

BZ HIPOTECARIO 1 Fondo de Titulizacion Hipotecaria

Brief report

Date: 02/28/2006
Currency: EUR

Date of constitution
04/16/1999

VAT Reg. no.
G82311796

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

Originator
Banco Zaragozano

Servicer
Barclays Bank (B. Zaragozano)

Lead Managers
Banco Zaragozano

Bond Underwriters and Placement Agents
Banco Zaragozano

Bond Paying Agent
Caja Madrid

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Barclays Bank (B. Zaragozano)

Treasury Account Collateral
Caja Madrid

Subordinated Loan
Barclays Bank (B. Zaragozano)

Assets Custodian
Barclays Bank (B. Zaragozano)

Fund Auditors
Ernst&Young

Issued securities: Mortgage-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 Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0315271009	04/20/1999 3,386	21,756.70 73,668,186.20 21.76%	100,000.00 338,600,000.00	Floating 3-M Euribor + 0.180% 17.Mar/Jun/Sep/Dec	2.6919% 03/17/2006 141.20 Gross 120.02 Net	03/17/2024 Quarterly 17.Mar/Jun/Sep/Dec	03/17/2006 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0315271017	04/20/1999 114	100,000.00 11,400,000.00 100.00%	100,000.00 11,400,000.00	Floating 3-M Euribor + 0.500% 17.Mar/Jun/Sep/Dec	3.0163% 03/17/2006 727.22 Gross 618.14 Net	03/17/2024 Quarterly 17.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Secuential	AA A2	A+ A2
Total		85,068,186.20	350,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

		% Monthly CPR (SMM)		0,00	0,70	0,80	0,90	1,00	1,10	1,20	1,30
		% Annual equivalent CPR		0,00	8,08	9,19	10,28	11,36	12,43	13,49	14,53
Series A	With optional redemption *	Average life	Years	2.90	2.11	2.07	1.96	1.92	1.81	1.78	1.75
		Final Maturity	Years	01/21/2009	04/08/2008	03/23/2008	02/11/2008	01/29/2008	12/21/2007	12/10/2007	11/29/2007
	Without optional redemption *	Average life	Years	4.80	3.55	3.55	3.30	3.30	3.05	3.05	3.05
		Final Maturity	Years	12/17/2010	09/17/2009	09/17/2009	06/17/2009	06/17/2009	03/17/2009	03/17/2009	03/17/2009
		Average life	Years	3.43	2.50	2.41	2.33	2.25	2.17	2.10	2.04
		Final Maturity	Years	08/01/2009	08/29/2008	07/27/2008	06/26/2008	05/28/2008	05/01/2008	04/05/2008	03/13/2008
Series B	With optional redemption *	Average life	Years	9.56	6.81	6.56	6.30	6.05	5.80	5.80	5.55
		Final Maturity	Years	09/17/2015	12/17/2012	09/17/2012	06/17/2012	03/17/2012	12/17/2011	12/17/2011	09/17/2011
		Average life	Years	4.80	3.55	3.55	3.30	3.30	3.05	3.05	3.05
		Final Maturity	Years	12/17/2010	09/17/2009	09/17/2009	06/17/2009	06/17/2009	03/17/2009	03/17/2009	03/17/2009
	Without optional redemption *	Average life	Years	4.80	3.55	3.55	3.30	3.30	3.05	3.05	3.05
		Final Maturity	Years	12/17/2010	09/17/2009	09/17/2009	06/17/2009	06/17/2009	03/17/2009	03/17/2009	03/17/2009
		Average life	Years	12.30	9.69	9.38	9.07	8.79	8.52	8.27	8.02
		Final Maturity	Years	06/16/2018	11/06/2015	07/13/2015	03/24/2015	12/10/2014	09/04/2014	06/03/2014	03/07/2014
		Average life	Years	18.31	18.31	18.31	18.31	18.31	18.31	18.31	18.31
		Final Maturity	Years	06/17/2024	06/17/2024	06/17/2024	06/17/2024	06/17/2024	06/17/2024	06/17/2024	06/17/2024
		Average life	Years	18.31	18.31	18.31	18.31	18.31	18.31	18.31	18.31
		Final Maturity	Years	06/17/2024	06/17/2024	06/17/2024	06/17/2024	06/17/2024	06/17/2024	06/17/2024	06/17/2024

