

Announcement: Moody's reviews 41 tranches in 27 RMBS for downgrade following update to EMEA RMBS rating methodology

Global Credit Research - 08 Jun 2012

Madrid, June 08, 2012 -- Moody's Investors Service has today placed on review for downgrade its ratings on 41 tranches in 27 residential mortgage-backed securities (RMBS), following the release of its updated methodology for rating EMEA RMBS transactions. The affected tranches are in Spanish, Portuguese and Italian RMBS transactions. For full details on the updated methodology, please see "Moody's publishes updated methodology for rating EMEA RMBS transactions," http://www.moodys.com/research/Moodys-publishes-updated-methodology-for-rating-EMEA-RMBS-transactions--PR 247500 published on June 6 2012.

A list of the affected ratings is available http://www.moodys.com/viewresearchdoc.aspx?docid=PBS_SF287394

RATINGS RATIONALE

The key changes to the EMEARMBS methodology include the introduction of a transaction minimum credit enhancement level and updates to the approach for determining house-price stresses, seasoning adjustments, and to various settings for Spanish and Italian RMBS.

Moody's conducted an impact analysis on all existing EMEA RMBS transactions to identify ratings potentially affected by the methodology update.

--Impact of the introduction of Minimum Portfolio MILAN Credit Enhancement (CE)

The overall MILAN CE is subject to two separate floors, the Minimum Portfolio MILAN CE and the Minimum Expected Loss Multiple.

Moody's placed the ratings on 18 RMBS tranches in nine RMBS transactions on review for downgrade because the current credit enhancement supporting those tranches is below the Minimum Portfolio MILAN CE for the relevant country (where assets were originated). The Minimum Portfolio MILAN CE is different for each country and incorporates general market uncertainties such as system-wide event risk and asset correlation, which may lead to high losses in a pool in an extremely high stress scenario despite the overall good quality of the assets. The overall credit enhancement for a particular portfolio cannot be below the Minimum Portfolio MILAN Aaa CE. Only the highest-quality portfolios from the highest-quality originators would be able to achieve or maintain ratings with credit enhancement levels as low as the Minimum Portfolio MILAN CE level in a particular jurisdiction. For that reason, the floor applicable to a particular transaction may be higher for portfolios containing lower-quality collateral or in which Moody's sees weakness in the origination, servicing practices, or collateral performance. The key affected markets for this test were Spain, Italy and Portugal.

- The Minimum Portfolio MILAN CE for Spanish RMBS is 10%-15% for a Aa2 (sf) rating.
- The Minimum Portfolio MILAN CE for Portuguese RMBS is 10%-15% for a Baa1 (sf) rating.
- The Minimum Portfolio MILAN CE for Italian RMBS is 7.5%-10% for a Aa2 (sf) rating.

For the impact analysis related to the introduction of Minimum Portfolio MILAN CE on existing RMBS ratings, Moody's took into consideration primarily the transaction's vintage, the collateral performance and key characteristics, as well the current level of credit enhancement.

- 10% is the minimum credit enhancement necessary for Aa2 Spanish and Baa1 Portuguese pre-2006 RMBS, with collateral performance better than the sector average.
- 12.5% is the minimum credit enhancement necessary for Aa2 Spanish and Baa1 Portuguese pre-2006 RMBS, with collateral performance in line with the sector's.

- 15.0% is the minimum credit enhancement necessary for Aa2 Spanish and Baa1 Portuguese RMBS that closed in 2006 or after, with collateral performance in line or worse with the sector's.
- 7.5% is the minimum credit enhancement necessary for Aa2 Italian transactions.

The MILAN CE is also subject to floor determined as a minimum multiple of the assumed pool expected loss; this Minimum Expected Loss Multiple is applicable only when the expected loss is assigned or updated. In its impact analysis, Moody's did not update its expected losses on outstanding transactions. The Minimum Expected Loss Multiple will be applied if and when the expected loss assumption on outstanding transactions is reviewed and adjusted as part of the regular surveillance process.

--Impact of other MILAN Assumption Updates

Moody's placed the ratings on another 23 tranches in 13 RMBS transactions on review for downgrade because the ratings could be negatively affected by the changes to (i) house price stress rates, (ii) seasoning benefits, and (iii) Spanish and Italian settings..

