     |                               | Final Maturity          | Date  | 12/26/2010 | 10/12/2010 | 11/25/2010 | 10/11/2010 | 10/27/2010 | 10/13/2010 | 09/30/2010 | 09/17/2010 |
| Series B                                                                                                            | With optional redemption *    | Average life            | Years | 3.75       | 3.75       | 3.49       | 3.49       | 3.49       | 3.24       | 3.24       | 3.24       |
|                                                                                                                     |                               | Final Maturity          | Date  | 02/26/2013 | 02/26/2013 | 11/26/2012 | 11/26/2012 | 11/26/2012 | 08/26/2012 | 08/26/2012 | 08/26/2012 |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 2.99       | 2.99       | 2.99       | 2.74       | 2.74       | 2.74       | 2.74       | 2.49       |
|                                                                                                                     |                               | Final Maturity          | Date  | 05/26/2012 | 05/26/2012 | 05/26/2012 | 02/26/2012 | 02/26/2012 | 02/26/2012 | 02/26/2012 | 11/26/2011 |
|                                                                                                                     | With optional redemption *    | Average life            | Years | 3.24       | 3.24       | 3.24       | 2.99       | 2.99       | 2.99       | 2.99       | 2.74       |
|                                                                                                                     |                               | Final Maturity          | Date  | 08/26/2012 | 08/26/2012 | 08/26/2012 | 05/26/2012 | 05/26/2012 | 05/26/2012 | 05/26/2012 | 02/26/2012 |
| Series C                                                                                                            | With optional redemption *    | Average life            | Years | 3.98       | 3.91       | 3.82       | 3.75       | 3.68       | 3.60       | 3.52       | 3.45       |
|                                                                                                                     |                               | Final Maturity          | Date  | 05/21/2013 | 04/27/2013 | 03/26/2013 | 02/27/2013 | 02/02/2013 | 04/01/2013 | 05/12/2012 | 09/11/2012 |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 4.24       | 4.24       | 4.24       | 3.99       | 3.99       | 3.99       | 3.75       | 3.75       |
|                                                                                                                     |                               | Final Maturity          | Date  | 08/26/2013 | 08/26/2013 | 08/26/2013 | 05/26/2013 | 05/26/2013 | 05/26/2013 | 02/26/2013 | 02/26/2013 |
|                                                                                                                     | With optional redemption *    | Average life            | Years | 2.99       | 2.99       | 2.99       | 2.74       | 2.74       | 2.74       | 2.74       | 2.49       |
|                                                                                                                     |                               | Final Maturity          | Date  | 05/26/2012 | 05/26/2012 | 05/26/2012 | 02/26/2012 | 02/26/2012 | 02/26/2012 | 02/26/2012 | 11/26/2011 |
| Series D                                                                                                            | With optional redemption *    | Average life            | Years | 3.24       | 3.24       | 3.24       | 2.99       | 2.99       | 2.99       | 2.99       | 2.74       |
|                                                                                                                     |                               | Final Maturity          | Date  | 08/26/2012 | 08/26/2012 | 08/26/2012 | 05/26/2012 | 05/26/2012 | 05/26/2012 | 05/26/2012 | 02/26/2012 |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 4.96       | 4.89       | 4.83       | 4.75       | 4.66       | 4.62       | 4.54       | 4.47       |
|                                                                                                                     |                               | Final Maturity          | Date  | 05/14/2014 | 04/20/2014 | 03/28/2014 | 01/03/2014 | 03/02/2014 | 10/01/2014 | 12/14/2013 | 11/17/2013 |
|                                                                                                                     | With optional redemption *    | Average life            | Years | 6.99       | 6.99       | 6.99       | 6.99       | 6.99       | 6.99       | 6.99       | 6.99       |
|                                                                                                                     |                               | Final Maturity          | Date  | 05/26/2016 | 05/26/2016 | 05/26/2016 | 05/26/2016 | 05/26/2016 | 05/26/2016 | 05/26/2016 | 05/26/2016 |

