BANCAJA 9 Fondo de Titulización de Activos

Brief report

Date: 05/31/2010
Currency: EUR

Date of constitution
02/02/2006

VAT Reg. no.
V84593961

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

Originator
Bancaja

Servicer
Bancaja

Lead Managers
Bancaja
Barclays Bank
Calyon

Bond Underwriters and Placement Agents
Bancaja
Barclays Bank
Calyon
Dexia Bank
Fortis Bank
IXIS CIB
Banco Pastor
Banco Sabadell

Bond Paying Agent
Banco Cooperativo

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Caja de Ahorros y Monte de Piedad de Madrid (Caja Madrid)

Start-up Loan
Bancaja

Swap
JPMorgan Chase

Assets Custodian
Bancaja

Fund Auditors
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Liquidity Facility A1
JPMorgan Chase SE

Issued securities: Residential Mortgages Backed Bonds

Bonds issue

Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current	Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	Next	Rating Fitch / Moody´s Current	Original
Series A1 ES0312888003	02/07/2006 2,000		100,000.00 200,000,000.00	Floating 3-M Euribor+0.010% 25.Mar/Jun/Sep/Dec	06/25/2010	06/25/2007 Quarterly 25.Mar/Jun/Sep/Dec	"Pass-Through"	AAA Aaa	AAA Aaa
Series A2 ES0312888011	02/07/2006 17,000	60,161.25 1,022,741,250.00 60.16%	100,000.00 1,700,000,000.00	Floating 3-M Euribor+0.130% 25.Mar/Jun/Sep/Dec	0.7670% 06/25/2010 117.922735 Gross 95.517415 Net	09/25/2043 Quarterly 25.Mar/Jun/Sep/Dec	06/25/2010 "Pass-Through" Secuential / Pro rata under certain circumstances	AAA Aa1	AAA Aaa
Series B ES0312888029	02/07/2006 520	100,000.00 52,000,000.00 100.00%	100,000.00 52,000,000.00	Floating 3-M Euribor+0.280% 25.Mar/Jun/Sep/Dec	0.9170% 06/25/2010 234.344444 Gross 189.819000 Net	09/25/2043 Quarterly 25.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	A+ A3	A+ Aa3
Series C ES0312888037	02/07/2006 250	100,000.00 25,000,000.00 100.00%	100,000.00 25,000,000.00	Floating 3-M Euribor+0.560% 25.Mar/Jun/Sep/Dec	1.1970% 06/25/2010 305.900000 Gross 247.779000 Net	09/25/2043 Quarterly 25.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	BBB B2	BBB+ Baa1
Series D ES0312888045	02/07/2006 230	100,000.00 23,000,000.00 100.00%	100,000.00 23,000,000.00	Floating 3-M Euribor+2.500% 25.Mar/Jun/Sep/Dec	3.1370% 06/25/2010 801.677778 Gross 649.359000 Net	09/25/2043 Quarterly 25.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	BB- Ca	BB+ Ba2
Series E ES0312888052	02/07/2006 226	100,000.00 22,600,000.00 100.00%	100,000.00 22,600,000.00	Floating 3-M Euribor+4.000% 25.Mar/Jun/Sep/Dec	4.6370% 06/25/2010 1,185.011111 Gross 959.859000 Net	09/25/2043 Quarterly 25.Mar/Jun/Sep/Dec	To be determined Due to Cash Reserve reduction	CCC- C	CCC- Caa3
Total		1,145,341,250.00	2,022,600,000.00						