Moody's conducted updated MILAN testing and initial cash flows runs, the results of which suggest that current credit enhancement, which in some cases has increased since the closing date, is insufficient to compensate for the MILAN CE increase under the updated methodology for the affected tranches.

Moody's review of the affected tranches will focus on detailed collateral and cash flow analyses.

Moody's expects to conclude the reviews of the ratings on all of the affected tranches within six months.

Moody's has not updated sensitivities, full cash-flow analyses or stress scenarios for all of the affected ratings, as today's actions have been driven primarily by (i) credit enhancement tests and (ii) Moody's assessment of collateral performance and pool characteristics.

OTHER DEVELOPMENTS MAY NEGATIVELY AFFECT THE NOTES IN FUTURE

As the euro area crisis continues, the ratings of the notes remain exposed to the uncertainties of credit conditions in the general economy. The deteriorating creditworthiness of euro area sovereigns as well as the weakening credit profile of the global banking sector could negatively impact the ratings of the notes. For more information, please refer to the Rating Implementation Guidance published on 13 February 2012, "How Sovereign Credit Quality May Affect Other Ratings," and the special comment published on 19 January 2012, "Why Global Bank Ratings Are Likely to Decline in 2012."

As discussed in "Rating Euro Area Governments Through Extraordinary Times -- An Updated Summary," published in October 2011, Moody's is considering reintroducing individual country ceilings for some or all euro area members, which could further affect the maximum structured finance rating achievable in those countries. Moody's also continues to consider the impact of the deterioration of sovereigns' financial condition and the resultant asset portfolio deterioration on mezzanine and junior tranches of structured finance transactions.

PRINCIPAL METHODOLOGIES

The principal methodology used in these ratings is "Moody's Approach to Rating RMBS in Europe, Middle East, and Africa" published in June 2012. http://www.moodys.com/researchdocumentcontentpage.aspx?docid=PBS_SF274702

Updated EMEARMBS Secondary Methodologies:

- "A Framework for Stressing House Prices in RMBS Transactions in EMEA" published in June 2012. http://www.moodys.com/researchdocumentcontentpage.aspx?docid=PBS_SF283577

Please see the Credit Policy page on www.moodys.com for copies of these methodologies.

- Country Setting Links
- Austria http://www.moodys.com/viewresearchdoc.aspx?docid=PBS SF285299
- Belgium http://www.moodys.com/viewresearchdoc.aspx?docid=PBS_SF285300

- Cyprus http://www.moodys.com/viewresearchdoc.aspx?docid=PBS SF285302
- Czech Republic http://www.moodys.com/viewresearchdoc.aspx?docid=PBS SF285304
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- Germany http://www.moodys.com/viewresearchdoc.aspx?docid=PBS SF285310
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- Hungary http://www.moodys.com/viewresearchdoc.aspx?docid=PBS SF285320
- Ireland http://www.moodys.com/viewresearchdoc.aspx?docid=PBS SF285322
- Italy http://www.moodys.com/viewresearchdoc.aspx?docid=PBS_SF285323
- Netherlands http://www.moodys.com/viewresearchdoc.aspx?docid=PBS SF285324
- Norway http://www.moodys.com/viewresearchdoc.aspx?docid=PBS SF285325
- Portugal http://www.moodys.com/viewresearchdoc.aspx?docid=PBS SF285326
- Russia http://www.moodys.com/viewresearchdoc.aspx?docid=PBS_SF285327
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- Switzerland http://www.moodys.com/viewresearchdoc.aspx?docid=PBS_SF285331
- United Kingdom http://www.moodys.com/viewresearchdoc.aspx?docid=PBS_SF285332

REGULATORY DISCLOSURES

Please click on this link http://www.moodys.com/viewresearchdoc.aspx?docid=PBS_SF287394 for the List of Affected Credit Ratings. This list is an integral part of this Press Release and provides, for each of the credit ratings covered, Moody's disclosures on the following items:

