

# CONSUMO BANCAJA 1 Fondo de Titulización de Activos

## Brief report

**Date:** 12/31/2007  
**Currency:** EUR

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

**VAT Reg. no.**  
G84752856

**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  
JPMorgan  
BNP Paribas

**Bond Paying Agent**  
Bancaja

**Market**  
AIAF Mercado de Renta Fija

**Register of Book Securities**  
Iberclear

**Treasury Account**  
Bancaja

**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)<br>Current Original |                                         | Interest type<br>Reference rate and margin<br>Payment Date | Interest Rate<br>Next coupon                                    | Redemption<br>Final maturity (legal) Next     |                                                                                                   | Rating<br>Fitch / Moody's<br>Current Original |             |
| Series A<br>ES0323633000 | 06/29/2006<br>5,661    | 100,000.00<br>566,100,000.00<br>100.00%                                           | 100,000.00<br>566,100,000.00<br>100.00% | Floating<br>3-M Euribor+0.110%<br>26.Feb/May/Aug/Nov       | 4.7870%<br>02/26/2008<br>1,223.344444 Gross<br>1,003.142444 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<br>100.00%  | Floating<br>3-M Euribor+0.160%<br>26.Feb/May/Aug/Nov       | 4.8370%<br>02/26/2008<br>1,236.122222 Gross<br>1,013.620222 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>Aa2                                     | 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<br>100.00%  | Floating<br>3-M Euribor+0.220%<br>26.Feb/May/Aug/Nov       | 4.8970%<br>02/26/2008<br>1,251.455556 Gross<br>1,026.193556 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                  | A-<br>A2                                      | 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<br>100.00%  | Floating<br>3-M Euribor+4.000%<br>26.Feb/May/Aug/Nov       | 8.6770%<br>02/26/2008<br>2,217.455556 Gross<br>1,818.313556 Net | 05/26/2020<br>Quarterly<br>26.Feb/May/Aug/Nov | To Be Determined<br>Due to Cash<br>Reserve reduction                                              | CCC<br>Caa2                                   | CCC<br>Caa2 |
| Total                    |                        | 612,900,000.00                                                                    | 612,900,000.00                          |                                                            |                                                                 |                                               |                                                                                                   |                                               |             |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) |                               |                         |       |            |            |            |            |            |            |            |            |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------------------|-------|------------|------------|------------|------------|------------|------------|------------|------------|
|                                                                                                                     |                               | % Monthly CPR (SMM)     |       | 0,51       | 0,69       | 0,87       | 1,06       | 1,25       | 1,44       | 1,64       | 1,84       |
|                                                                                                                     |                               | % Annual equivalent CPR |       | 6,00       | 8,00       | 10,00      | 12,00      | 14,00      | 16,00      | 18,00      | 20,00      |
| Series A                                                                                                            | With optional redemption *    | Average life            | Years | 2.34       | 2.29       | 2.23       | 2.18       | 2.13       | 2.08       | 2.03       | 1.99       |
|                                                                                                                     |                               | Date                    |       | 03/04/2010 | 03/15/2010 | 02/20/2010 | 03/02/2010 | 01/16/2010 | 12/26/2009 | 10/12/2009 | 11/25/2009 |
|                                                                                                                     | Final Maturity                | Years                   |       | 4.74       | 4.74       | 4.49       | 4.49       | 4.49       | 4.24       | 4.24       | 4.24       |
|                                                                                                                     |                               | Date                    |       | 08/26/2012 | 08/26/2012 | 05/26/2012 | 05/26/2012 | 05/26/2012 | 02/26/2012 | 02/26/2012 | 02/26/2012 |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 2.36       | 2.30       | 2.25       | 2.19       | 2.14       | 2.09       | 2.04       | 2.00       |
|                                                                                                                     |                               | Date                    |       | 08/04/2010 | 03/19/2010 | 02/27/2010 | 07/02/2010 | 01/20/2010 | 01/01/2010 | 12/15/2009 | 11/28/2009 |
| Series B                                                                                                            | With optional redemption *    | Average life            | Years | 4.74       | 4.74       | 4.49       | 4.49       | 4.49       | 4.24       | 4.24       | 4.24       |
|                                                                                                                     |                               | Date                    |       | 02/26/2013 | 02/26/2013 | 02/26/2013 | 11/26/2012 | 11/26/2012 | 11/26/2012 | 08/26/2012 | 08/26/2012 |
|                                                                                                                     | Final Maturity                | Years                   |       | 08/26/2012 | 08/26/2012 | 05/26/2012 | 05/26/2012 | 05/26/2012 | 02/26/2012 | 02/26/2012 | 02/26/2012 |
|                                                                                                                     |                               | Date                    |       | 11/26/2012 | 11/26/2012 | 08/26/2012 | 08/26/2012 | 08/26/2012 | 05/26/2012 | 05/26/2012 | 05/26/2012 |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 5.53       | 5.45       | 5.37       | 5.32       | 5.23       | 5.15       | 5.07       | 4.98       |
|                                                                                                                     |                               | Date                    |       | 09/06/2013 | 09/05/2013 | 04/13/2013 | 03/23/2013 | 02/19/2013 | 01/20/2013 | 12/22/2012 | 11/19/2012 |
| Series C                                                                                                            | With optional redemption *    | Average life            | Years | 4.74       | 4.74       | 4.49       | 4.49       | 4.49       | 4.24       | 4.24       | 4.24       |
|                                                                                                                     |                               | Date                    |       | 08/26/2012 | 08/26/2012 | 05/26/2012 | 05/26/2012 | 05/26/2012 | 02/26/2012 | 02/26/2012 | 02/26/2012 |
|                                                                                                                     | Final Maturity                | Years                   |       | 4.99       | 4.99       | 4.74       | 4.74       | 4.74       | 4.49       | 4.49       | 4.49       |
|                                                                                                                     |                               | Date                    |       | 11/26/2012 | 11/26/2012 | 08/26/2012 | 08/26/2012 | 08/26/2012 | 05/26/2012 | 05/26/2012 | 05/26/2012 |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 6.21       | 6.16       | 6.10       | 6.03       | 5.97       | 5.92       | 5.85       | 5.78       |
|                                                                                                                     |                               | Date                    |       | 02/14/2014 | 01/25/2014 | 04/01/2014 | 10/12/2013 | 11/17/2013 | 10/28/2013 | 03/10/2013 | 08/09/2013 |
| Series D                                                                                                            | With optional redemption *    | Average life            | Years | 3.78       | 3.75       | 3.58       | 3.55       | 3.51       | 3.35       | 3.32       | 3.29       |
|                                                                                                                     |                               | Date                    |       | 11/09/2011 | 08/28/2011 | 06/30/2011 | 06/16/2011 | 03/06/2011 | 06/04/2011 | 03/27/2011 | 03/15/2011 |
|                                                                                                                     | Final Maturity                | Years                   |       | 4.99       | 4.99       | 4.74       | 4.74       | 4.74       | 4.49       | 4.49       | 4.49       |
|                                                                                                                     |                               | Date                    |       | 11/26/2012 | 11/26/2012 | 08/26/2012 | 08/26/2012 | 08/26/2012 | 05/26/2012 | 05/26/2012 | 05/26/2012 |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 5.66       | 5.62       | 5.59       | 5.55       | 5.51       | 5.48       | 5.45       | 5.42       |
|                                                                                                                     |                               | Date                    |       | 07/26/2013 | 12/07/2013 | 06/29/2013 | 06/16/2013 | 02/06/2013 | 05/21/2013 | 10/05/2013 | 04/29/2013 |

