

Brief report

Date: 04/30/2010
 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
 Deloitte (ejercicios 2009 a actual)
 Ernst & Young (hasta ejercicio 2008)

Issued securities: 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	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A1 ES0304501002	10/18/2004 2,970	0.00 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	
Series A2 ES0304501010	10/18/2004 3,559	0.00 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	
Series A3(G) ES0304501028	10/18/2004 1,539	49,538.29 76,239,428.31 49.54%	100,000.00 153,900,000.00	Floating 3-M Euribor+0.010% 13.Mar/Jun/Sep/Dec	0.6600% 06/14/2010 82.646380 Gross 66.943568 Net	12/13/2037 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Secutorial / 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 42.77%	100,000.00 28,900,000.00	Floating 3-M Euribor+0.240% 13.Mar/Jun/Sep/Dec	0.8900% 06/14/2010 96.226446 Gross 77.943421 Net	12/13/2037 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutorial	AA Baa1 AA-	AA+ Aa1 AA-
Series C ES0304501044	10/18/2004 467	42,774.99 19,975,920.33 42.77%	100,000.00 46,700,000.00	Floating 3-M Euribor+0.770% 13.Mar/Jun/Sep/Dec	1.4200% 06/14/2010 153.538450 Gross 124.366144 Net	12/13/2037 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutorial	B Caa2 BBB	BBB+ Baa1 BBB+
Series D ES0304501051	10/18/2004 176	46,614.32 8,204,120.32 46.61%	100,000.00 17,600,000.00	Floating 3-M Euribor+1.100% 13.Mar/Jun/Sep/Dec	1.7500% 06/14/2010 206.203624 Gross 167.024935 Net	12/13/2037 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutorial	CCC Ca BB	BBB- Baa3 BBB-
Total		116,780,747.47 900,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
		% Monthly CPR (SMM)								
		% Annual equivalent CPR								
		0,34	0,51	0,69	0,87	1,06	1,25	1,44		
Series A3(G)	With optional redemption *	Average life	1.17	1.15	0.97	0.96	0.94	0.77	0.76	
		Final Maturity	06/30/2011	06/23/2011	04/19/2011	04/14/2011	04/09/2011	02/04/2011	02/01/2011	
	Without optional redemption *	Average life	1.37	1.37	1.12	1.12	1.12	0.87	0.87	
		Final Maturity	09/13/2011	09/13/2011	06/13/2011	06/13/2011	06/13/2011	03/13/2011	03/13/2011	
Series B	With optional redemption *	Average life	3.58	3.33	2.90	2.73	2.57	2.42		
		Final Maturity	11/25/2013	08/29/2013	06/06/2013	03/25/2013	01/19/2013	11/21/2012	09/29/2012	
	Without optional redemption *	Average life	24.14	24.14	24.14	24.14	24.14	24.14	24.14	
		Final Maturity	06/13/2034	06/13/2034	06/13/2034	06/13/2034	06/13/2034	06/13/2034	06/13/2034	
Series C	With optional redemption *	Average life	1.37	1.37	1.12	1.12	1.12	0.87	0.87	
		Final Maturity	09/13/2011	09/13/2011	06/13/2011	06/13/2011	06/13/2011	03/13/2011	03/13/2011	
	Without optional redemption *	Average life	10.91	10.32	9.78	9.29	8.83	8.41	8.01	
		Final Maturity	03/23/2021	08/21/2020	02/07/2020	08/12/2019	02/26/2019	09/24/2018	04/30/2018	
Series D	With optional redemption *	Average life	1.37	1.37	1.12	1.12	1.12	0.87	0.87	
		Final Maturity	09/13/2011	09/13/2011	06/13/2011	06/13/2011	06/13/2011	03/13/2011	03/13/2011	
	Without optional redemption *	Average life	12.05	11.40	10.79	10.23	9.73	9.26	8.83	
		Final Maturity	05/15/2022	09/18/2021	02/08/2021	07/20/2020	01/19/2020	08/02/2019	02/25/2019	

* 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	At issue date		Current	At issue date
		% CE	% CE		
Class A	65.28%	76,239,428.31	34.85%	89.64%	806,800,000.00
Series A1	0.00%	0.00	33.00%	33.00%	297,000,000.00
Series A2	0.00%	0.00	39.54%	39.54%	355,900,000.00
Series A3(G)	65.28%	76,239,428.31	17.10%	17.10%	153,900,000.00
Series B	10.59%	12,361,278.51	24.26%	3.21%	28,900,000.00
Series C	17.11%	19,975,920.33	7.15%	5.19%	46,700,000.00
Series D	7.03%	8,204,120.32	0.12%	1.96%	17,600,000.00
Issue of Bonds		116,780,747.47			900,000,000.00
Reserve Fund	0.12%	138,168.96		0.80%	7,200,000.00
Spanish State guarantee					
Series A3(G)		76,239,428.31			153,900,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	5,395,902.98	0.646%	
Amortization Account	0.00		
Servicer ppal collect not yet credited	945,439.83		
Servicer ints collect not yet credited	36,036.48		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		5,000,000.00	4.450%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
Liquidity Facility A3(G)	18,000,000.00	0.00	0.646%
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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Collateral: SME Loans