Restitution period will end up 26.05.2008. Meanwhile loans will be restitue in every payment date for its initial amount available in each payment date.  
\* Optional Clean up call when the amount of the Outstanding Balance of the Securitised Loans is less than 10 per 100 of the initial Outstanding Balance, when the securitised assets Revolving Period is over.  
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          | % CE           |
| Series A                | 85.86% | 284,097,681.27 | 14.03% | 92.36%        | 566,100,000.00 |
| Series B                | 4.44%  | 14,700,000.00  | 9.41%  | 2.40%         | 14,700,000.00  |
| Series C                | 5.80%  | 19,200,000.00  | 3.37%  | 3.13%         | 19,200,000.00  |
| Series D                | 3.90%  | 12,900,000.00  |        | 2.10%         | 12,900,000.00  |
| Issue of Bonds          |        | 330,897,681.27 |        |               | 612,900,000.00 |
| Reserve Fund            | 3.37%  | 10,722,291.55  |        | 2.15%         | 12,900,000.00  |

| Other financial operations (current)          |  |               |          |
|-----------------------------------------------|--|---------------|----------|
| Assets                                        |  | Balance       | Interest |
|                                               |  |               |          |
| Treasury Account                              |  | 13,972,924.71 | 1.244%   |
| Principals Account                            |  | 0.00          |          |
| Servicer ppal collect not yet credited        |  | 1,239,010.16  |          |
| Servicer ints collect not yet credited        |  | 159,440.84    |          |
|                                               |  |               |          |
| Liabilities                                   |  | Available     | Balance  |
|                                               |  |               | Interest |
| Start-up Loan                                 |  | 1,160,526.36  | 3.259%   |
|                                               |  |               |          |
| Swap collateralized amount                    |  | Amount        | Credited |
| CSA *                                         |  | 0.00          |          |
| Cash                                          |  |               | 0.00     |
| Securities                                    |  |               | 0.00     |
| * Credit Support Amount in favour of the Fund |  |               |          |

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### Collateral: Consumer loans to individuals

| General                                    |                |                      |  |
|--------------------------------------------|----------------|----------------------|--|
|                                            | Current        | At constitution date |  |
| Count                                      | 49,266         | 82,461               |  |
| Principal                                  |                |                      |  |
| Principal outstanding                      | 317,247,297.40 | 599,795,897.15       |  |
| Average loan                               | 6,439.48       | 7,273.69             |  |
| Minimum                                    | 0.01           | 0.01                 |  |
| Maximum                                    | 36,131.80      | 27,783.88            |  |
| Interest rate                              |                |                      |  |
| Weighted average (wac)                     | 7.69%          | 6.62%                |  |
| Minimum                                    | 2.91%          | 4.00%                |  |
| Maximum                                    | 14.99%         | 13.22%               |  |
| Final maturity                             |                |                      |  |
| Weighted average (WARM) (months)           | 39             | 46                   |  |
| Minimum                                    | 06/01/2009     | 06/27/2006           |  |
| Maximum                                    | 04/29/2018     | 04/05/2016           |  |
| Index (principal outstanding distribution) |                |                      |  |
| 1-year EURIBOR/MIBOR (Mortgage Market)     | 58.87%         | 64.99%               |  |
| Fixed Interest                             | 41.13%         | 34.81%               |  |

| Prepayments                  |               |               |               |                |            |
|------------------------------|---------------|---------------|---------------|----------------|------------|
|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM)    | 1.05%         | 1.12%         | 1.14%         | 1.07%          | 1.42%      |
| Annual Percentage Rate (CPR) | 11.88%        | 12.66%        | 12.89%        | 12.14%         | 15.77%     |

| Replenishment of securitised assets |                |
|-------------------------------------|----------------|
| Last acquisition (date)             | 02/26/2008     |
| Number of loans acquired            | 4,786          |
| Additional loan principal           | 64,106,792     |
| Cumulative acquisitions             |                |
| Number of loans acquired            | 37,148         |
| Additional loan principal           | 471,718,117.32 |
| Next acquisition (date)             |                |
| End of revolving period             | 05/26/2008     |

