

BZ HIPOTECARIO 1 Fondo de Titulizacion Hipotecaria

Brief report

Date: 05/31/2009
Currency: EUR

Date of constitution
04/16/1999

VAT Reg. no.
V82311796

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

Originator
Banco Zaragozano

Service
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	6,955.68 23,551,932.48 6.96%	100,000.00 338,600,000.00	Floating 3-M Euribor+0.180% 17.Mar/Jun/Sep/Dec	1.8453% 06/17/2009 32.35 Gross 26.53 Net	03/17/2024 Quarterly 17.Mar/Jun/Sep/Dec	06/17/2009 "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	2.1697% 06/17/2009 546.88 Gross 448.44 Net	03/17/2024 Quarterly 17.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Secuential	AA+ A2	A+ A2
Total		34,951,932.48	350,000,000.00						

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	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
			Date	06/17/2009	06/17/2009	06/17/2009	06/17/2009	06/17/2009	06/17/2009	06/17/2009	06/17/2009	06/17/2009
		Final Maturity	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
		Date	06/17/2009	06/17/2009	06/17/2009	06/17/2009	06/17/2009	06/17/2009	06/17/2009	06/17/2009	06/17/2009	
	Without optional redemption *	Average life	Years	5.27	4.96	4.67	4.41	4.18	3.96	3.76	3.58	
			Date	06/22/2014	02/28/2014	11/16/2013	08/13/2013	05/19/2013	03/01/2013	12/18/2012	10/12/2012	
Final Maturity		Years	27.02	27.02	27.02	27.02	27.02	27.02	27.02	27.02	27.02	
	Date	03/17/2036	03/17/2036	03/17/2036	03/17/2036	03/17/2036	03/17/2036	03/17/2036	03/17/2036	03/17/2036		
Series B	With optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
			Date	06/17/2009	06/17/2009	06/17/2009	06/17/2009	06/17/2009	06/17/2009	06/17/2009	06/17/2009	06/17/2009
		Final Maturity	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
		Date	06/17/2009	06/17/2009	06/17/2009	06/17/2009	06/17/2009	06/17/2009	06/17/2009	06/17/2009	06/17/2009	
	Without optional redemption *	Average life	Years	0.91	0.87	0.83	0.80	0.77	0.74	0.71	0.69	
			Date	02/13/2010	01/29/2010	01/15/2010	01/03/2010	12/22/2009	12/12/2009	12/02/2009	11/24/2009	
Final Maturity		Years	27.02	27.02	27.02	27.02	27.02	27.02	27.02	27.02	27.02	
	Date	03/17/2036	03/17/2036	03/17/2036	03/17/2036	03/17/2036	03/17/2036	03/17/2036	03/17/2036	03/17/2036		

* 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	67.38%	23,551,932.48	36.62%	96.74%	338,600,000.00
Series B	32.62%	11,400,000.00	4.00%	3.26%	11,400,000.00
Issue of Bonds		34,951,932.48			350,000,000.00
Reserve Fund	4.00%	1,398,077.30		2.00%	7,000,000.00

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		3,585,070.59	1.614%
Service ppal collect not yet credited		284,451.98	
Service ints collect not yet credited		7,636.83	
Liabilities		Available	Balance
Subordinated Loan		1,376,563.04	2.143%

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		1,949	7,760
Principal			
Principal outstanding		32,709,419.30	350,002,847.85
Average loan		16,782.67	45,103.46
Minimum		61.15	14,743.02
Maximum		126,001.95	291,614.96
Interest rate			
Weighted average (wac)		5.51%	5.18%
Minimum		2.40%	3.75%
Maximum		7.26%	7.90%
Final maturity			
Weighted average (WARM) (months)		86	168
Minimum		06/01/2009	09/01/2002
Maximum		06/01/2036	02/01/2024
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		7.45%	0.00%
1-year EURIBOR/MIBOR (Mortgage Market)		92.55%	100.00%

LTV Distribution			
	Current		At constitution date
	% Pool	% LTV	% LTV
0.01 - 10%	13.79	6.61	0.29
10.01 - 20%	25.69	14.69	3.21
20.01 - 30%	20.80	24.96	8.36
30.01 - 40%	19.46	35.14	12.87
40.01 - 50%	15.71	44.46	18.46
50.01 - 60%	4.55	52.71	20.93
60.01 - 70%			23.90
70.01 - 80%			11.99
Weighted average (WALTV)		26.10	51.52
Minimum		0.08	3.78
Maximum		57.53	79.15

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.10%	0.91%	0.88%	0.73%	0.95%
Annual Percentage Rate (CPR)	12.47%	10.38%	10.05%	8.45%	10.82%

Geographic distribution		
	Current	At constitution date
Andalucia	8.79%	10.70%
Aragon	6.25%	6.87%
Asturias	2.22%	1.14%
Balearic Islands	2.76%	3.12%
Basque Country	2.81%	2.36%
Canary Islands	4.28%	5.23%
Cantabria	1.15%	0.98%
Castilla-La Mancha	7.31%	5.48%
Castilla-Leon	5.90%	4.57%
Catalonia	15.71%	16.70%
Extremadura	1.21%	0.73%
Galicia	2.56%	2.65%
La Rioja	0.22%	0.35%
Madrid	28.28%	28.65%
Murcia	0.92%	1.13%
Navarra	0.82%	0.56%
Valencia	8.81%	8.78%

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Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	20	4,561.11	973.56	0.00	5,534.67	3.04	318,613.82	324,148.49	30.94	19.08
from > 1 to ≤ 2 months	10	5,195.04	1,095.16	0.00	6,290.20	3.45	141,743.79	148,033.99	14.13	18.66
from > 2 to ≤ 3 months	1	371.47	410.17	0.00	781.64	0.43	37,610.91	38,392.55	3.66	50.50
from > 3 to ≤ 6 months	6	6,055.49	3,489.04	0.00	9,544.53	5.24	142,032.70	151,577.23	14.47	36.56
from > 6 to < 12 months	4	11,479.05	7,389.39	0.00	18,868.44	10.36	160,692.05	179,560.49	17.14	40.05
from ≥ 12 to < 18 months	2	4,136.10	530.73	0.00	4,666.83	2.56	4,447.52	9,114.35	0.87	10.24
from ≥ 18 to < 24 months	1	2,407.88	1,600.80	0.00	4,008.68	2.20	14,309.97	18,318.65	1.75	50.35
from ≥ 2 years	10	71,399.70	25,085.78	35,996.09	132,481.57	72.72	46,137.29	178,618.86	17.05	19.28
Subtotal	54	105,605.84	40,574.63	35,996.09	182,176.56	100.00	865,588.05	1,047,764.61	100.00	23.37
Doubt debts (subjectives)										
	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	0.00
Total	54	105,605.84	40,574.63	35,996.09	182,176.56		865,588.05	1,047,764.61		23.37