

Brief report

Date: 05/31/2012
 Currency: EUR

Date of constitution
 09/19/2003

VAT Reg. no.
 V83751495

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

Originator
 Bancaja

Servicer
 Bancaja

Lead Managers
 JP Morgan
 Bancaja

Bond Underwriters and Placement
 Agents
 JP Morgan
 Bancaja

Bear Stearns
 CDC Ixis Capital Markets

Bond Paying Agent
 Banco Cooperativo

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Banco Santander

Amortisation Account
 Bancaja

Subordinated Loan
 Bancaja

Start-up Loan
 Bancaja

Swap
 Bancaja

Series A3(G) Liquidity Facility
 Bancaja

Series A3(G) Guarantee
 Estado Español

Assets Custodian
 Bancaja

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

Issued securities: Bonds

Bonds Issue										
Series Code	Issue date	Nº bonds	Principal outstanding		Interest type	Reference rate and margin	Interest Rate	Redemption		Rating
			(Bond Unit / Series Total / %Factor)					Next	Final maturity (legal)	
			Current	Original		Payment Date	Next coupon			
Series A1 ES0339751002	09/24/2003	1,140	0.00 0.00 0.00%	100,000.00 114,000,000.00	Floating 3-M Euribor+0.190% (+0.38% desde 01/15/2005)	15.Jan/Apr/Jul/Oct		01/17/2005 01/15/2030 15.Jan/Apr/Jul/Oct	Amortized	AAA Aaa
Series A2 ES0339751010	09/24/2003	1,427	0.00 0.00 0.00%	100,000.00 142,700,000.00	Floating 3-M Euribor+0.280% (+0.56% desde 07/15/2008)	15.Jan/Apr/Jul/Oct		01/15/2030 Quarterly 15.Jan/Apr/Jul/Oct	Amortized	AAA Aaa
Series A3(G) ES0339751028	09/24/2003	1,995	11,527.04 22,996,444.80 11.53%	100,000.00 199,500,000.00	Floating 3-M Euribor+0.040% (+0.24% desde 07/15/2015)	15.Jan/Apr/Jul/Oct	0.7970% 07/16/2012 23.22 Gross 18.81 Net	01/15/2030 Quarterly 15.Jan/Apr/Jul/Oct	07/16/2012 "Pass-Through" Secuential / Pro rata under certain circumstances	AAA Aa2sf Aaa
Series B ES0339751036	09/24/2003	320	37,808.56 12,098,739.20 37.81%	100,000.00 32,000,000.00	Floating 3-M Euribor+0.700%	15.Jan/Apr/Jul/Oct	1.4570% 07/16/2012 139.25 Gross 112.79 Net	01/15/2030 Quarterly 15.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	A A2 A2
Series C ES0339751044	09/24/2003	118	37,648.35 4,442,505.30 37.65%	100,000.00 11,800,000.00	Floating 3-M Euribor+1.500%	15.Jan/Apr/Jul/Oct	2.2570% 07/16/2012 214.79 Gross 173.98 Net	01/15/2030 Quarterly 15.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	BB B2 BBB Baa2
Total			39,537,689.30	500,000,000.00						

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	0,69	0,87	1,06	1,25	
			% Annual equivalent CPR							
			2,00	4,00	6,00	8,00	10,00	12,00	14,00	
Series A3(G)	With optional redemption *	Average life	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
		Final Maturity	07/15/2012	07/15/2012	07/15/2012	07/15/2012	07/15/2012	07/15/2012	07/15/2012	07/15/2012
	Without optional redemption *	Average life	1,73	1,63	1,54	1,46	1,38	1,31	1,25	1,25
		Final Maturity	01/07/2014	12/01/2013	10/29/2013	09/29/2013	09/01/2013	08/08/2013	07/16/2013	07/16/2013
Series B	With optional redemption *	Average life	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
		Final Maturity	07/15/2012	07/15/2012	07/15/2012	07/15/2012	07/15/2012	07/15/2012	07/15/2012	07/15/2012
	Without optional redemption *	Average life	5,06	4,78	4,53	4,31	4,11	3,92	3,75	3,75
		Final Maturity	05/06/2017	01/24/2017	10/25/2016	08/04/2016	05/23/2016	03/16/2016	01/15/2016	01/15/2016
Series C	With optional redemption *	Average life	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
		Final Maturity	07/15/2012	07/15/2012	07/15/2012	07/15/2012	07/15/2012	07/15/2012	07/15/2012	07/15/2012
	Without optional redemption *	Average life	9,90	9,49	9,07	8,66	8,26	7,87	7,51	7,51
		Final Maturity	03/09/2022	10/08/2021	05/08/2021	12/09/2020	07/16/2020	02/28/2020	10/19/2019	10/19/2019
			15,51	15,51	15,51	15,51	15,51	15,51	15,51	
			10/15/2027	10/15/2027	10/15/2027	10/15/2027	10/15/2027	10/15/2027	10/15/2027	