- · Specifics of the rationale
- Releasing office

For ratings issued on a program, series or category/class of debt, this announcement provides relevant regulatory disclosures in relation to each rating of a subsequently issued bond or note of the same series or category/class of debt or pursuant to a program for which the ratings are derived exclusively from existing ratings in accordance with Moody's rating practices. For ratings issued on a support provider, this announcement provides relevant regulatory disclosures in relation to the rating action on the support provider and in relation to each particular rating action for securities that derive their credit ratings from the support provider's credit rating. For provisional ratings, this announcement provides relevant regulatory disclosures in relation to the provisional rating assigned, and in relation to a definitive rating that may be assigned subsequent to the final issuance of the debt, in each case where the transaction structure and terms have not changed prior to the assignment of the definitive rating in a manner that would have affected the rating. For further information please see the ratings tab on the issuer/entity page for the respective issuer on www.moodys.com.

The ratings have been disclosed to the rated entities or its designated agent(s) and issued with no amendment resulting from that disclosure.

Information sources used to prepare the ratings are the following: parties involved in the ratings, public information, and confidential and proprietary Moody's Investors Service information.

Moody's did not receive or take into account a third-party assessment on the due diligence performed regarding the underlying assets or financial instruments related to the monitoring of these transactions in the past six months.

Moody's considers the quality of information available on the rated entities, obligations or credits satisfactory for the purposes of issuing these reviews.

Moody's adopts all necessary measures so that the information it uses in assigning the ratings is of sufficient quality and from sources Moody's considers to be reliable including, when appropriate, independent third-party sources. However, Moody's is not an auditor and cannot in every instance independently verify or validate information received in the rating process.

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The below contact information is provided for information purposes only. Please see the issuer page on www.moodys.com for Moody's regulatory disclosure of the name of the lead analyst and the office that has issued the credit rating.

The relevant Releasing Office for each rating is identified under the Debt/Tranche List section on the Ratings tab of each issuer/entity page on moodys.com

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RMBS Affected Tranches by RMBS Methodology Update June 2012

Rating Action June 2012:

Asset Methodologies [Please see the

		Deal Name	Asset Class	Product Line	Moody's Deal ID		Moody's Debt	Prior			Current		Domicile of	•	Credit Policy page on		
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	ES0313529010	BANKINTER 10, FTA	RMBS	MBS - Prime	500035991	A2	808460900	Aa2	-	Aa2	Placed under review for	(sf)	Spain	EMEA RMBS Methodology Update - Min.	Moody's Approach to Rating RMBS in	n/a	Moody's Investors Service Espana, S.A.
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	ES0347783013	IM CAJAMAR 3, FTA	RMBS	MBS - Prime	500041642	R	809271665	A1		A1	Placed under review for	(sf)	Spain	EMEA RMBS Methodology Update - MILA	N Moody's Approach to Rating PMRS in	n/a	Moody's Investors Service Ltd.
	L000+1100010	IWI O/ WAIVIAIX O, I TA	INIDO	MDO - I IIIIG	3000-1042		00021 1000	/31	-	731		(31)	Opairi			100	Moday 3 IIIVESIOIS GEIVIGE Eld.
											possible downgrade			settings	Europe, Middle East, and Africa - June		
	E00047700001	IM CA IAMAD 2 FTA	DMDC	MDC Direct	500044040		000074074	D2		D2	Diagram of the second of the s	/-£	0	EMEA DMDC Mathadala Had 1 Add A	N Mandala Assessable Batter BARO:	-1-	Manadada Inconstrue Constitut I C
	ES0347783021	IM CAJAMAR 3, FTA	RMBS	MBS - Prime	500041642	Ü	809271671	Baa3	-	Baa3	Placed under review for	(SI)	Spain		N Moody's Approach to Rating RMBS in	n/a	Moody's Investors Service Ltd.
											possible downgrade			settings	Europe, Middle East, and Africa - June		
															2012		
	ES0347783039	IM CAJAMAR 3, FTA	RMBS	MBS - Prime	500041642	! D	809271677	B3	-	B3	Placed under review for	(sf)	Spain	EMEA RMBS Methodology Update - MILA		n/a	Moody's Investors Service Ltd.
											possible downgrade			settings	Europe, Middle East, and Africa - June		
											-				2012		

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Rating Action June 2012:

