

BANCAJA 12 Fondo de Titulización de Activos

Brief report

Date: 05/31/2009
Currency: EUR



Date of constitution
04/09/2008

VAT Reg. no.
V85409100

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

Originator
Bancaja

Servicer
Bancaja

Lead Managers
Bancaja
JP Morgan

Suscriber
Bancaja

Assets Custodian
Bancaja

Bond Paying Agent
Bancaja

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Santander S.A.

Swap
Bancaja

Start-up Loan
Bancaja

Subordinated Loan
Bancaja

Fund Auditors
Ernst & Young

Issued securities: Asset-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 S&P	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0312846001	04/11/2008 19,792	91,160.71 1,804,252,772.32 91.16%	100,000.00 1,979,200,000.00	Floating 3-M Euribor+0.550% 22.Jan/Apr/Jul/Oct	1.9550% 07/22/2009 450.498503 Gross 369.408772 Net	07/22/2051 Quarterly 22.Jan/Apr/Jul/Oct	07/22/2009 "Pass-Through"	AAA	AAA
Series B ES0312846019	04/11/2008 578	100,000.00 57,800,000.00 100.00%	100,000.00 57,800,000.00	Floating 3-M Euribor+0.700% 22.Jan/Apr/Jul/Oct	2.1050% 07/22/2009 532.097222 Gross 436.319722 Net	07/22/2051 Quarterly 22.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Secutential / Pro rata under certain circumstances	A	A
Series C ES0312846027	04/11/2008 420	100,000.00 42,000,000.00 100.00%	100,000.00 42,000,000.00	Floating 3-M Euribor+1.200% 22.Jan/Apr/Jul/Oct	2.6050% 07/22/2009 658.486111 Gross 539.958611 Net	07/22/2051 Quarterly 22.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Secutential / Pro rata under certain circumstances	BBB-	BBB
Series D ES0312846035	04/11/2008 210	100,000.00 21,000,000.00 100.00%	100,000.00 21,000,000.00	Floating 3-M Euribor+2.000% 22.Jan/Apr/Jul/Oct	3.4050% 07/22/2009 860.708333 Gross 705.780833 Net	07/22/2051 Quarterly 22.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Secutential / Pro rata under certain circumstances	BB-	BB
Total		1,925,052,772.32	2,100,000,000.00						

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	
		% Annual equivalent CPR		2,00		4,00		6,00		8,00	
Series A	With optional redemption *	Average life	Years	14.76	11.76	9.57	7.97	6.77	5.87	5.16	4.58
		Final Maturity	Date	01/22/2024	01/19/2021	11/14/2018	04/08/2017	01/25/2016	03/04/2015	06/17/2014	11/18/2013
			Years	30.02	26.27	22.52	19.26	16.51	14.51	12.76	11.26
	Without optional redemption *	Average life	Years	15.05	12.19	10.10	8.54	7.34	6.40	5.66	5.05
		Final Maturity	Date	05/04/2024	06/27/2021	05/27/2019	11/02/2017	08/22/2016	09/15/2015	12/17/2014	05/10/2014
			Years	33.78	33.78	33.78	33.78	33.78	33.78	33.78	33.78
Series B	With optional redemption *	Average life	Years	22.66	18.58	15.32	12.82	10.90	9.46	8.30	7.35
		Final Maturity	Date	12/15/2031	11/16/2027	08/13/2024	02/13/2022	03/14/2020	10/04/2018	08/07/2017	08/27/2016
			Years	30.02	26.27	22.52	19.26	16.51	14.51	12.76	11.26
	Without optional redemption *	Average life	Years	23.21	19.43	16.36	13.93	12.02	10.50	9.27	8.28
		Final Maturity	Date	07/02/2032	09/20/2028	08/25/2025	03/24/2023	04/25/2021	10/18/2019	07/28/2018	07/29/2017
			Years	33.78	33.78	33.78	33.78	33.78	33.78	33.78	33.78
Series C	With optional redemption *	Average life	Years	22.66	18.58	15.32	12.82	10.90	9.46	8.30	7.35
		Final Maturity	Date	12/14/2031	11/16/2027	08/13/2024	02/13/2022	03/14/2020	10/04/2018	08/07/2017	08/27/2016
			Years	30.02	26.27	22.52	19.26	16.51	14.51	12.76	11.26
	Without optional redemption *	Average life	Years	23.21	19.43	16.36	13.93	12.02	10.50	9.27	8.28
		Final Maturity	Date	07/01/2032	09/19/2028	08/25/2025	03/24/2023	04/25/2021	10/18/2019	07/28/2018	07/29/2017
			Years	33.78	33.78	33.78	33.78	33.78	33.78	33.78	33.78
Series D	With optional redemption *	Average life	Years	22.66	18.58	15.32	12.82	10.90	9.46	8.30	7.35
		Final Maturity	Date	12/14/2031	11/16/2027	08/13/2024	02/13/2022	03/14/2020	10/04/2018	08/07/2017	08/27/2016
			Years	30.02	26.27	22.52	19.26	16.51	14.51	12.76	11.26
	Without optional redemption *	Average life	Years	23.21	19.43	16.36	13.93	12.02	10.50	9.27	8.28
		Final Maturity	Date	07/01/2032	09/19/2028	08/25/2025	03/24/2023	04/25/2021	10/18/2019	07/28/2018	07/29/2017
			Years	33.78	33.78	33.78	33.78	33.78	33.78	33.78	33.78

