

# FTPME BANCAJA 3 Fondo de Titulización de Activos

## Brief report

**Date:** 07/31/2009  
**Currency:** EUR

**Date of constitution**  
 10/11/2004

**VAT Reg. no.**  
 V84126606

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

**Originator**  
 Bancaja

**Servicer**  
 Bancaja

**Lead Managers**

Bancaja

Calyon

Lehman Brothers

**Bond Underwriters and Placement Agents**

Bancaja

Calyon

Lehman Brothers

CDC Ixis Capital Markets

UBM-UniCredit Banca Mobiliare

**Bond Paying Agent**

Bancaja

**Market**

AIAF Mercado de Renta Fija

**Register of Book Securities**

Iberclear

**Treasury Account**

Banco Popular Español S.A

**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**

Ernst&Young

### Issued securities: Bonds

Bonds Issue										
Series ISIN Code	Issue date N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating		
		Current	Original			Final maturity (legal)	Next	Fitch / Moody's / S&P	Current	Original
Series A1 ES0304501002	10/18/2004 2,970	0.00 0.00	100,000.00 297,000,000.00	Floating 3-M Euribor+0.090% (+0.24% desde 03/13/2006) 13.Mar/Jun/Sep/Dec		03/13/2006 12/13/2037 13.Mar/Jun/Sep/Dec	Amortized	AAA Aaa AAA	AAA Aaa AAA	
Series A2 ES0304501010	10/18/2004 3,559	0.00 0.00	100,000.00 355,900,000.00	Floating 3-M Euribor+0.140% 13.Mar/Jun/Sep/Dec		12/13/2037 Quarterly 13.Mar/Jun/Sep/Dec	Amortized	AAA Aaa AAA	AAA Aaa AAA	
Series A3(G) ES0304501028	10/18/2004 1,539	72,249.58 111,192,103.62	100,000.00 153,900,000.00	Floating 3-M Euribor+0.010% 13.Mar/Jun/Sep/Dec	1.2930% 09/14/2009 236.141731 Gross 135.026247 Net	12/13/2037 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Securitized / Pro rata under certain circumstances	AAA Aaa AAA	AAA Aaa AAA	
Series B ES0304501036	10/18/2004 289	42,772.59 12,361,278.51	100,000.00 28,900,000.00	Floating 3-M Euribor+0.240% 13.Mar/Jun/Sep/Dec	1.5230% 09/14/2009 164.666155 Gross 135.026247 Net	12/13/2037 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Securitized	AA Aa1 AA-	AA+ Aa1 AA-	
Series C ES0304501044	10/18/2004 467	42,774.99 19,975,920.33	100,000.00 46,700,000.00	Floating 3-M Euribor+0.770% 13.Mar/Jun/Sep/Dec	2.0530% 09/14/2009 221.981999 Gross 182.025239 Net	12/13/2037 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Securitized	BB Baa1 BBB	BBB+ Baa1 BBB+	
Series D ES0304501051	10/18/2004 176	46,614.32 8,204,120.32	100,000.00 17,600,000.00	Floating 3-M Euribor+1.100% 13.Mar/Jun/Sep/Dec	2.3830% 09/14/2009 280.790420 Gross 230.248144 Net	12/13/2037 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Securitized	B Baa3 BB	BBB- Baa3 BBB-	
Total		151,733,422.78		900,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
Series	Option	Type	% Monthly CPR (SMM)							
			0,51	0,69	0,87	1,06	1,25	1,44	1,64	
Series A3(G)	With optional redemption *	Average life	1.76	1.57	1.55	1.37	1.35	1.18	1.16	
		Final Maturity	05/04/2011	02/25/2011	02/16/2011	12/12/2010	12/05/2010	10/03/2010	09/28/2010	
Series A3(G)	Without optional redemption *	Average life	3.89	3.41	3.41	3.21	3.03	2.71	2.71	
		Final Maturity	06/14/2013	03/17/2013	12/26/2012	10/14/2012	08/09/2012	06/09/2012	04/14/2012	
Series B	With optional redemption *	Average life	1.32	1.18	1.17	1.03	1.02	0.89	0.88	
		Final Maturity	11/25/2010	10/06/2010	09/29/2010	08/12/2010	08/07/2010	06/22/2010	06/18/2010	
Series B	Without optional redemption *	Average life	2.86	2.68	2.52	2.38	2.24	2.12	2.01	
		Final Maturity	06/09/2012	04/05/2012	02/06/2012	12/15/2011	10/27/2011	09/13/2011	08/03/2011	
Series C	With optional redemption *	Average life	1.22	1.10	1.08	0.96	0.95	0.83	0.82	
		Final Maturity	10/20/2010	09/04/2010	08/29/2010	07/16/2010	07/11/2010	05/29/2010	05/26/2010	
Series C	Without optional redemption *	Average life	2.86	2.68	2.52	2.38	2.24	2.12	2.01	
		Final Maturity	06/09/2012	04/05/2012	02/06/2012	12/15/2011	10/27/2011	09/13/2011	08/03/2011	
Series D	With optional redemption *	Average life	1.22	1.10	1.08	0.96	0.95	0.83	0.82	
		Final Maturity	10/20/2010	09/04/2010	08/29/2010	07/16/2010	07/11/2010	05/29/2010	05/26/2010	
Series D	Without optional redemption *	Average life	2.86	2.68	2.52	2.38	2.24	2.12	2.01	
		Final Maturity	06/09/2012	04/05/2012	02/06/2012	12/15/2011	10/27/2011	09/13/2011	08/03/2011	

