

VAL BANCAJA 1 Fondo de Titulización de Activos



Brief report

Date: 08/31/2011
Currency: EUR

Date of constitution
05/27/2009

VAT Reg. no.
V85709301

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

Originator
Bancaja

Servicer
Bancaja

Lead Managers
Bancaja
JP Morgan

Suscriber
Bancaja

Assets Custodian
Bancaja

Bond Paying Agent
Banco Cooperativo

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Santander

Start-up Loan
Bancaja

Subordinated Loan
Bancaja

Fund Auditors
Deloitte

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 Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A1 ES0339721005	05/29/2009 883	67,023.36 59,181,626.88 67.02%	100,000.00 88,300,000.00	Floating 3-M Euribor+0.320% 26.Feb/May/Aug/Nov	1.8590% 11/28/2011 325.335113 Gross 263.521442 Net	08/26/1952 Quarterly 26.Feb/May/Aug/Nov	11/28/2011 "Pass-Through" Secuential / Pro rata under certain circumstances	AAA Aaa	AAA Aaa
Series A2 ES0339721013	05/29/2009 1,700	100,000.00 170,000,000.00 100.00%	100,000.00 170,000,000.00	Floating 3-M Euribor+0.300% 26.Feb/May/Aug/Nov	1.8390% 11/28/2011 480.183333 Gross 388.948500 Net	08/26/1952 Quarterly 26.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	AAA Aaa	AAA Aaa
Series B ES0339721021	05/29/2009 267	100,000.00 26,700,000.00 100.00%	100,000.00 26,700,000.00	Floating 3-M Euribor+0.500% 26.Feb/May/Aug/Nov	2.0390% 11/28/2011 532.405566 Gross 431.248500 Net	08/26/1952 Quarterly 26.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A Aa2	A Aa2
Series C ES0339721039	05/29/2009 150	100,000.00 15,000,000.00 100.00%	100,000.00 15,000,000.00	Floating 3-M Euribor+0.800% 26.Feb/May/Aug/Nov	2.3390% 11/28/2011 610.738889 Gross 494.698500 Net	08/26/1952 Quarterly 26.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	BBB Baa3	BBB Baa3
Total		270,881,626.88	300,000,000.00						

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
		% Annual equivalent CPR		2,00	4,00	6,00	8,00	10,00	12,00	14,00
Series A1	With optional redemption *	Average life	Years	2.58	1.90	1.51	1.26	1.09	0.97	0.87
			Date	03/25/2014	07/20/2013	02/28/2013	11/29/2012	09/28/2012	08/12/2012	07/07/2012
		Final Maturity	Years	5.01	3.75	3.00	2.51	2.00	1.75	1.51
	Without optional redemption *	Average life	Years	2.58	1.90	1.51	1.26	1.09	0.97	0.87
			Date	03/25/2014	07/20/2013	02/28/2013	11/29/2012	09/28/2012	08/12/2012	07/07/2012
		Final Maturity	Years	5.01	3.75	3.00	2.51	2.00	1.75	1.51
Series A2	With optional redemption *	Average life	Years	15.28	12.44	10.32	8.72	7.53	6.55	5.79
			Date	12/01/2026	01/30/2024	12/16/2021	05/12/2020	03/04/2019	03/13/2018	06/09/2017
		Final Maturity	Years	26.77	23.27	20.01	17.27	15.26	13.26	11.76
	Without optional redemption *	Average life	Years	15.82	13.08	11.01	9.42	8.18	7.19	6.39
			Date	06/17/2027	09/19/2024	08/25/2022	01/23/2021	10/28/2019	11/01/2018	01/13/2018
		Final Maturity	Years	37.03	37.03	37.03	37.03	37.03	37.03	37.03
Series B	With optional redemption *	Average life	Years	19.53	16.20	13.56	11.52	9.97	8.69	7.68
			Date	03/02/2031	11/03/2027	03/14/2025	02/27/2023	08/13/2021	04/30/2020	04/29/2019
		Final Maturity	Years	26.77	23.27	20.01	17.27	15.26	13.26	11.76
	Without optional redemption *	Average life	Years	20.38	17.20	14.64	12.62	10.99	9.69	8.62
			Date	01/06/2032	11/01/2028	04/14/2026	04/03/2024	08/20/2022	04/30/2021	04/05/2020
		Final Maturity	Years	37.03	37.03	37.03	37.03	37.03	37.03	37.03
Series C	With optional redemption *	Average life	Years	19.53	16.20	13.56	11.52	9.97	8.69	7.68
			Date	03/02/2031	11/03/2027	03/14/2025	02/27/2023	08/13/2021	04/30/2020	04/29/2019
		Final Maturity	Years	26.77	23.27	20.01	17.27	15.26	13.26	11.76
	Without optional redemption *	Average life	Years	20.38	17.20	14.64	12.62	10.99	9.69	8.62
			Date	01/06/2032	11/01/2028	04/14/2026	04/03/2024	08/20/2022	04/30/2021	04/05/2020
		Final Maturity	Years	37.03	37.03	37.03	37.03	37.03	37.03	37.03