* 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	93.72%	1,804,252,772.32	8.45%	94.25%	1,979,200,000.00	7.75%	
Series B	3.00%	57,800,000.00	5.45%	2.75%	57,800,000.00	5.00%	
Series C	2.18%	42,000,000.00	3.27%	2.00%	42,000,000.00	3.00%	
Series D	1.09%	21,000,000.00	2.18%	1.00%	21,000,000.00	2.00%	
Issue of Bonds		1,925,052,772.32			2,100,000,000.00		
Reserve Fund	2.18%	42,000,000.00		2.00%	42,000,000.00		

Other financial operations (current)

Assets		Balance	Interest
Treasury Account		78,817,612.42	1.405%
Servicer ppal collect not yet credited		1,361,089.97	
Servicer ints collect not yet credited		318,117.24	
Liabilities		Available	Balance
Subordinated Loan			42,000,000.00
Start-up Loan			317,086.54
Swap collateralized amount		Amount	Credited
CSA *	14,740,000.00		
Cash			14,740,000.00
Securities			0.00

* Credit Support Amount in favour of the Fund

BANCAJA 12 Fondo de Titulización de Activos



Brief report

Date: 05/31/2009
Currency: EUR

Date of constitution
04/09/2008

VAT Reg. no.
V85409100

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

Originator
Bancaja

Servicer
Bancaja

Lead Managers
Bancaja
JP Morgan

Suscriber
Bancaja

Assets Custodian
Bancaja

Bond Paying Agent
Bancaja

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Santander S.A.

Swap
Bancaja

Start-up Loan
Bancaja

Subordinated Loan
Bancaja

Fund Auditors
Ernst & Young

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	13,242	14,223	
Principal			
Principal outstanding	1,895,464,616.11	2,100,115,630.00	
Average loan	143,140.36	147,656.31	
Minimum	19.01	3.43	
Maximum	834,458.45	1,000,000.00	
Interest rate			
Weighted average (wac)	4.95%	5.29%	
Minimum	2.26%	3.86%	
Maximum	7.09%	6.78%	
Final maturity			
Weighted average (WARM) (months)	377	389	
Minimum	06/19/2009	04/17/2008	
Maximum	12/05/2047	12/05/2047	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	0.00%	0.00%	
1-year EURIBOR/MIBOR (Mortgage Market)	100.00%	100.00%	

LTV Distribution			
	Current		At constitution date
	% Pool	% LTV	% Pool % LTV
0.01 - 10%	0.11	7.64	0.06 7.54
10.01 - 20%	0.77	16.12	0.60 16.31
20.01 - 30%	1.62	25.61	1.43 25.52
30.01 - 40%	3.40	35.55	3.16 35.63
40.01 - 50%	6.10	45.37	5.51 45.42
50.01 - 60%	10.59	55.36	10.30 55.50
60.01 - 70%	15.79	65.48	15.70 65.69
70.01 - 80%	27.62	75.95	29.46 76.53
80.01 - 90%	12.45	85.43	12.04 85.55
90.01 - 100%	21.56	96.03	21.72 96.65
Weighted average (WALTV)	73.04		73.98
Minimum	0.01		0.00
Maximum	100.00		100.00

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.67%	1.04%	0.92%	0.65%	0.63%
Annual Percentage Rate (CPR)	7.74%	11.75%	10.47%	7.54%	7.31%

Geographic distribution		
	Current	At constitution date
Andalucia	9.92%	10.01%
Aragon	0.64%	0.63%
Asturias	0.70%	0.70%
Balearic Islands	5.82%	5.77%
Basque Country	1.63%	1.57%
Canary Islands	6.83%	6.76%
Cantabria	0.41%	0.39%
Castilla-La Mancha	2.47%	2.39%
Castilla-Leon	3.76%	3.82%
Catalonia	9.91%	10.07%
Ceuta	0.01%	0.01%
Extremadura	0.38%	0.36%
Galicia	2.61%	2.55%
La Rioja	0.24%	0.25%
Madrid	7.43%	7.30%
Murcia	2.88%	2.93%
Navarra	1.77%	1.77%
Valencia	42.59%	42.71%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
<i>Delinquencies</i>										
Up to 1 month	575	74,223.86	186,060.02	0.00	260,283.88	8.31	81,945,570.43	82,205,854.31	40.90	71.90
from > 1 to ≤ 2 months	256	68,211.47	258,392.68	0.00	326,604.15	10.43	37,718,885.56	38,045,489.71	18.93	74.92
from > 2 to ≤ 3 months	187	79,794.65	332,478.18	0.00	412,272.83	13.17	26,970,443.47	27,382,716.30	13.62	75.93
from > 3 to ≤ 6 months	149	87,041.78	469,584.85	0.00	556,626.63	17.78	22,085,287.90	22,641,914.53	11.27	81.46
from > 6 to < 12 months	158	209,902.52	1,122,240.74	0.00	1,332,143.26	42.54	25,972,459.14	27,304,602.40	13.59	86.99
from ≥ 12 to < 18 months	25	34,597.82	208,910.40	0.00	243,508.22	7.78	3,150,956.79	3,394,465.01	1.69	82.01
Subtotal	1,350	553,772.10	2,577,666.87	0.00	3,131,438.97	100.00	197,843,603.29	200,975,042.26	100.00	75.98
<i>Doubt debts (subjectives)</i>										
	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	1,350	553,772.10	2,577,666.87	0.00	3,131,438.97		197,843,603.29	200,975,042.26		75.98