

BANCAJA - BVA VPO 1 Fondo de Titulización de Activos

Brief report

Date: 06/30/2010
Currency: EUR

Date of constitution
04/03/2009

VAT Reg. no.
V85674323

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
Banco Cooperativo

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Popular (inicialmente Bancaja)

Start-up Loan
Bancaja

Subordinated Loan
Bancaja

Fund Auditors
Deloitte

Issued securities: Asset-Backed 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			Final maturity (legal)	Next	Current	Original
Series A ES0312980008	04/07/2009 3,714	93,558.22 347,475,229.08 93.56%	100,000.00 371,400,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.9420% 07/23/2010 222.777715 Gross 180.449949 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	07/23/2010 "Pass-Through" Secutential / Pro rata under certain circumstances	Aaa	Aaa
Series B ES0312980016	04/07/2009 78	100,000.00 7,800,000.00 100.00%	100,000.00 7,800,000.00	Floating 3-M Euribor+0.700% 23.Jan/Apr/Jul/Oct	1.3420% 07/23/2010 339.227778 Gross 274.774500 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutential / Pro rata under certain circumstances	A1	A1
Series C ES0312980024	04/07/2009 51	100,000.00 5,100,000.00 100.00%	100,000.00 5,100,000.00	Floating 3-M Euribor+1.200% 23.Jan/Apr/Jul/Oct	1.8420% 07/23/2010 465.616667 Gross 377.149500 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutential / Pro rata under certain circumstances	Baa2	Baa2
Series D ES0312980032	04/07/2009 57	100,000.00 5,700,000.00 100.00%	100,000.00 5,700,000.00	Floating 3-M Euribor+2.000% 23.Jan/Apr/Jul/Oct	2.6420% 07/23/2010 667.838889 Gross 540.949500 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutential / Pro rata under certain circumstances	Ba3	Ba3
Total		366,075,229.08	390,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
		% Monthly CPR (SMM)								
		% Annual equivalent CPR								
Series A	With optional redemption *	Average life	Years	0.17	0.34	0.51	0.69	0.87	1.06	1.44
		Final Maturity	Years	2.00	4.00	6.00	8.00	10.00	12.00	16.00
		Date	Years	09/10/2017	12/02/2016	04/12/2016	09/14/2015	03/23/2015	10/20/2014	06/06/2014
	Without optional redemption *	Average life	Years	7.39	6.62	5.98	5.40	4.92	4.50	4.13
		Final Maturity	Years	14.51	13.51	12.76	11.76	11.01	10.26	9.51
		Date	Years	10/23/2024	10/23/2023	01/23/2023	01/23/2022	04/23/2021	07/23/2020	10/23/2019
Series B	With optional redemption *	Average life	Years	8.08	7.16	6.41	5.78	5.26	4.81	4.43
		Final Maturity	Years	37.27	37.27	37.27	37.27	37.27	37.27	37.27
		Date	Years	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047
	Without optional redemption *	Average life	Years	11.18	10.19	9.32	8.48	7.76	7.12	6.53
		Final Maturity	Years	14.51	13.51	12.76	11.76	11.01	10.26	9.51
		Date	Years	10/23/2024	10/23/2023	01/23/2023	01/23/2022	04/23/2021	07/23/2020	10/23/2019
Series C	With optional redemption *	Average life	Years	12.54	11.26	10.17	9.24	8.43	7.74	7.13
		Final Maturity	Years	37.27	37.27	37.27	37.27	37.27	37.27	37.27
		Date	Years	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047
	Without optional redemption *	Average life	Years	11.18	10.19	9.32	8.48	7.76	7.12	6.53
		Final Maturity	Years	14.51	13.51	12.76	11.76	11.01	10.26	9.51
		Date	Years	10/23/2024	10/23/2023	01/23/2023	01/23/2022	04/23/2021	07/23/2020	10/23/2019
Series D	With optional redemption *	Average life	Years	12.54	11.25	10.17	9.24	8.43	7.74	7.13
		Final Maturity	Years	37.27	37.27	37.27	37.27	37.27	37.27	37.27
		Date	Years	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047
	Without optional redemption *	Average life	Years	11.18	10.19	9.32	8.48	7.76	7.12	6.53
		Final Maturity	Years	14.51	13.51	12.76	11.76	11.01	10.26	9.51
		Date	Years	10/23/2024	10/23/2023	01/23/2023	01/23/2022	04/23/2021	07/23/2020	10/23/2019