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

Series	Optional redemption			% 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 A2	With optional redemption *	Average life	Years		9.83	8.27	7.07	6.15	5.41	4.81	4.33	3.92
			Date		01/20/2020	06/30/2018	04/17/2017	05/17/2016	08/19/2015	01/14/2015	07/23/2014	02/23/2014
		Final Maturity	Years		18.77	16.52	14.52	13.01	11.51	10.26	9.26	8.26
			Date		12/25/2028	09/25/2026	09/25/2024	03/25/2023	09/25/2021	06/25/2020	06/25/2019	06/25/2018
	Without optional redemption *	Average life	Years		9.97	8.44	7.25	6.31	5.56	4.96	4.47	4.06
			Date		03/09/2020	08/31/2018	06/21/2017	07/13/2016	10/14/2015	03/08/2015	09/09/2014	04/14/2014
		Final Maturity	Years		21.77	20.01	18.27	16.52	15.01	13.51	12.26	11.26
			Date		12/25/2031	03/25/2030	06/25/2028	09/25/2026	03/25/2025	09/25/2023	06/25/2022	06/25/2021
Series B	With optional redemption *	Average life	Years		18.77	16.52	14.52	13.01	11.51	10.26	9.26	8.26
			Date		12/25/2028	09/25/2026	09/25/2024	03/25/2023	09/25/2021	06/25/2020	06/25/2019	06/25/2018
		Final Maturity	Years		18.77	16.52	14.52	13.01	11.51	10.26	9.26	8.26
			Date		12/25/2028	09/25/2026	09/25/2024	03/25/2023	09/25/2021	06/25/2020	06/25/2019	06/25/2018
	Without optional redemption *	Average life	Years		22.76	21.33	19.71	18.06	16.44	14.96	13.64	12.48
			Date		12/22/2032	07/18/2031	12/05/2029	04/11/2028	08/28/2026	03/04/2025	11/11/2023	09/13/2022
		Final Maturity	Years		23.77	22.77	21.27	19.77	18.27	16.76	15.26	14.01
			Date		12/25/2033	12/25/2032	06/25/2031	12/25/2029	06/25/2028	12/25/2026	06/25/2025	03/25/2024
Series C	With optional redemption *	Average life	Years		18.77	16.52	14.52	13.01	11.51	10.26	9.26	8.26
			Date		12/25/2028	09/25/2026	09/25/2024	03/25/2023	09/25/2021	06/25/2020	06/25/2019	06/25/2018
		Final Maturity	Years		18.77	16.52	14.52	13.01	11.51	10.26	9.26	8.26
			Date		12/25/2028	09/25/2026	09/25/2024	03/25/2023	09/25/2021	06/25/2020	06/25/2019	06/25/2018
	Without optional redemption *	Average life	Years		24.25	23.41	22.25	20.84	19.37	17.90	16.48	15.18
			Date		06/19/2034	08/16/2033	06/19/2032	01/20/2031	07/31/2029	02/12/2028	09/13/2026	05/26/2025
		Final Maturity	Years		24.77	24.27	23.27	22.02	20.77	19.27	18.01	16.52
			Date		12/25/2034	06/25/2034	06/25/2033	03/25/2032	12/25/2030	06/25/2029	03/25/2028	09/25/2026
Series D	With optional redemption *	Average life	Years		18.77	16.52	14.52	13.01	11.51	10.26	9.26	8.26
			Date		12/25/2028	09/25/2026	09/25/2024	03/25/2023	09/25/2021	06/25/2020	06/25/2019	06/25/2018
		Final Maturity	Years		18.77	16.52	14.52	13.01	11.51	10.26	9.26	8.26
			Date		12/25/2028	09/25/2026	09/25/2024	03/25/2023	09/25/2021	06/25/2020	06/25/2019	06/25/2018
	Without optional redemption *	Average life	Years		26.22	25.50	24.78	23.95	22.96	21.83	20.63	19.41
			Date		06/04/2036	09/18/2035	12/29/2034	03/02/2034	03/03/2033	01/15/2032	11/04/2030	08/15/2029
		Final Maturity	Years		30.27	30.27	30.27	30.27	30.27	30.27	30.27	30.27
			Date		06/25/2040	06/25/2040	06/25/2040	06/25/2040	06/25/2040	06/25/2040	06/25/2040	06/25/2040
Series E	With optional redemption *	Average life	Years		18.77	16.52	14.52	13.01	11.51	10.26	9.26	8.26
			Date		12/25/2028	09/25/2026	09/25/2024	03/25/2023	09/25/2021	06/25/2020	06/25/2019	06/25/2018
		Final Maturity	Years		18.77	16.52	14.52	13.01	11.51	10.26	9.26	8.26
			Date		12/25/2028	09/25/2026	09/25/2024	03/25/2023	09/25/2021	06/25/2020	06/25/2019	06/25/2018
	Without optional redemption *	Average life	Years		30.27	30.27	30.27	30.27	30.27	30.27	30.27	30.27
			Date		06/25/2040	06/25/2040	06/25/2040	06/25/2040	06/25/2040	06/25/2040	06/25/2040	06/25/2040
		Final Maturity	Years		30.27	30.27	30.27	30.27	30.27	30.27	30.27	30.27
			Date		06/25/2040	06/25/2040	06/25/2040	06/25/2040	06/25/2040	06/25/2040	06/25/2040	06/25/2040

* 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		% CE	At issue date		% CE
Class A	89.30%	1,022,741,250.00	9.71%	93.94%	1,900,000,000.00	6.13%
Series A1	0.00%	0.00		9.89%	200,000,000.00	
Series A2	89.30%	1,022,741,250.00		84.05%	1,700,000,000.00	
Series B	4.54%	52,000,000.00	5.07%	2.57%	52,000,000.00	3.53%
Series C	2.18%	25,000,000.00	2.85%	1.24%	25,000,000.00	2.28%
Series D	2.01%	23,000,000.00	0.80%	1.14%	23,000,000.00	1.13%
Series E	1.97%	22,600,000.00		1.12%	22,600,000.00	
Issue of Bonds		1,145,341,250.00			2,022,600,000.00	
Reserve Fund	0.80%	8,978,445.62		1.13%	22,600,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		28,999,643.43	0.637%
Servicer ppal collect not yet credited		451,583.07	
Servicer ints collect not yet credited		114,684.83	
Liabilities	**Available**	**Balance**	**Interest**
Start-up Loan L/T		0.00	
Liquidity Facility A1	0.00	0.00	
Start-up Loan S/T		750,826.58	

