

BANCAJA 1 Fondo de Titulización Hipotecaria

Brief report

Date: 08/31/2005
Currency: EUR



Date of constitution
07/18/1997

VAT Reg. no.
G81796237

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

Originator
Bancaja

Servicer
Bancaja

Lead Managers
JP Morgan S.V.B

Bond Underwriters and Placement Agents
JP Morgan S.V.B
Bancaja

Bond Paying Agent
Bancaja

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Bancaja

Series A & B Swap Collateral
Bancaja

Subordinated Loan
Bancaja

Series A Swap Collateral
Morgan GTY. Trust Co. N.Y.-Londres

Assets Custodian
Bancaja

Fund Auditors
Ernst&Young

Issued securities: Residential Mortgages 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 ES0312976006	07/24/1997 770	22,100.02 17,017,015.40 14.71%	150,253.03 115,694,830.09	Floating 3-M Euribor + 0.160% 15.Mar/Jun/Sep/Dec	2.3025% 09/15/2005 128.26 Gross 109.02 Net	03/15/2017 Quarterly 15.Mar/Jun/Sep/Dec	09/15/2005 "Pass-Through"	Aaa	Aaa
Series B ES0312976014	07/24/1997 30	45,378.71 1,361,361.30 30.20%	150,253.03 4,507,590.78	Floating 3-M Euribor + 0.450% 15.Mar/Jun/Sep/Dec	2.5966% 09/15/2005 297.00 Gross 252.45 Net	03/15/2017 Quarterly 15.Mar/Jun/Sep/Dec	09/15/2005 "Pass-Through" Pro rata / Secuential	A2	A2
Total		18,378,376.70	120,202,420.88						

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	
		% Annual equivalent CPR		0,00	8,08	9,19	10,28	11,36	12,43	13,49	
Series A	With optional redemption *	Average life	Years	1,00	1,21	1,20	1,19	1,18	1,17	1,03	
		Final Maturity	Years	09/01/2006	11/15/2006	11/12/2006	11/08/2006	11/05/2006	11/02/2006	09/09/2006	
	Without optional redemption *	Average life	Years	1,29	1,54	1,54	1,54	1,54	1,54	1,29	
		Final Maturity	Years	12/15/2006	03/15/2007	03/15/2007	03/15/2007	03/15/2007	03/15/2007	12/15/2006	
		Average life	Years	2,69	2,24	2,18	2,13	2,08	2,03	1,99	
		Final Maturity	Years	05/08/2008	11/26/2007	11/06/2007	10/18/2007	09/29/2007	09/12/2007	08/26/2007	
Series B	With optional redemption *	Average life	Years	7,30	5,79	5,79	5,54	5,54	5,54	5,54	
		Final Maturity	Years	12/15/2012	06/15/2011	06/15/2011	06/15/2011	03/15/2011	03/15/2011	03/15/2011	
		Average life	Years	1,16	1,39	1,39	1,39	1,39	1,39	1,17	
		Final Maturity	Years	10/26/2006	01/20/2007	01/20/2007	01/20/2007	01/20/2007	01/20/2007	11/02/2006	
		Average life	Years	1,29	1,54	1,54	1,54	1,54	1,54	1,29	
		Final Maturity	Years	12/15/2006	03/15/2007	03/15/2007	03/15/2007	03/15/2007	03/15/2007	12/15/2006	
	Without optional redemption *	Average life	Years	7,90	6,83	6,69	6,56	6,42	6,30	6,19	
		Final Maturity	Years	07/21/2013	06/28/2012	05/07/2012	03/20/2012	02/01/2012	12/18/2011	11/07/2011	
		Average life	Years	11,30	11,30	11,30	11,30	11,30	11,30	11,30	
		Final Maturity	Years	12/15/2016	12/15/2016	12/15/2016	12/15/2016	12/15/2016	12/15/2016	12/15/2016	
		Average life	Years	11,30	11,30	11,30	11,30	11,30	11,30	11,30	
		Final Maturity	Years	12/15/2016	12/15/2016	12/15/2016	12/15/2016	12/15/2016	12/15/2016	12/15/2016	

* 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	92.59%	17,017,015.40	9.11%	96.25%	115,694,830.09	5.45%
Series B	7.41%	1,361,361.30	3.99%	3.75%	4,507,590.78	2.05%
Issue of Bonds		18,378,376.70			120,202,420.88	
Principal Reserve Fund	1.70%	312,432.50		1.70%	2,043,441.15	
Secondary Reserve Fund	2.29%	420,708.47		0.35%	420,708.47	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		1,966,482.25	2.116%
Servicer ppai collect not yet credited		194,173.26	
Servicer ints collect not yet credited		39,942.00	
Liabilities	Available	Balance	Interest
Subordinated Loan		848,316.48	3.112%

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		1,211	3,769
Principal			
Principal outstanding		17,079,212.41	120,208,577.28
Average loan		14,103.40	31,894.02
Minimum		161.57	7,452.92
Maximum		60,112.37	135,980.18
Interest rate			
Weighted average (wac)		4.13%	7.93%
Minimum		2.75%	5.75%
Maximum		5.63%	11.00%
Final maturity			
Weighted average (WARM) (months)		72	154
Minimum		09/30/2005	10/31/2000
Maximum		11/30/2016	11/30/2016
Index (distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)		67.31	62.15
Savings Banks Lending Rate (CECA Indicator)		32.69	37.65

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	4.28	6.64	0.10	6.34
10.01 - 20%	15.26	15.60	0.66	16.28
20.01 - 30%	24.59	25.37	3.75	25.88
30.01 - 40%	37.07	34.92	8.28	35.36
40.01 - 50%	11.75	44.86	13.13	45.48
50.01 - 60%	6.36	52.89	18.41	55.39
60.01 - 70%	0.70	62.76	25.75	65.20
70.01 - 80%			29.93	74.65
Weighted average (WALTV)		30.92		59.31
Minimum		0.30		4.41
Maximum		63.69		79.04

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.94%	0.84%	0.87%	1.00%	1.11%
Annual equivalente (CPR)	10.70%	9.64%	9.99%	11.38%	12.55%

Geographic distribution		
	Current	At constitution date
Andalucia		0.02%
Aragon	0.07%	0.02%
Castilla-La Mancha	0.30%	0.14%
Catalonia		0.02%
Madrid		0.08%
Valencia	99.63%	99.72%

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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	39	5,583.43	1,191.80	0.00	6,775.23	26.36	599,480.48	606,255.71	82.58	21.62
1 to 2 months	10	1,858.23	371.29	0.00	2,229.52	8.67	94,925.48	97,155.00	13.23	25.82
Over 2 years	3	9,888.81	6,812.01	0.00	16,700.82	64.97	14,048.95	30,748.77	4.19	23.19
Total	52	17,330.47	8,375.10	0.00	25,705.57		708,454.91	734,160.48		22.16