* 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	86.60%	73,668,186.20	17.40%	96.74%	338,600,000.00	5.26%
Series B	13.40%	11,400,000.00	4.00%	3.26%	11,400,000.00	2.00%
Issue of Bonds		85,068,186.20			350,000,000.00	
Reserve Fund	4.00%	3,402,727.45	2.00%		7,000,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		9,115,240.43	2.475%
Servicer ppal collect not yet credited		521,985.34	
Servicer ints collect not yet credited		19,927.90	
Liabilities		Available	Balance
Subordinated Loan		3,381,213.19	3.016%

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		3,401	7,760
Principal			
Principal outstanding		79,346,129.34	350,002,847.85
Average loan		23,330.24	45,103.46
Minimum		83.31	14,743.02
Maximum		162,766.58	291,614.96
Interest rate			
Weighted average (wac)		4.00%	5.18%
Minimum		2.67%	3.75%
Maximum		10.00%	7.90%
Final maturity			
Weighted average (WARM) (months)		106	168
Minimum		03/01/2006	09/01/2002
Maximum		03/01/2024	02/01/2024
Index (distribution)			
1-year EURIBOR/MIBOR		8.29	0.00
1-year EURIBOR/MIBOR (Mortgage Market)		91.71	100.00

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.16%	1.46%	1.23%	1.08%	1.00%
Annual Percentage Rate (CPR)	13.10%	16.16%	13.78%	12.19%	11.39%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	5.48	6.73	0.29	7.95
10.01 - 20%	17.98	15.27	3.21	16.52
20.01 - 30%	23.02	25.13	8.36	25.74
30.01 - 40%	24.12	34.81	12.87	35.31
40.01 - 50%	14.68	44.45	18.46	45.38
50.01 - 60%	12.49	54.19	20.93	55.23
60.01 - 70%	2.22	61.83	23.90	64.88
70.01 - 80%			11.99	73.64
Weighted average (WALTV)	31.97			51.52
Minimum		0.13		3.78
Maximum		65.50		79.15

Geographic distribution		
	Current	At constitution date
Andalucia	9.56%	10.70%
Aragon	6.57%	6.87%
Asturias	1.91%	1.14%
Balearic Islands	2.76%	3.12%
Basque Country	2.48%	2.36%
Canary Islands	4.09%	5.23%
Cantabria	1.24%	0.98%
Castilla-La Mancha	6.44%	5.48%
Castilla-Leon	5.36%	4.57%
Catalonia	16.00%	16.70%
Extremadura	0.91%	0.73%
Galicia	2.54%	2.65%
La Rioja	0.29%	0.35%
Madrid	29.51%	28.65%
Murcia	0.99%	1.13%
Navarra	0.69%	0.56%
Valencia	8.65%	8.78%

Additional information

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Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Up to 1 month	67	19,117.94	5,567.79	0.00	24,685.73	19.46	1,612,218.85	1,636,904.58	60.94	26.59
1 to 2 months	21	13,012.18	3,715.32	0.00	16,727.50	13.19	496,688.02	513,415.52	19.11	20.56
2 to 3 months	12	13,562.33	2,270.95	0.00	15,833.28	12.48	200,269.05	216,102.33	8.04	18.93
3 to 6 months	4	5,714.50	1,763.75	0.00	7,478.25	5.90	101,419.13	108,897.38	4.05	19.74
6 to 12 months	4	3,811.45	2,427.36	0.00	6,238.81	4.92	86,594.13	92,832.94	3.46	30.68
12 to 18 months	1	7,387.80	337.49	699.13	8,424.42	6.64	4,438.29	12,862.71	0.48	13.53
18 to 24 months	2	18,850.11	2,281.93	2,458.12	23,590.16	18.60	20,549.04	44,139.20	1.64	25.75
Over 2 years	4	4,054.87	12,042.99	7,763.28	23,861.14	18.81	37,275.10	61,136.24	2.28	27.66
Total	115	85,511.18	30,407.58	10,920.53	126,839.29		2,559,451.61	2,686,290.90		24.12