* 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 A1	21.85%	59,181,626.88	88.90%	29.43%	88,300,000.00	80.27%
Series A2	62.76%	170,000,000.00	26.14%	56.67%	170,000,000.00	23.60%
Series B	9.86%	26,700,000.00	16.28%	8.90%	26,700,000.00	14.70%
Series C	5.54%	15,000,000.00	10.74%	5.00%	15,000,000.00	9.70%
Issue of Bonds		270,881,626.88			300,000,000.00	
Reserve Fund	10.74%	29,100,000.00		9.70%	29,100,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		29,205,023.69	1.539%
Servicer ppal collect not yet credited		145,966.88	
Servicer ints collect not yet credited		15,256.40	
Liabilities		Available	Balance Interest
Subordinated Loan L/T		29,100,000.00	3.039%
Subordinated Loan S/T			0.00
Start-up Loan L/T		752,500.00	3.539%
Start-up Loan S/T		430,000.00	
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: Residential mortgage loans

General		
	Current	At constitution date
Count	1,857	1,935
Principal		
Principal outstanding	270,840,949.65	300,013,825.16
Average loan	145,848.65	155,045.90
Minimum	874.39	1,940.38
Maximum	942,713.17	980,492.80
Interest rate		
Weighted average (wac)	2.43%	4.83%
Minimum	1.27%	1.78%
Maximum	3.90%	7.11%
Final maturity		
Weighted average (WARM) (months)	353	378
Minimum	11/30/2011	06/23/2010
Maximum	10/11/2048	10/11/2048
Index (principal outstanding distribution)		
3-month EURIBOR/MIBOR	1.27%	1.29%
1-year EURIBOR/MIBOR (Mortgage Market)	98.73%	98.71%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.10%	0.10%	0.10%	0.14%	0.21%
Annual Percentage Rate (CPR)	1.25%	1.17%	1.23%	1.66%	2.48%

Geographic distribution		
	Current	At constitution date
Andalucia	10.20%	10.08%
Aragon	1.17%	1.20%
Asturias	1.77%	1.81%
Balearic Islands	3.83%	3.95%
Basque Country	1.32%	1.29%
Canary Islands	1.54%	1.53%
Cantabria	0.46%	0.45%
Castilla-La Mancha	3.60%	3.60%
Castilla-Leon	1.25%	1.25%
Catalonia	8.70%	8.79%
Extremadura	0.29%	0.27%
Galicia	0.85%	0.89%
La Rioja	0.19%	0.18%
Madrid	7.20%	7.00%
Murcia	3.51%	3.47%
Navarra	0.39%	0.37%
Valencia	53.75%	53.89%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	70	14,647.44	8,159.11	0.00	22,806.55	7.58	10,441,731.51	10,464,538.06	45.55
from > 1 to ≤ 2 months	31	19,483.75	15,133.02	0.00	34,616.77	11.50	4,786,704.88	4,821,321.65	20.99
from > 2 to ≤ 3 months	13	14,366.03	8,787.92	0.00	23,153.95	7.69	1,816,570.93	1,839,724.88	8.01
from > 3 to ≤ 6 months	13	16,119.36	15,672.99	0.00	31,792.35	10.56	1,869,656.20	1,901,448.55	8.28
from > 6 to < 12 months	11	50,444.58	37,056.43	0.00	87,501.01	29.07	2,469,388.49	2,556,888.50	11.13
from ≥ 12 to < 18 months	6	39,660.20	28,341.25	0.00	68,001.45	22.59	955,452.03	1,023,453.48	4.45
from ≥ 18 to < 24 months	2	19,750.58	13,395.01	0.00	33,145.59	11.01	333,986.15	367,131.74	1.60
Subtotal	146	174,471.94	126,545.73	0.00	301,017.67	100.00	22,673,490.19	22,974,507.86	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	146	174,471.94	126,545.73	0.00	301,017.67		22,673,490.19	22,974,507.86	

Additional information