

Financiación Bancaja 1 Fondo de Titulización de Activos

Brief report

Date: 01/31/2010
Currency: EUR

Date of constitution
12/22/2008

VAT Reg. no.
V85597367

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

Originator
Bancaja

Servicer
Bancaja

Lead Managers
Bancaja
JP Morgan

Suscriber
Bancaja

Assets Custodian
Bancaja

Bond Paying Agent
Bancaja

Market
AIAF Mercado de Renta Fija

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Start-up Loan
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Subordinated Loan
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Issued securities: 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 Moody's	Current	Original
		Current	Original			Final maturity (legal)	Next			
Series A ES0337502001	12/24/2008 4,565	56,493.66 257,893,557.90 56.49%	100,000.00 456,500,000.00	Floating 3-M Euribor+0.300% 23.Mar/Jun/Sep/Dec	1.0090% 03/23/2010 142.505257 Gross 116.854311 Net	12/23/2025 Quarterly 23.Mar/Jun/Sep/Dec	"Pass-Through"	Aaa	Aaa	
Series B ES0337502019	12/24/2008 220	100,000.00 22,000,000.00 100.00%	100,000.00 22,000,000.00	Floating 3-M Euribor+0.600% 23.Mar/Jun/Sep/Dec	1.3090% 03/23/2010 327.250000 Gross 268.345000 Net	12/23/2025 Quarterly 23.Mar/Jun/Sep/Dec	"Pass-Through" Secuential	Aa3	Aa3	
Series C ES0337502027	12/24/2008 715	100,000.00 71,500,000.00 100.00%	100,000.00 71,500,000.00	Floating 3-M Euribor+1.200% 23.Mar/Jun/Sep/Dec	1.9090% 03/23/2010 477.250000 Gross 391.345000 Net	12/23/2025 Quarterly 23.Mar/Jun/Sep/Dec	"Pass-Through" Secuential	Baa3	Baa3	
Total		351,393,557.90	550,000,000.00							

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	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	1.30	1.26	1.22	1.18	1.15	1.11	1.08	1.05	
		Final Maturity	Years	04/10/2011	03/26/2011	03/12/2011	02/27/2011	02/14/2011	02/02/2011	01/21/2011	01/11/2011	
			Date	2.75	2.75	2.75	2.50	2.50	2.50	2.25	2.25	
	Without optional redemption *	Average life	Years	1.30	1.26	1.22	1.18	1.15	1.11	1.08	1.05	
		Final Maturity	Years	04/10/2011	03/26/2011	03/12/2011	02/27/2011	02/14/2011	02/02/2011	01/21/2011	01/11/2011	
			Date	2.75	2.75	2.75	2.50	2.50	2.50	2.25	2.25	
Series B	With optional redemption *	Average life	Years	3.03	2.93	2.86	2.78	2.68	2.62	2.56	2.46	
		Final Maturity	Years	01/02/2013	11/24/2012	11/01/2012	10/03/2012	08/26/2012	08/04/2012	07/15/2012	06/08/2012	
			Date	3.25	3.25	3.00	3.00	3.00	2.75	2.75	2.75	
	Without optional redemption *	Average life	Years	3.03	2.93	2.86	2.78	2.68	2.62	2.56	2.46	
		Final Maturity	Years	01/02/2013	11/24/2012	11/01/2012	10/03/2012	08/26/2012	08/04/2012	07/15/2012	06/08/2012	
			Date	3.25	3.25	3.00	3.00	3.00	2.75	2.75	2.75	
Series C	With optional redemption *	Average life	Years	3.48	3.46	3.44	3.22	3.21	3.18	2.98	2.96	
		Final Maturity	Years	06/13/2013	06/08/2013	05/30/2013	03/13/2013	03/08/2013	02/26/2013	12/13/2012	12/08/2012	
			Date	4.56	4.45	4.33	4.21	4.11	4.00	3.90	3.80	
	Without optional redemption *	Average life	Years	07/15/2014	06/03/2014	04/20/2014	03/09/2014	01/30/2014	12/21/2013	11/13/2013	10/09/2013	
		Final Maturity	Years	13.76	13.76	13.76	13.76	13.76	13.76	13.76	13.76	
			Date	09/23/2023	09/23/2023	09/23/2023	09/23/2023	09/23/2023	09/23/2023	09/23/2023	09/23/2023	