* 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	% CE
Series A	94.92%	347,475,229.08	7.16%	95.23%	371,400,000.00
Series B	2.13%	7,800,000.00	5.03%	2.00%	7,800,000.00
Series C	1.39%	5,100,000.00	3.64%	1.31%	5,100,000.00
Series D	1.56%	5,700,000.00	2.08%	1.46%	5,700,000.00
Issue of Bonds		366,075,229.08			390,000,000.00
Reserve Fund	2.08%	7,605,000.00		1.95%	7,605,000.00

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		20,618,758.71	0.642%
Servicer ppal collect not yet credited		155,330.47	
Servicer ints collect not yet credited		39,334.57	
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		7,605,000.00	2.142%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		797,069.81	2.642%
Start-up Loan S/T		113,867.12	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		4,920,000.00	
Securities		0.00	
* Credit Support Amount in favour of the Fund			

Additional information

BANCAJA - BVA VPO 1 Fondo de Titulización de Activos

Brief report

Date: 06/30/2010
Currency: EUR

Date of constitution
04/03/2009

VAT Reg. no.
V85674323

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
Banco Cooperativo

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Popular (inicialmente Bancaja)

Start-up Loan
Bancaja

Subordinated Loan
Bancaja

Fund Auditors
Deloitte

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	6,757	6,905	
Principal			
Principal outstanding	359,841,756.90	390,048,739.32	
Average loan	53,254.66	56,487.87	
Minimum	485.54	1,353.75	
Maximum	648,950.71	650,000.00	
Interest rate			
Weighted average (wac)	2.41%	4.91%	
Minimum	1.68%	2.69%	
Maximum	3.68%	6.86%	
Final maturity			
Weighted average (WARM) (months)	205	218	
Minimum	04/30/2011	12/31/2011	
Maximum	10/15/2047	10/15/2047	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	15.11%	14.40%	
Housing Plan 1998-2001	28.43%	29.37%	
Housing Plan 2002-2005	56.46%	56.23%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.17%	0.15%	0.15%	0.18%	0.17%
Annual Percentage Rate (CPR)	2.06%	1.81%	1.84%	2.17%	2.03%

Geographic distribution		
	Current	At constitution date
Andalucia	3.52%	3.36%
Aragon	0.27%	0.26%
Asturias	0.43%	0.40%
Balearic Islands	1.16%	1.09%
Basque Country	0.11%	0.11%
Canary Islands	0.49%	0.49%
Cantabria	0.13%	0.13%
Castilla-La Mancha	5.10%	4.96%
Castilla-Leon	0.80%	0.76%
Catalonia	2.20%	2.15%
Extremadura	0.08%	0.10%
Galicia	0.61%	0.58%
La Rioja	0.01%	0.01%
Madrid	2.20%	2.08%
Murcia	4.67%	4.68%
Navarra	0.02%	0.02%
Valencia	78.20%	78.82%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	154	24,280.92	6,990.35	0.00	31,271.27	33.86	8,450,717.77	8,481,989.04	61.81
from > 1 to ≤ 2 months	39	13,566.74	8,627.56	0.00	22,194.30	24.03	3,473,589.58	3,495,783.88	25.47
from > 2 to ≤ 3 months	15	9,546.02	6,015.54	0.00	15,561.56	16.85	1,188,551.07	1,204,112.63	8.77
from > 3 to ≤ 6 months	4	2,681.09	1,829.11	0.00	4,510.20	4.88	141,452.96	145,963.16	1.06
from > 6 to < 12 months	4	8,484.91	10,320.61	0.00	18,805.52	20.36	375,780.33	394,585.85	2.88
Subtotal	216	58,559.68	33,783.17	0.00	92,342.85	100.00	13,630,091.71	13,722,434.56	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	216	58,559.68	33,783.17	0.00	92,342.85		13,630,091.71	13,722,434.56	