\* 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)					
Class	Current	% CE		At issue date	
		%	%	%	%
Class A	73.28%	111,192,103.62	30.03%	89.64%	806,800,000.00
Series A1	0.00%	0.00	0.00%	33.00%	297,000,000.00
Series A2	0.00%	0.00	0.00%	39.54%	355,900,000.00
Series A3(G)	73.28%	111,192,103.62	17.10%	17.10%	153,900,000.00
Series B	8.15%	12,361,278.51	21.88%	3.21%	28,900,000.00
Series C	13.17%	19,975,920.33	8.71%	5.19%	46,700,000.00
Series D	5.41%	8,204,120.32	3.30%	1.96%	17,600,000.00
Issue of Bonds		151,733,422.78			900,000,000.00
Reserve Fund	3.30%	5,000,000.00	0.80%		7,200,000.00
Spanish State guarantee					
Series A3(G)		111,192,103.62			153,900,000.00

Other financial operations (current)			
Assets	Balance	Interest	
		Available	Interest
Treasury Account	12,940,489.35		1.283%
Amortization Account			0.00
Servicer ppal collect not yet credited	749,211.50		
Servicer ints collect not yet credited	75,114.81		
Liabilities			
Start-up Loan		66,730.40	3.244%
Subordinated Loan		4,906,756.67	5.344%
Liquidity Facility A3(G)	18,000,000.00	0.00	1.283%
Swap collateralized amount		Amount	Credited
CSA *		0.00	
Cash			0.00
Securities			0.00

\* Credit Support Amount in favour of the Fund

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Fund Auditors  
 Ernst&Young

Collateral: SME Loans

General			
	Current	At constitution date	
Count	710	2,455	
Principal			
Principal outstanding	143,121,454.01	900,005,919.48	
Average loan	201,579.51	366,601.19	
Minimum	459.66	384.50	
Maximum	3,119,713.49	4,800,000.00	
Interest rate			
Weighted average (wac)	4.02%	3.25%	
Minimum	1.26%	2.36%	
Maximum	8.64%	8.50%	
Final maturity			
Weighted average (WARM) (months)	98	89	
Minimum	08/02/2009	11/05/2004	
Maximum	03/26/2034	03/26/2034	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	14.66%	33.84%	
1-year EURIBOR/MIBOR	1.34%	0.95%	
1-year EURIBOR/MIBOR (Mortgage Market)	80.27%	62.84%	
Mortgage Market: Savings Banks	3.72%	2.34%	

Distribution by sector (CNAE)		
	Current	At constitution date
(K) - Real Estate and Rental Activities; Business Services	44.23%	44.21%
(D) - Manufacturing industry	13.37%	17.43%
(F) - Building	5.49%	12.44%
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	13.86%	8.50%
(H) - Catering trade	7.17%	5.90%
(O) - Other social activities and services provided to the Community; Personal Services	7.57%	3.93%
(N) - Health and Veterinary Activities, Social Services	2.21%	2.09%
(I) - Transport, Storage and Communications	2.16%	1.96%
(C) - Extractive industries	0.88%	1.23%
(E) - Production and distribution of electric power, gas and water	0.51%	0.78%
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	1.15%	0.69%
(M) - Education	1.14%	0.40%
(B) - Fishing	0.13%	0.32%
(J) - Financial brokering	0.14%	0.10%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month mort. (SMM)	0.82%	0.79%	0.92%	0.95%	1.47%
Annual Percentage Rate (CPR)	9.45%	9.07%	10.54%	10.84%	16.28%

Geographic distribution		
	Current	At constitution date
Andalucia	2.69%	3.69%
Aragon	0.54%	1.04%
Balearic Islands	4.91%	3.96%
Basque Country	0.32%	1.40%
Canary Islands	4.18%	4.38%
Castilla-La Mancha	2.26%	3.06%
Castilla-Leon	0.96%	1.31%
Catalonia	11.15%	9.86%
Extremadura		0.01%
Galicia	0.50%	0.48%
Madrid	10.37%	10.58%
Murcia	4.95%	3.02%
Navarra	0.85%	0.56%
Valencia	56.32%	56.65%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%		Total	%
<i>Delinquencies</i>									
Up to 1 month	37	158,185.98	14,313.77	0.00	172,499.75	3.49	4,856,974.62	5,029,474.37	22.75
from > 1 to ≤ 2 months	17	47,128.16	16,536.50	0.00	63,664.66	1.29	2,164,971.59	2,228,636.25	10.08
from > 2 to ≤ 3 months	9	23,432.13	13,834.69	0.00	37,266.82	0.75	1,615,673.65	1,652,740.47	7.48
from > 3 to ≤ 6 months	10	83,390.00	21,598.43	0.00	104,988.43	2.12	905,560.83	1,010,549.26	4.57
from > 6 to < 12 months	17	621,329.33	300,180.18	0.00	921,509.51	18.63	5,740,184.75	6,661,694.26	30.14
from ≥ 12 to < 18 months	13	562,434.14	115,348.08	0.00	677,782.22	13.70	1,267,793.49	1,945,575.71	8.80
from ≥ 18 to < 24 months	2	60,919.82	6,696.19	0.00	67,616.01	1.37	32,432.23	100,048.24	0.45
from ≥ 2 years	22	2,587,464.11	314,622.53	0.00	2,902,086.64	58.66	575,046.44	3,477,133.08	15.73
Subtotal	127	4,144,283.67	802,930.37	0.00	4,947,214.04	100.00	17,158,637.60	22,105,851.64	100.00
<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
Total	127	4,144,283.67	802,930.37	0.00	4,947,214.04		17,158,637.60	22,105,851.64	