* 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	73.39%	257,893,557.90	45.39%	456,500,000.00	29.00%
Series B	6.26%	22,000,000.00	39.13%	22,000,000.00	25.00%
Series C	20.35%	71,500,000.00	18.78%	71,500,000.00	12.00%
Issue of Bonds		351,393,557.90		550,000,000.00	
Reserve Fund	18.78%	66,000,000.00	12.00%	66,000,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
	Treasury Account	88,710,212.45	0.010%
	Servicer ppal collect not yet credited	1,187,722.22	
	Servicer ints collect not yet credited	127,049.91	
Liabilities	Available	Balance	Interest
	Subordinated Loan L/T	66,000,000.00	2.209%
	Subordinated Loan S/T	0.00	
	Start-up Loan L/T	1,157,142.87	2.709%
	Start-up Loan S/T	771,428.57	
Swap collateralized amount	Amount	Credited	
	CSA *	0.00	
	Cash	0.00	
	Securities	88,710,212.45	
* Credit Support Amount in favour of the Fund			

Collateral: Consumer loans to individuals

General			
		Current	At constitution date
Count		50,363	68,461
Principal	Principal outstanding	328,004,389.95	550,001,524.47
	Average loan	6,512.80	8,033.79
	Minimum	0.01	0.19
	Maximum	195,000.00	196,600.02
Interest rate	Weighted average (wac)	6.52%	7.93%
	Minimum	1.00%	4.50%
	Maximum	18.00%	18.00%
Final maturity	Weighted average (WARM) (months)	45	52
	Minimum	02/01/2010	12/23/2008
	Maximum	10/10/2023	10/10/2023
Index (principal outstanding distribution)			
	3-month EURIBOR/MIBOR	0.38%	0.45%
	1-year EURIBOR/MIBOR (Mortgage Market)	41.31%	42.64%
	Fixed Interest	58.31%	56.80%

Additional information

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.04%	1.14%	1.10%	1.18%	1.18%
Annual Percentage Rate (CPR)	11.74%	12.81%	12.42%	13.24%	13.24%

Geographic distribution		
	Current	At constitution date
Andalucia	2.53%	2.53%
Aragon	0.62%	0.62%
Asturias	0.22%	0.22%
Balearic Islands	1.53%	1.66%
Basque Country	0.40%	0.35%
Canary Islands	1.32%	1.40%
Cantabria	0.13%	0.14%
Castilla-La Mancha	3.83%	3.72%
Castilla-Leon	1.05%	0.99%
Catalonia	4.69%	4.73%
Ceuta	0.01%	0.01%
Extremadura	0.15%	0.16%
Galicia	0.95%	0.94%
La Rioja	0.15%	0.16%
Madrid	4.56%	4.40%
Meillia	0.01%	0.00%
Murcia	0.69%	0.65%
Navarra	0.09%	0.09%
Valencia	77.08%	77.11%

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Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	2,471	629,016.12	54,420.56	0.00	683,436.68	11.36	15,160,539.82	15,843,976.50	38.90
from > 1 to ≤ 2 months	811	278,448.93	46,737.72	0.00	325,186.65	5.40	5,240,575.23	5,565,761.88	13.66
from > 2 to ≤ 3 months	557	286,407.84	47,923.64	0.00	334,331.48	5.56	3,091,046.43	3,425,377.91	8.41
from > 3 to ≤ 6 months	861	654,949.24	112,944.97	0.00	767,894.21	12.76	3,779,798.83	4,547,693.04	11.17
from > 6 to < 12 months	1,632	2,296,056.69	443,306.88	0.00	2,739,363.57	45.52	5,936,419.49	8,675,783.06	21.30
from ≥ 12 to < 18 months	547	983,848.07	183,632.72	0.00	1,167,480.79	19.40	1,504,042.64	2,671,523.43	6.56
Subtotal	6,879	5,128,726.89	888,966.49	0.00	6,017,693.38	100.00	34,712,422.44	40,730,115.82	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	6,879	5,128,726.89	888,966.49	0.00	6,017,693.38		34,712,422.44	40,730,115.82	