

BANCAJA 1 Fondo de Titulización Hipotecaria

Brief report

Date: 05/31/2006
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	17,226.16 13,264,143.20 11.46%	150,253.03 115,694,830.09	Floating 3-M Euribor + 0.160% 15.Mar/Jun/Sep/Dec	2.9007% 06/15/2006 125.95 Gross 107.06 Net	03/15/2017 Quarterly 15.Mar/Jun/Sep/Dec	06/15/2006 "Pass-Through"	Aaa	Aaa
Series B ES0312976014	07/24/1997 30	40,067.48 1,202,024.40 26.67%	150,253.03 4,507,590.78	Floating 3-M Euribor + 0.450% 15.Mar/Jun/Sep/Dec	3.1948% 06/15/2006 322.65 Gross 274.25 Net	03/15/2017 Quarterly 15.Mar/Jun/Sep/Dec	06/15/2006 "Pass-Through" Pro rata / Secuential	A2	A2
Total		14,466,167.60	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	0,69	0,78	0,87	0,97	1,06	1,15	
		% Annual equivalent CPR		0,00	8,00	9,00	10,00	11,00	12,00	13,00	
Series A	With optional redemption *	Average life	Years	0.68	0.70	0.70	0.69	0.69	0.69	0.69	
		Date	02/02/2007	02/09/2007	02/09/2007	02/08/2007	02/07/2007	02/07/2007	02/06/2007		
	Final Maturity	Years	0.79	0.79	0.79	0.79	0.79	0.79	0.79		
		Date	03/15/2007	03/15/2007	03/15/2007	03/15/2007	03/15/2007	03/15/2007	03/15/2007		
	Without optional redemption *	Average life	Years	2.36	2.00	1.96	1.92	1.88	1.84	1.81	
		Date	10/07/2008	05/29/2008	05/14/2008	04/30/2008	04/16/2008	04/02/2008	03/20/2008		
Series B	With optional redemption *	Average life	Years	6.30	5.04	5.04	5.04	4.79	4.79	4.79	
		Date	09/15/2012	06/15/2011	06/15/2011	06/15/2011	03/15/2011	03/15/2011	03/15/2011		
	Without optional redemption *	Average life	Years	0.79	0.79	0.79	0.79	0.79	0.79	0.79	
		Date	03/14/2007	03/14/2007	03/14/2007	03/14/2007	03/14/2007	03/14/2007	03/14/2007		
	Final Maturity	Years	0.79	0.79	0.79	0.79	0.79	0.79	0.79		
		Date	03/15/2007	03/15/2007	03/15/2007	03/15/2007	03/15/2007	03/15/2007	03/15/2007		
		Average life	Years	8.02	6.92	6.79	6.67	6.55	6.43	6.31	
		Date	06/06/2014	04/29/2013	03/12/2013	01/27/2013	12/14/2012	10/31/2012	09/19/2012		
		Final Maturity	Years	10.55	10.55	10.55	10.55	10.55	10.55	10.55	
		Date	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	91.69%	13,264,143.20	10.01%	96.25%	115,694,830.09
Series B	8.31%	1,202,024.40	4.61%	3.75%	4,507,590.78
Issue of Bonds		14,466,167.60			120,202,420.88
Principal Reserve Fund	1.70%	245,924.84	1.70%		2,043,441.15
Secondary Reserve Fund	2.91%	420,708.47	0.35%		420,708.47

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	1,551,400.94	2.692%	
Servicer ppal collect not yet credited	176,810.86		
Servicer ints collect not yet credited	31,828.43		
Liabilities	Available	Balance	Interest
Subordinated Loan		763,321.55	3.703%

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	1,038	3,769	
Principal			
Principal outstanding	13,501,686.87	120,208,577.28	
Average loan	13,007.41	31,894.02	
Minimum	168.74	7,452.92	
Maximum	56,656.12	135,980.18	
Interest rate			
Weighted average (wac)	4.18%	7.93%	
Minimum	2.88%	5.75%	
Maximum	5.38%	11.00%	
Final maturity			
Weighted average (WARM) (months)	65	154	
Minimum	06/01/2006	10/31/2000	
Maximum	11/30/2016	11/30/2016	
Index (distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	67.27	62.15	
Savings Banks Lending Rate (CECA Indicator)	32.73	37.85	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	4.97	6.91	0.10	6.34
10.01 - 20%	19.32	15.90	0.66	16.28
20.01 - 30%	34.66	25.71	3.75	25.88
30.01 - 40%	25.14	33.63	8.28	35.36
40.01 - 50%	12.26	45.72	13.13	45.48
50.01 - 60%	3.18	52.67	18.41	55.39
60.01 - 70%	0.47	61.01	25.75	65.20
70.01 - 80%			29.93	74.65
Weighted average (WALTV)	28.35			59.31
Minimum	0.14			4.41
Maximum	61.20			79.04

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.35%	0.49%	0.85%	0.89%	1.09%
Annual Percentage Rate (CPR)	4.16%	5.77%	9.72%	10.18%	12.37%

Geographic distribution		
	Current	At constitution date
Andalucia		0.02%
Aragon	0.08%	0.02%
Castilla-La Mancha	0.33%	0.14%
Catalonia		0.02%
Madrid		0.08%
Valencia	99.59%	99.72%

Additional information

BANCAJA 1 Fondo de Titulización Hipotecaria

Brief report

Date: 05/31/2006
Currency: EUR



Date of constitution
07/18/1997

VAT Reg. no.
G81796237

Management Company
Europea 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

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Up to 1 month	35	4,271.37	701.51	0.00	4,972.88	20.45	391,669.58	396,642.46	72.96	17.99
1 to 2 months	3	588.36	213.06	0.00	801.42	3.30	36,846.70	37,648.12	6.92	24.35
2 to 3 months	4	1,816.22	500.48	0.00	2,316.70	9.53	82,080.07	84,396.77	15.52	43.97
3 to 6 months	1	0.00	10.43	0.00	10.43	0.04	0.00	10.43	0.00	0.02
Over 2 years	2	9,865.64	6,348.90	0.00	16,214.54	66.68	8,761.18	24,975.72	4.59	37.64
Total	45	16,541.59	7,774.38	0.00	24,315.97		519,357.53	543,673.50		20.25