

BANCAJA 1 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 31st MAY, 2004



DATE OF CONSTITUTION: 18th July, 1997
 MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T.
 ORIGINATOR/SERVICER: BANCAJA*
 TREASURY C.: BANCAJA*
 CLASS A & B INTERESTS SWAP: BANCAJA*
 SUBORDINATED LOAN: BANCAJA*
 CLASS A SWAP GARANTEE: MORGAN GTY. TRUST CO. N.Y.-LONDRES
 (*CAJA DE AHORROS DE VALENCIA, CASTELLÓN Y ALICANTE, BANCAJA)

LEAD MANAGER: J.P. MORGAN, S.V.B.
 PAYING AGENT: BANCAJA*
 SECONDARY MARKET: AIAF MERCADO DE RENTA FIJA
 REGISTER OF BOOK SECURITIES: IBERCLEAR
 DEPOSITARY: BANCAJA*
 AUDITORS: ERNST & YOUNG.

MORTGAGE BACKED SECURITIES: BONOS DE TITULIZACIÓN HIPOTECARIA (STRUCTURE SENIOR/MEZZANINE)

SERIES ISIN CODE PRIORITY	ISSUE DATE	PRINCIPAL OUTSTANDING (UNIT /N° BONDS /TOTAL)		INTEREST TYPE REF. RATE AND MARGIN PAYMENT DATE	INTEREST RATE CURRENT (EUROS)	REDEMPTION (EUROS)		RATING MOODY'S	
		CURRENT	ORIGINAL			FINAL MATURITY FREQUENCY	NEXT UNIT / %OUTST.	CURRENT	ORIGINAL
A ES0312976006 SENIOR	24.07.97	32.010,61 770 24.648.169,70	150.253,03 770 115.694.830,09	FLOATING EURIBOR 3M + 0,16% 15.03/06/09/12	2,2488% NEXT COUPON: 15.06.2004 181,44 GROSS 154,22 NET	15.03.2017 QUARTERLY 15.03/06/09/12	15.06.2004	Aaa	Aaa
B ES0312976014 MEZZANINE	24.07.97	65.728,46 30 1.971.853,80	150.253,03 30 4.507.590,90	FLOATING EURIBOR 3M + 0,45% 15.03/06/09/12	2,5428% NEXT COUPON: 15.06.2004 421,27 GROSS 358,08 NET	15.03.2017 QUARTERLY 15.03/06/09/12	To be determined	A2	A2
TOTALS		26.620.023,50	120.202.420,99						

AVERAGE LIFE (IN YEARS) AND MATURITY ACCORDING TO DIFFERENT HYPOTHESIS OF PREPAYMENT RATES

PREPAYMENTS		CLASS A BONDS				CLASS B BONDS			
% CONSTANT MONTHLY (SMM)	% ANNUAL EQUIVALENT (CPR)	WITHOUT OPTIONAL REDEMPTION 1		WITH OPTIONAL REDEMPTION 1		WITHOUT OPTIONAL REDEMPTION 1		WITH OPTIONAL REDEMPTION 1	
		AVERAGE LIFE	FINAL MATURITY	AVERAGE LIFE	FINAL MATURITY	AVERAGE LIFE	FINAL MATURITY	AVERAGE LIFE	FINAL MATURITY
0,00%	0,00%	3,38 (16/10/2007)	9,30 (15/09/2013)	2,62 (11/01/2007)	3,79 (15/03/2008)	6,89 (19/04/2011)	12,55 (15/12/2016)	2,74 (26/02/2007)	3,79 (15/03/2008)
0,80%	9,19%	2,64 (18/01/2007)	7,04 (15/06/2011)	2,01 (02/06/2006)	3,04 (15/06/2007)	5,82 (25/03/2010)	12,55 (15/12/2016)	2,16 (29/07/2006)	3,04 (15/06/2007)
0,90%	10,28%	2,57 (23/12/2006)	7,04 (15/06/2011)	1,88 (17/04/2006)	2,79 (15/03/2007)	5,69 (05/02/2010)	12,55 (15/12/2016)	2,00 (30/05/2006)	2,79 (15/03/2007)
1,00%	11,36%	2,50 (28/11/2006)	7,04 (15/06/2011)	1,86 (08/04/2006)	2,79 (15/03/2007)	5,57 (24/12/2009)	12,55 (15/12/2016)	1,99 (27/05/2006)	2,79 (15/03/2007)
1,10%	12,43%	2,43 (04/11/2006)	6,79 (15/03/2011)	1,83 (30/03/2006)	2,79 (15/03/2007)	5,45 (11/11/2009)	12,55 (15/12/2016)	1,98 (24/05/2006)	2,79 (15/03/2007)
1,20%	13,49%	2,37 (13/10/2006)	6,79 (15/03/2011)	1,71 (14/02/2006)	2,54 (15/12/2006)	5,35 (03/10/2009)	12,55 (15/12/2016)	1,82 (27/03/2006)	2,54 (15/12/2006)
1,30%	14,53%	2,31 (21/09/2006)	6,55 (15/12/2010)	1,69 (07/02/2006)	2,54 (15/12/2006)	5,24 (26/08/2009)	12,55 (15/12/2016)	1,82 (24/03/2006)	2,54 (15/12/2006)
1,40%	15,56%	2,25 (31/08/2006)	6,55 (15/12/2010)	1,67 (31/01/2006)	2,54 (15/12/2006)	5,14 (20/07/2009)	12,55 (15/12/2016)	1,81 (21/03/2006)	2,54 (15/12/2006)

(1) Optional Clean up call when the amount of the Outstanding Balance of the Securitised Loans is less than 10 per 100 of the initial Outstanding Balance.
 Hypothesis of Delinquency and default assumptions of the mortgage backed loans: 0%.

COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		1.552	3.769
PRINCIPAL:	TOTAL OUTSTANDING	24.916.442,69	120.208.577,10
(EURO)	AVERAGE LOAN	16.054,41	31.894,02
	MINIMUM	185,46	7.452,92
	MAXIMUM	82.878,28	135.980,18
INTEREST	WEIGHTED AVERAGE (WAC)	4,36%	7,93%
RATE:	MINIMUM	2,75%	5,75%
	MAXIMUM	6,25%	11,00%
REMAINING			
MATURITY	WEIGHTED AVERAGE (WARM)	83	154
(MONTHS):	MINIMUM	07:06:2004	31:10:2000
	MAXIMUM	30:11:2016	30:11:2016
INDEX (DISTRIBUTION)			
	INDEX CECA	33,46%	37,85%
	INDEX MIBOR 1 YEAR	66,54%	62,15%

PREPAYMENTS					
	CURRENT MONTH	LAST 3 MONTHS	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTHLY	1,06%	1,10%	1,09%	0,98%	1,14%
ANNUAL EQUIVALENT (CPR)	11,97%	12,46%	12,37%	11,16%	12,87%

LTV DISTRIBUTION			
	CURRENT		AT CONSTITUTION DATE
	% POOL	% LTV	% POOL % LTV
OVER 80%	-	-	- -
70,01 - 80%	-	-	29,93 74,65
60,01 - 70%	1,04	64,24	25,75 65,20
50,01 - 60%	11,16	55,30	18,41 55,39
40,01 - 50%	29,25	44,53	13,13 45,48
30,01 - 40%	25,63	35,55	8,28 35,36
30% & BELOW	32,92	20,26	4,50 24,05
WEIGHTED AVERAGE (WALTV)		35,65	59,31
MINIMUM		0,32	4,41
MAXIMUM		67,24	79,04

GEOGRAPHIC DISTRIBUTION	
	AT CONSTITUTION DATE
ANDALUCIA	0,00% 0,018%
ARAGON	0,06% 0,019%
CATALUÑA	0,00% 0,024%
MADRID	- 0,080%
CASTILLA LA MANCHA	0,25% 0,139%
COMUNIDAD VALENCIANA	99,69% 99,720%

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CURRENT DELINQUENCY (EURO)									
AGING	NUMBER MORTGAGE PARTICIPATIONS	UNPAID AMOUNTS				REMAINING DEBT TO MATURE	TOTAL DEBT		% LOAN TO VALUE
		PRINCIPAL	INTEREST AND OTHERS	TOTALS	%			%	
• Up to a month	90	11.652,35	2.856,50	14.508,85	47,57	1.334.979,19	1.349.488,04	89,93	27,80
• From 1 to 2 months	6	1.567,74	606,07	2.173,81	7,13	86.969,91	89.143,72	5,94	38,44
• From 2 to 3 months	2	583,91	209,51	793,42	2,60	22.977,83	23.771,25	1,58	38,93
• From 3 to 6 months	1	279,09	108,75	387,84	1,27	8.071,58	8.459,42	0,56	26,93
• From 6 to 12 months		0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
• Over 1 year	3	6.794,41	5.838,67	12.633,08	41,42	17.143,35	29.776,43	1,98	37,77
TOTALS	102	20.877,50	9.619,50	30.497,00	100,00	1.470.141,86	1.500.638,86	100,00	28,25

CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)						
CURRENT			AT ISSUE DATE			
		% CE				% CE
SERIES A	92,59%	24.648.169,70	10,69%	96,25%	115.694.830,09	5,80%
SERIES B	7,41%	1.971.853,80	3,28%	3,75%	4.507.590,90	2,05%
ISSUE BONDS		26.620.023,50			120.202.420,99	
RESERVE FUND						
PRINCIPAL	1,70%	452.540,45		1,70%	2.043.441,15	
SECONDARY	1,58%	420.708,47		0,35%	420.708,47	

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)		
ASSETS	BALANCE	INTEREST
TREASURY C.	2.543.566,49	2,061%
SERVICER PPAL COLLECT NOT YET CREDITED	237.641,55	
SERVICER INTS COLLECT NOT YET CREDITED	61.488,88	
LIABILITIES	BALANCE	INTEREST
SUBORDINATED LOAN	1.029.338,35	3,052%

INTEREST SWAPS		
	NOTIONAL PRINCIPAL	INTEREST
• CLASS A SWAP		
RECEIVING	24.648.169,70	2,218%
PAYING	24.648.169,70	To be determined
• CLASS B SWAP		
RECEIVING	1.971.853,80	2,508%
PAYING	1.971.853,80	To be determined

ADDITIONAL INFORMATION

MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T

OFFICIAL REGISTER: COMISIÓN NACIONAL DEL MERCADO DE VALORES

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