Restitution period will end up 20.04.2008. 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  |  |
| Series A                | 92.36% | 566,100,000.00 | 7.80% | 92.36%        | 566,100,000.00 | 7.80% |  |
| Series B                | 2.40%  | 14,700,000.00  | 5.35% | 2.40%         | 14,700,000.00  | 5.35% |  |
| Series C                | 3.13%  | 19,200,000.00  | 2.15% | 3.13%         | 19,200,000.00  | 2.15% |  |
| Series D                | 2.10%  | 12,900,000.00  |       | 2.10%         | 12,900,000.00  |       |  |
| Issue of Bonds          |        | 612,900,000.00 |       |               | 612,900,000.00 |       |  |
| Reserve Fund            | 2.15%  | 12,900,000.00  | 2.15% |               | 12,900,000.00  |       |  |

| Other financial operations (current)   |               |              |          |
|----------------------------------------|---------------|--------------|----------|
| Assets                                 | Balance       | Interest     |          |
| Treasury Account                       | 46,698,417.84 | 4.677%       |          |
| Principals Account                     | 98,545.40     | 4.677%       |          |
| Servicer ppal collect not yet credited | 3,389,793.54  |              |          |
| Servicer ints collect not yet credited | 504,782.75    |              |          |
| Liabilities                            | Available     | Balance      | Interest |
| Start-up Loan                          |               | 2,155,263.18 | 6.677%   |

## Collateral: Consumer loans to individuals

| General                                    |  |                |                      |
|--------------------------------------------|--|----------------|----------------------|
|                                            |  | Current        | At constitution date |
| Count                                      |  | 74,733         | 82,461               |
| Principal                                  |  |                |                      |
| Principal outstanding                      |  | 563,705,822.07 | 599,795,897.15       |
| Average loan                               |  | 7,542.93       | 7,273.69             |
| Minimum                                    |  | 0.00           | 0.01                 |
| Maximum                                    |  | 39,691.88      | 27,783.88            |
| Interest rate                              |  |                |                      |
| Weighted average (wac)                     |  | 7.69%          | 6.62%                |
| Minimum                                    |  | 4.00%          | 4.00%                |
| Maximum                                    |  | 14.73%         | 13.22%               |
| Final maturity                             |  |                |                      |
| Weighted average (WARM) (months)           |  | 47             | 46                   |
| Minimum                                    |  | 01/01/2008     | 06/27/2006           |
| Maximum                                    |  | 09/12/2017     | 04/05/2016           |
| Index (principal outstanding distribution) |  |                |                      |
| 1-year EURIBOR/MIBOR (Mortgage Market)     |  | 60.84%         | 64.99%               |
| Fixed Interest                             |  | 39.16%         | 34.81%               |