* 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	% CE	% CE
Class A	58.16%	22,996,444.80	52.49%	91.24%	456,200,000.00
Series A1	0.00%	0.00	22.80%		114,000,000.00
Series A2	0.00%	0.00	28.54%		142,700,000.00
Series A3(G)	58.16%	22,996,444.80	39.90%		199,500,000.00
Series B	30.60%	12,098,739.20	21.89%	6.40%	32,000,000.00
Series C	11.24%	4,442,505.30	10.65%	2.36%	11,800,000.00
Issue of Bonds		39,537,689.30			500,000,000.00
Reserve Fund	10.65%	4,209,660.53		1.90%	9,500,000.00
Spanish State guarantee					
Series A3(G)		22,996,444.80			199,500,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	5,974,936.04	0.757%	
Amortization Account	0.00		
Servicer ppal collect not yet credited	89,705.01		
Servicer ints collect not yet credited	9,913.58		
Liabilities	Available	Balance Interest	
Subordinated Loan L/T		5,000,000.00	1.682%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
Liquidity Facility A3(G)	21,000,000.00	0.00	0.757%
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		400,000.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

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Collateral: SME Loans

General		
	Current	At constitution date
Count	544	3,441
Principal		
Principal outstanding	38,352,347.72	500,004,541.68
Average loan	70,500.64	145,307.92
Minimum	327.31	506.25
Maximum	1,083,329.45	1,741,026.17
Interest rate		
Weighted average (wac)	2.84%	3.82%
Minimum	1.00%	2.58%
Maximum	4.25%	8.00%
Final maturity		
Weighted average (WARM) (months)	83	115
Minimum	06/05/2012	04/14/2004
Maximum	12/02/2027	12/30/2027
Index (principal outstanding distribution)		
3-month EURIBOR/MIBOR	9.78%	18.80%
1-year EURIBOR/MIBOR	3.86%	2.45%
1-year EURIBOR/MIBOR (Mortgage Market)	86.36%	78.70%

Distribution by sector (CNAE 2009)		
	Current	At constitution date
(C) - Manufacturing industry	12.02%	21.32%
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	9.43%	16.15%
(L) - Real estate activities	30.97%	15.69%
(F) - Building	11.82%	14.15%
(I) - Catering trade	7.00%	6.45%
(M) - Professional, scientific and technical activities	6.49%	4.78%
(H) - Transport and storage	1.67%	4.24%
(J) - Information and communications	6.99%	3.50%
(A) - Agriculture, stockbreeding, fishing and silviculture	4.64%	3.23%
(S) - Other services	4.18%	2.58%
(R) - Artistic, recreational and entertainment activities	0.77%	2.17%
(Q) - Health Activities and Social Services	0.57%	1.72%
(N) - Clerical activities and support services	0.56%	1.18%
(E) - Water supply, sanitation activities, waste management and depollution	0.13%	0.91%
(P) - Education	1.48%	0.84%
(K) - Financial and insurance activities	0.64%	0.57%
(B) - Extractive industries	0.54%	0.35%
(D) - Supply of electric power, gas, steam and air-conditioning	0.10%	0.14%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.25%	0.29%	0.62%	0.46%	0.90%
Annual Percentage Rate (CPR)	2.93%	3.48%	7.17%	5.35%	10.33%

Geographic distribution		
	Current	At constitution date
Andalucía	4.08%	1.32%
Aragón		0.66%
Asturias	0.46%	0.35%
Balearic Islands	2.70%	3.65%
Basque Country	1.97%	1.36%
Canary Islands	2.11%	2.89%
Cantabria		0.05%
Castilla-La Mancha	2.53%	2.60%
Castilla-León	0.91%	1.12%
Catalonia	16.03%	12.29%
Extremadura		0.00%
Galicia	0.47%	0.20%
La Rioja	0.05%	0.05%
Madrid	10.85%	10.41%
Murcia	0.50%	0.57%
Navarra	0.30%	0.33%
Valencia	57.03%	62.11%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	42	56,157.23	6,683.15	0.00	62,840.38	3.07	2,514,505.31	2,577,345.69	25.24
from > 1 to ≤ 2 months	20	58,985.49	8,719.13	0.00	67,704.62	3.30	1,934,344.54	2,002,049.16	19.61
from > 2 to ≤ 3 months	14	29,824.07	4,032.11	0.00	33,856.18	1.65	623,693.29	657,549.47	6.44
from > 3 to ≤ 6 months	7	36,035.85	2,355.82	0.00	38,391.67	1.87	163,655.41	202,047.08	1.98
from > 6 to < 12 months	16	242,309.24	37,585.90	0.00	279,895.14	13.66	1,573,550.42	1,853,445.56	18.15
from ≥ 12 to < 18 months	10	179,772.36	23,974.34	0.00	203,746.70	9.94	588,806.10	792,552.80	7.76
from ≥ 18 to < 24 months	3	19,256.38	4,771.87	0.00	24,028.25	1.17	92,512.63	116,540.88	1.14
from ≥ 2 years	21	1,174,957.86	163,908.15	0.00	1,338,866.01	65.33	670,780.48	2,009,646.49	19.68
Subtotal	133	1,797,298.48	252,030.47	0.00	2,049,328.95	100.00	8,161,848.18	10,211,177.13	100.00
<i>Doubt debts (subjectives)</i>									
from > 3 to ≤ 6 months	2	0.00	98.00	0.00	98.00	100.00	0.00	98.00	100.00
Subtotal	2	0.00	98.00	0.00	98.00	100.00	0.00	98.00	100.00
Total	135	1,797,298.48	252,128.47	0.00	2,049,426.95		8,161,848.18	10,211,275.13	