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 +34 91 411 84 68 www.edt-sg.com info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com

BANCAJA 9 Fondo de Titulización de Activos

Brief report

Date: 05/31/2010
Currency: EUR

Date of constitution
02/02/2006

VAT Reg. no.
V84593961

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

Originator
Bancaja

Servicer
Bancaja

Lead Managers
Bancaja
Barclays Bank
Calyon

Bond Underwriters and Placement Agents
Bancaja
Barclays Bank
Calyon
Dexia Bank
Fortis Bank
IXIS CIB
Banco Pastor
Banco Sabadell

Bond Paying Agent
Banco Cooperativo

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Caja de Ahorros y Monte de Piedad de Madrid (Caja Madrid)

Start-up Loan
Bancaja

Swap
JPMorgan Chase

Assets Custodian
Bancaja

Fund Auditors
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Liquidity Facility A1
JPMorgan Chase SE

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	10,703	15,759
Principal		
Principal outstanding	1,135,051,519.85	2,000,095,452.91
Average loan	106,049.85	126,917.66
Minimum	13.14	1.62
Maximum	854,302.62	981,576.54
Interest rate		
Weighted average (wac)	2.25%	3.27%
Minimum	1.62%	2.30%
Maximum	3.91%	4.53%
Final maturity		
Weighted average (WARM) (months)	273	325
Minimum	06/05/2010	12/01/2006
Maximum	09/05/2040	09/05/2040
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	0.08%	0.09%
1-year EURIBOR/MIBOR (Mortgage Market)	99.92%	99.91%

LTV Distribution

	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.21	7.03	0.04	8.25
10.01 - 20%	1.00	15.61	0.27	16.15
20.01 - 30%	2.82	25.61	1.10	25.87
30.01 - 40%	5.25	35.49	2.48	35.63
40.01 - 50%	8.26	45.31	4.95	45.64
50.01 - 60%	12.68	55.53	7.83	55.47
60.01 - 70%	21.32	65.47	15.15	65.84
70.01 - 80%	28.17	73.96	35.23	76.52
80.01 - 90%	15.20	85.29	16.20	84.75
90.01 - 100%	5.09	91.00	16.74	96.18
Weighted average (WALTV)		65.93		74.60
Minimum		0.01		0.00
Maximum		94.23		99.99

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.24%	0.31%	0.34%	0.34%	0.88%
Annual Percentage Rate (CPR)	2.79%	3.64%	4.04%	3.99%	10.08%

Geographic distribution

	Current	At constitution date
Andalucia	10.80%	10.63%
Aragon	0.90%	0.85%
Asturias	0.36%	0.35%
Balearic Islands	4.96%	5.35%
Basque Country	1.08%	0.97%
Canary Islands	6.74%	6.29%
Cantabria	0.07%	0.06%
Castilla-La Mancha	3.49%	3.87%
Castilla-Leon	2.91%	2.67%
Catalonia	14.01%	14.12%
Extremadura	0.23%	0.26%
Galicia	1.63%	1.43%
La Rioja	0.60%	0.61%
Madrid	12.03%	11.50%
Murcia	2.83%	2.62%
Navarra	1.24%	1.16%
Valencia	36.14%	37.24%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	481	113,211.06	42,476.37	0.00	155,687.43	1.76	54,930,877.75	55,086,565.18	32.61	64.06
from > 1 to ≤ 2 months	190	107,198.43	62,516.38	0.00	169,714.81	1.92	21,637,631.16	21,807,345.97	12.91	60.92
from > 2 to ≤ 3 months	94	94,094.88	63,173.47	0.00	157,268.35	1.78	12,505,314.04	12,662,582.39	7.50	65.01
from > 3 to ≤ 6 months	106	123,149.37	100,992.37	0.00	224,141.74	2.54	10,168,300.63	10,392,442.37	6.15	54.95
from > 6 to < 12 months	121	244,560.68	291,721.95	0.00	536,282.63	6.07	12,226,631.69	12,762,914.32	7.55	67.11
from ≥ 12 to < 18 months	136	435,570.43	752,434.81	0.00	1,188,005.24	13.45	14,235,550.40	15,423,555.64	9.13	72.34
from ≥ 18 to < 24 months	184	762,887.06	1,718,729.32	0.00	2,481,616.38	28.10	19,194,458.43	21,676,074.81	12.83	72.59
from ≥ 2 years	215	681,231.47	3,238,061.93	0.00	3,919,293.40	44.38	15,204,068.83	19,123,362.23	11.32	52.99
Subtotal	1,527	2,561,903.38	6,270,106.60	0.00	8,832,009.98	100.00	160,102,832.93	168,934,842.91	100.00	63.40
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	1,527	2,561,903.38	6,270,106.60	0.00	8,832,009.98		160,102,832.93	168,934,842.91		63.40

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 +34 91 411 84 68 www.edt-sg.com info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com