## Additional information

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## Brief report

**Date:** 12/31/2007  
**Currency:** EUR

### Date of constitution

06/26/2006

### VAT Reg. no.

G84752856

### Management Company

Europea de Titulización, S.G.F.T

### Originator

Bancaja

### Servicer

Bancaja

### Lead Managers

Bancaja

JPMorgan

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### 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

Bancaja

### Principal Account

Bancaja

### Start-up Loan

Bancaja

### Swap

Bancaja

### Assets Custodian

Bancaja

### Fund Auditors

Ernst&Young

### Prepayments

|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
|------------------------------|---------------|---------------|---------------|----------------|------------|
| Single month. mort. (SMM)    | 1.12%         | 1.27%         | 1.37%         | 1.60%          | 1.70%      |
| Annual Percentage Rate (CPR) | 12.60%        | 14.22%        | 15.27%        | 17.63%         | 18.58%     |

### Replenishment of securitised assets

|                           |                |
|---------------------------|----------------|
| Last acquisition (date)   | 11/26/2007     |
| Number of loans acquired  | 3,815          |
| Additional loan principal | 64,967,357.27  |
| Cumulative acquisitions   |                |
| Number of loans acquired  | 32,362         |
| Additional loan principal | 407,611,325.32 |
| Next acquisition (date)   | 02/26/2008     |
| End of revolving period   |                |

### Geographic distribution

|                    | Current | At constitution date |
|--------------------|---------|----------------------|
| Andalucia          | 2.04%   | 1.75%                |
| Aragon             | 0.58%   | 0.52%                |
| Asturias           | 0.07%   | 0.07%                |
| Balearic Islands   | 1.12%   | 1.24%                |
| Basque Country     | 0.47%   | 0.35%                |
| Canary Islands     | 1.18%   | 1.25%                |
| Cantabria          | 0.09%   | 0.07%                |
| Castilla-La Mancha | 3.22%   | 3.52%                |
| Castilla-Leon      | 0.67%   | 0.53%                |
| Catalonia          | 4.96%   | 4.95%                |
| Ceuta              | 0.00%   | 0.00%                |
| Extremadura        | 0.14%   | 0.11%                |
| Galicia            | 0.70%   | 0.51%                |
| La Rioja           | 0.21%   | 0.14%                |
| Madrid             | 5.12%   | 4.39%                |
| Melilla            |         | 0.00%                |
| Murcia             | 0.53%   | 0.41%                |
| Navarra            | 0.18%   | 0.08%                |
| Unknown            | 11.24%  |                      |
| Valencia           | 67.43%  | 79.92%               |

### Current delinquency

| Aging                            | Assets | Overdue debt |            |       |              |        | Outstanding debt | Total debt    |        |
|----------------------------------|--------|--------------|------------|-------|--------------|--------|------------------|---------------|--------|
|                                  |        | Principal    | Interest   | Other | Total        | %      |                  |               | %      |
| <i>Delinquencies</i>             |        |              |            |       |              |        |                  |               |        |
| Up to 1 month                    | 4,915  | 690,381.78   | 130,004.21 | 0.00  | 820,385.99   | 15.54  | 34,965,812.45    | 35,786,198.44 | 56.19  |
| 1 to 2 months                    | 1,605  | 497,715.30   | 102,827.11 | 0.00  | 600,542.41   | 11.37  | 10,134,421.55    | 10,734,963.96 | 16.85  |
| 2 to 3 months                    | 674    | 341,289.32   | 71,152.94  | 0.00  | 412,442.26   | 7.81   | 4,116,697.40     | 4,529,139.66  | 7.11   |
| 3 to 6 months                    | 729    | 574,476.08   | 124,893.86 | 0.00  | 699,369.94   | 13.25  | 3,971,837.03     | 4,671,206.97  | 7.33   |
| 6 to 12 months                   | 702    | 1,036,075.58 | 228,968.31 | 0.00  | 1,265,043.89 | 23.96  | 3,444,065.61     | 4,709,109.50  | 7.39   |
| 12 to 18 months                  | 425    | 1,033,471.69 | 196,020.11 | 0.00  | 1,229,491.80 | 23.29  | 1,518,482.37     | 2,747,974.17  | 4.31   |
| 18 to 24 months                  | 68     | 210,149.87   | 42,202.52  | 0.00  | 252,352.39   | 4.78   | 260,329.76       | 512,682.15    | 0.80   |
| Subtotal                         | 9,118  | 4,383,559.62 | 896,069.06 | 0.00  | 5,279,628.68 | 100.00 | 58,411,646.17    | 63,691,274.85 | 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                            | 9,118  | 4,383,559.62 | 896,069.06 | 0.00  | 5,279,628.68 |        | 58,411,646.17    | 63,691,274.85 |        |

Each range includes the beginning but not the ending time

### Additional information