		Asset		Moody's	Tranche	Moody's Debt	Prior	Prior		Current		Domicile of		Asset Methodologies [Please see the Credit Policy page on www.moodys.com for a copy of these		
ISIN	Deal Name	Class	Product Line	Deal ID	Name	Number	Rating	Watchlist				Assets	Rating Rationale	methodologies]	WARRANTIES (17g7)	Releasing Office
ES0347566012	IM CAJAMAR 5, FTA	RMBS	MBS - Prime	820519537	В	820520288	Baa3	-	Baa3	Placed under review for possible downgrade	(sf)	Spain	EMEA RMBS Methodology Update - MILAN settings	Moody's Approach to Rating RMBS in Europe, Middle East, and Africa - June 2012	n/a	Moody's Investors Service Ltd.
ES0347566020	IM CAJAMAR 5, FTA	RMBS	MBS - Prime	820519537	С	820520289	B2	-	B2	Placed under review for possible downgrade	(sf)	Spain	EMEA RMBS Methodology Update - MILAN settings	Moody's Approach to Rating RMBS in Europe, Middle East, and Africa - June	n/a	Moody's Investors Service Ltd.
ES0347559017	IM CAJAMAR 6, FTA	RMBS	MBS - Prime	820780151	В	820780154	Baa2	-	Baa2	Placed under review for possible downgrade	(sf)	Spain	EMEA RMBS Methodology Update - MILAN settings	Moody's Approach to Rating RMBS in Europe, Middle East, and Africa - June 2012	n/a	Moody's Investors Service Ltd.
ES0347559025	IM CAJAMAR 6, FTA	RMBS	MBS - Prime	820780151	С	820780155	Ba2	-	Ba2	Placed under review for possible downgrade	(sf)	Spain	EMEA RMBS Methodology Update - MILAN settings	Moody's Approach to Rating RMBS in Europe, Middle East, and Africa - June	n/a	Moody's Investors Service Ltd.
ES0359094002	MADRID RMBS IV, FTA	RMBS	MBS - Prime	822051530	A1	822051532	Aa2	-	Aa2	Placed under review for possible downgrade	(sf)	Spain	EMEA RMBS Methodology Update - MILAN settings	Moody's Approach to Rating RMBS in Europe, Middle East, and Africa - June	n/a	Moody's Investors Service Ltd.
ES0359094010	MADRID RMBS IV, FTA	RMBS	MBS - Prime	822051530	A2	822051534	Aa3	-	Aa3	Placed under review for possible downgrade	(sf)	Spain	EMEA RMBS Methodology Update - MILAN settings	Moody's Approach to Rating RMBS in Europe, Middle East, and Africa - June	n/a	Moody's Investors Service Ltd.
ES0382717009	VALENCIA HIPOTECARIO 4, FTA	RMBS	MBS - Prime	820714428	Α	820714430	A3	-	A3	Placed under review for possible downgrade	(sf)	Spain	EMEA RMBS Methodology Update - MILAN settings	J Moody's Approach to Rating RMBS in Europe, Middle East, and Africa - June	n/a	Moody's Investors Service Ltd.
ES0382717017	VALENCIA HIPOTECARIO 4, FTA	RMBS	MBS - Prime	820714428	В	820714432	В3	-	В3	Placed under review for possible downgrade	(sf)	Spain	EMEA RMBS Methodology Update - MILAN settings	Moody's Approach to Rating RMBS in Europe, Middle East, and Africa - June 2012	n/a	Moody's Investors Service Ltd.
XS0236179270	DOURO MORTGAGES No.1	RMBS	MBS - Prime	500039022	Α	808887258	Baa1	-	Baa1	Placed under review for possible downgrade	(sf)	Portugal	EMEA RMBS Methodology Update - Min. Credit Enhancement Requirement	Moody's Approach to Rating RMBS in Europe, Middle East, and Africa - June 2012	n/a	Moody's Investors Service Espana
XS0269341334	DOURO MORTGAGES No.2	RMBS	MBS - Prime	500046867	A1	809812279	Baa1	-	Baa1	Placed under review for possible downgrade	(sf)	Portugal	EMEA RMBS Methodology Update - Min. Credit Enhancement Requirement	Moody's Approach to Rating RMBS in Europe, Middle East, and Africa - June 2012	n/a	Moody's Investors Service Espana