| Geographic distribution |         |                      |
|-------------------------|---------|----------------------|
|                         | Current | At constitution date |
| Andalucia               | 2.70%   | 1.75%                |
| Aragon                  | 0.72%   | 0.52%                |
| Asturias                | 0.12%   | 0.07%                |
| Balearic Islands        | 1.38%   | 1.24%                |
| Basque Country          | 0.60%   | 0.35%                |
| Canary Islands          | 1.37%   | 1.25%                |
| Cantabria               | 0.13%   | 0.07%                |
| Castilla-La Mancha      | 3.62%   | 3.52%                |
| Castilla-Leon           | 0.89%   | 0.53%                |
| Catalonia               | 6.05%   | 4.95%                |
| Ceuta                   |         | 0.00%                |
| Extremadura             | 0.21%   | 0.11%                |
| Galicia                 | 0.88%   | 0.51%                |
| La Rioja                | 0.28%   | 0.14%                |
| Madrid                  | 6.21%   | 4.39%                |
| Melilla                 |         | 0.00%                |
| Murcia                  | 0.77%   | 0.41%                |
| Navarra                 | 0.26%   | 0.08%                |
| Valencia                | 73.80%  | 79.92%               |

| Current delinquency              |        |               |              |       |               |        |                  |               |        |
|----------------------------------|--------|---------------|--------------|-------|---------------|--------|------------------|---------------|--------|
| Aging                            | Assets | Overdue debt  |              |       |               |        | Outstanding debt | Total debt    |        |
|                                  |        | Principal     | Interest     | Other | Total         | %      |                  |               | %      |
| <i>Delinquencies</i>             |        |               |              |       |               |        |                  |               |        |
| Up to 1 month                    | 3,330  | 536,366.54    | 85,071.50    | 0.00  | 621,438.04    | 3.34   | 21,674,871.70    | 22,296,309.74 | 29.24  |
| from > 1 to ≤ 2 months           | 1,062  | 378,635.06    | 67,777.48    | 0.00  | 446,412.54    | 2.40   | 6,743,171.93     | 7,189,584.47  | 9.43   |
| from > 2 to ≤ 3 months           | 692    | 417,271.09    | 82,892.87    | 0.00  | 500,163.96    | 2.69   | 4,501,050.24     | 5,001,214.20  | 6.56   |
| from > 3 to ≤ 6 months           | 1,225  | 1,126,168.70  | 227,229.68   | 0.00  | 1,353,398.38  | 7.28   | 6,570,361.46     | 7,923,759.84  | 10.39  |
| from > 6 to < 12 months          | 1,827  | 3,181,879.05  | 664,820.59   | 0.00  | 3,846,699.64  | 20.71  | 8,853,775.84     | 12,700,475.48 | 16.66  |
| from ≥ 12 to < 18 months         | 1,251  | 3,269,787.56  | 714,996.37   | 0.00  | 3,984,783.93  | 21.45  | 5,094,914.16     | 9,079,698.09  | 11.91  |
| from ≥ 18 to < 24 months         | 862    | 2,830,196.25  | 593,428.08   | 0.00  | 3,423,624.33  | 18.43  | 2,532,308.15     | 5,955,932.48  | 7.81   |
| from ≥ 2 years                   | 884    | 3,715,400.16  | 686,616.71   | 0.00  | 4,402,016.87  | 23.69  | 1,694,139.81     | 6,096,156.68  | 8.00   |
| Subtotal                         | 11,133 | 15,455,704.41 | 3,122,833.28 | 0.00  | 18,578,537.69 | 100.00 | 57,664,593.29    | 76,243,130.98 | 100.00 |
| <i>Doubt debts (subjectives)</i> |        |               |              |       |               |        |                  |               |        |
|                                  | 0      | 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   |
| Total                            | 11,133 | 15,455,704.41 | 3,122,833.28 | 0.00  | 18,578,537.69 |        | 57,664,593.29    | 76,243,130.98 |        |