General			
	Current	At constitution date	
Count	624	2,455	
Principal			
Principal outstanding	114,296,473.25	900,005,919.48	
Average loan	183,167.43	366,601.19	
Minimum	154.96	384.50	
Maximum	2,906,919.40	4,800,000.00	
Interest rate			
Weighted average (wac)	2.32%	3.25%	
Minimum	0.89%	2.36%	
Maximum	5.50%	8.50%	
Final maturity			
Weighted average (WARM) (months)	99	89	
Minimum	05/07/2010	11/05/2004	
Maximum	03/26/2034	03/26/2034	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	12.14%	33.84%	
1-year EURIBOR/MIBOR	1.51%	0.95%	
1-year EURIBOR/MIBOR (Mortgage Market)	82.58%	62.84%	
Mortgage Market: Savings Banks	3.76%	2.34%	

Distribution by sector (CNAE)			
	Current	At constitution date	
(K) - Real Estate and Rental Activities; Business Services	46.96%	44.21%	
(D) - Manufacturing industry	11.55%	17.43%	
(F) - Building	5.96%	12.44%	
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	13.91%	8.50%	
(H) - Catering trade	7.02%	5.90%	
(O) - Other social activities and services provided to the Community; Personal Services	8.10%	3.93%	
(N) - Health and Veterinary Activities, Social Services	1.89%	2.09%	
(I) - Transport, Storage and Communications	1.76%	1.96%	
(C) - Extractive industries	0.03%	1.23%	
(E) - Production and distribution of electric power, gas and water	0.16%	0.78%	
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	1.18%	0.69%	
(M) - Education	1.31%	0.40%	
(B) - Fishing	0.01%	0.32%	
(J) - Financial brokering	0.16%	0.10%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.49%	0.95%	0.83%	0.76%	1.37%
Annual Percentage Rate (CPR)	16.52%	10.85%	9.48%	8.80%	15.30%

Geographic distribution			
	Current	At constitution date	
Andalucia	2.66%	3.69%	
Aragon	0.55%	1.04%	
Balearic Islands	5.05%	3.96%	
Basque Country	0.27%	1.40%	
Canary Islands	3.96%	4.38%	
Castilla-La Mancha	2.12%	3.06%	
Castilla-Leon	1.02%	1.31%	
Catalonia	12.39%	9.86%	
Extremadura		0.01%	
Galicia	0.48%	0.48%	
Madrid	11.17%	10.58%	
Murcia	4.13%	3.02%	
Navarra	0.88%	0.56%	
Valencia	55.33%	56.65%	

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	33	110,145.12	15,432.66	0.00	125,577.78	2.03	5,298,312.47	5,423,890.25	23.93
from > 1 to ≤ 2 months	11	151,276.82	9,608.73	0.00	160,885.55	2.60	2,450,394.72	2,611,280.27	11.52
from > 2 to ≤ 3 months	11	41,096.22	4,954.40	0.00	46,050.62	0.75	1,175,922.56	1,221,973.18	5.39
from > 3 to ≤ 6 months	7	54,524.78	6,265.51	0.00	60,790.29	0.98	589,044.29	649,834.58	2.87
from > 6 to < 12 months	7	96,381.68	15,444.50	0.00	111,826.18	1.81	585,608.22	697,434.40	3.08
from ≥ 12 to < 18 months	16	538,761.11	77,079.90	0.00	615,841.01	9.97	1,128,545.28	1,744,386.29	7.69
from ≥ 18 to < 24 months	14	1,552,421.28	526,192.29	0.00	2,078,613.57	33.64	5,089,696.82	7,168,310.39	31.62
from ≥ 2 years	26	2,695,329.06	283,766.59	0.00	2,979,095.65	48.22	173,836.68	3,152,932.33	13.91
Subtotal	125	5,239,936.07	938,744.58	0.00	6,178,680.65	100.00	16,491,361.04	22,670,041.69	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	125	5,239,936.07	938,744.58	0.00	6,178,680.65		16,491,361.04	22,670,041.69	