XS0269341680	DOURO MORTGAGES No.2	RMBS	MBS - Prime	500046867	A2	809812296	Baa1	-	Baa1	Placed under review for possible downgrade	(sf)	Portugal	EMEA RMBS Methodology Update - Min. Credit Enhancement Requirement	Moody's Approach to Rating RMBS in Europe, Middle East, and Africa - June	n/a	Moody's Investors Service Espana
XS0311833833	DOURO MORTGAGES No.3	RMBS	MBS - Prime	820395998	Α	820396000	Baa1	-	Baa1	Placed under review for possible downgrade	(sf)	Portugal	EMEA RMBS Methodology Update - Min. Credit Enhancement Requirement	Moody's Approach to Rating RMBS in Europe, Middle East, and Africa - June	n/a	Moody's Investors Service Espana
XS0292898912	HIPOTOTTA NO. 5 PLC	RMBS	MBS - Prime	820090132	A2	820090135	Baa1	-	Baa1	Placed under review for possible downgrade	(sf)	Portugal	EMEA RMBS Methodology Update - Min. Credit Enhancement Requirement	Moody's Approach to Rating RMBS in Europe, Middle East, and Africa - June	n/a	Moody's Investors Service Espana
XS0351394431	HIPOTOTTA NO. 7 LIMITED	RMBS	MBS - Prime	820830202	В	820830206	Baa1	-	Baa1	Placed under review for possible downgrade	(sf)	Portugal	EMEA RMBS Methodology Update - Min. Credit Enhancement Requirement	Moody's Approach to Rating RMBS in Europe, Middle East, and Africa - June 2012	n/a	Moody's Investors Service Espana
IT0004222532	Capital Mortgage S.r.l. (Capital Mortgages Series 2007-1)	RMBS	MBS - Prime	820076184	A1	820076185	Aa2	-	Aa2	Placed under review for possible downgrade	(sf)	Italy	EMEA RMBS Methodology Update - Min. Credit Enhancement Requirement	Moody's Approach to Rating RMBS in Europe, Middle East, and Africa - June 2012	n/a	Moody's Investors Service Espana
IT0004222540	Capital Mortgage S.r.l. (Capital Mortgages Series 2007-1)	RMBS	MBS - Prime	820076184	A2	820167960	Aa2	-	Aa2	Placed under review for possible downgrade	(sf)	Italy	EMEA RMBS Methodology Update - Min. Credit Enhancement Requirement	Moody's Approach to Rating RMBS in Europe, Middle East, and Africa - June 2012	n/a	Moody's Investors Service Espana
IT0003934020	VELA HOME S.r.l Series 3	RMBS	MBS - Prime	500038531	В	808820276	Aa2	-	Aa2	Placed under review for possible downgrade	(sf)	Italy	EMEA RMBS Methodology Update - Min. Credit Enhancement Requirement	Moody's Approach to Rating RMBS in Europe, Middle East, and Africa - June 2012	n/a	Moody's Investors Service Espana
IT0004013097	Vela ABS S.r.I	RMBS	MBS - Prime	500040694	В	809192107	Aa2	-	Aa2	Placed under review for possible downgrade	(sf)	Italy	EMEA RMBS Methodology Update - MILAN settings	Moody's Approach to Rating RMBS in Europe, Middle East, and Africa - June 2012	n/a	Moody's Investors Service Ltd.
IT0004013121	Vela ABS S.r.l	RMBS	MBS - Prime	500040694		809192118	Baa1	-	Baa1	Placed under review for possible downgrade	(sf)	Italy	EMEA RMBS Methodology Update - MILAN settings	Moody's Approach to Rating RMBS in Europe, Middle East, and Africa - June 2012	n/a	Moody's Investors Service Ltd.
XS0405821264	Bocage Mortgages No. 1 Limited	RMBS	MBS - Prime	821342582	А	821342583	Baa1	-	Baa1	Placed under review for possible downgrade	(sf)	Portugal	EMEA RMBS Methodology Update - Min. Credit Enhancement Requirement	Moody's Approach to Rating RMBS in Europe, Middle East, and Africa - June	n/a	Moody's Investors Service Espana

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