

# FTPME BANCAJA 3 Fondo de Titulización de Activos



## Brief report

Date: 10/31/2012  
Currency: EUR

Date of constitution  
10/11/2004

VAT Reg. no.  
V84126606

Management Company  
Europa 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 Ixix Capital Markets  
UBM-UniCredit Banca Mobiliare

Bond Paying Agent  
Barclays Bank PLC

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Barclays Bank PLC

Amortisation Account  
Bancaja

Subordinated Loan  
Bancaja

Start-up Loan  
Bancaja

Swap  
Bancaja

Series A3(G) Liquidity Facility  
Banco Santander

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	11,035.97 16,984,357.83 11.04%	100,000.00 153,900,000.00	Floating 3-M Euribor+0.010% 13.Mar/Jun/Sep/Dec	0.2680% 12/13/2012 7.476257 Gross 6.055768 Net	12/13/2037 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Secutorial / Pro rata under certain circumstances	AA-sf A3sf AA-sf	AAA Aaa AAAsf
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	0.4980% 12/13/2012 53.843562 Gross 43.613285 Net	12/13/2037 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutorial	AA-sf Baa1 Aa1	AA+ AA-sf
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	1.0280% 12/13/2012 111.153188 Gross 90.034082 Net	12/13/2037 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutorial	B Caa2 Bsf	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	1.3580% 12/13/2012 160.014012 Gross 129.611350 Net	12/13/2037 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutorial	CCC Ca CCCs	BBB- Baa3 BBB-
Total		57,525,676.99 900,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)																				
Series	Option	% Monthly CPR (SMM)		% Annual equivalent CPR		0,17		0,34		0,51		0,69		0,87		1,06		1,25		
		Average life	Years	Final Maturity	Years	Average life	Years	Final Maturity	Years	Average life	Years	Final Maturity	Years	Average life	Years	Final Maturity	Years	Average life	Years	Final Maturity
Series A3(G)	With optional redemption *	Average life	Years	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012
		Final Maturity	Years	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012
	Without optional redemption *	Average life	Years	09/28/2013	1,04	09/03/2013	0,97	08/15/2013	0,87	07/26/2013	0,83	07/11/2013	0,79	06/27/2013	0,75	06/13/2013	0,71	05/29/2013	0,67	05/15/2013
		Final Maturity	Years	09/13/2014	2,00	06/13/2014	1,75	06/13/2014	1,75	06/13/2014	1,75	03/13/2014	1,50	03/13/2014	1,50	03/13/2014	1,50	03/13/2014	1,50	03/13/2014
Series B	With optional redemption *	Average life	Years	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012
		Final Maturity	Years	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012
	Without optional redemption *	Average life	Years	05/24/2015	2,69	03/23/2015	2,53	01/25/2015	2,37	12/08/2014	2,24	10/25/2014	2,12	09/14/2014	2,01	08/12/2014	1,91	07/01/2014	1,80	06/01/2014
		Final Maturity	Years	03/13/2016	3,50	03/13/2015	3,25	03/13/2015	3,00	03/13/2015	2,75	03/13/2015	2,50	03/13/2015	2,25	03/13/2015	2,00	03/13/2015	1,75	03/13/2015
Series C	With optional redemption *	Average life	Years	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012
		Final Maturity	Years	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012
	Without optional redemption *	Average life	Years	10/15/2017	5,09	07/01/2017	4,80	03/29/2017	4,54	01/03/2017	4,31	10/15/2016	4,09	08/04/2016	3,89	05/28/2016	3,71	03/13/2016	3,53	03/13/2016
		Final Maturity	Years	03/13/2020	7,50	09/13/2019	7,00	03/13/2019	6,50	12/13/2018	6,25	09/13/2018	6,00	06/13/2018	5,75	03/13/2018	5,50	03/13/2018	5,25	03/13/2018
Series D	With optional redemption *	Average life	Years	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012
		Final Maturity	Years	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012	0,25	12/13/2012
	Without optional redemption *	Average life	Years	10/09/2022	10,08	04/14/2022	9,59	10/24/2021	9,12	05/15/2021	8,66	12/15/2020	8,26	07/29/2020	7,88	03/21/2020	7,53	03/21/2020	7,18	03/21/2020
		Final Maturity	Years	12/13/2033	21,26	12/13/2033	21,26	12/13/2033	21,26	12/13/2033	21,26	12/13/2033	21,26	12/13/2033	21,26	12/13/2033	21,26	12/13/2033	21,26	12/13/2033

\* 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	
		% CE	% CE	% CE	% CE
Class A	29.52%	16,984,357.83	73.03%	89.64%	806,800,000.00
Series A1	0.00%	0.00	33.00%	0.00%	297,000,000.00
Series A2	0.00%	0.00	39.54%	0.00%	355,900,000.00
Series A3(G)	29.52%	16,984,357.83	17.10%	17.10%	153,900,000.00
Series B	21.49%	12,361,278.51	51.54%	3.21%	28,900,000.00
Series C	34.73%	19,975,920.33	16.81%	5.19%	46,700,000.00
Series D	14.26%	8,204,120.32	2.55%	1.96%	17,600,000.00
Issue of Bonds		57,525,676.99			900,000,000.00
Reserve Fund	2.55%	1,464,678.72		0.80%	7,200,000.00
Spanish State guarantee					
Series A3(G)		16,984,357.83			153,900,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	21,220,661.02	0.248%	
Amortization Account	0.00		
Servicer ppal collect not yet credited	77,885.67		
Servicer ints collect not yet credited	9,141.10		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		5,000,000.00	3.048%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
Liquidity Facility A3(G)	16,995,863.79	0.00	0.248%
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	415	2,455	
Principal			
Principal outstanding	56,854,962.75	900,005,919.48	
Average loan	136,999.91	366,601.19	
Minimum	0.00	384.50	
Maximum	2,116,491.16	4,800,000.00	
Interest rate			
Weighted average (wac)	2.46%	3.25%	
Minimum	0.85%	2.36%	
Maximum	5.00%	8.50%	
Final maturity			
Weighted average (WARM) (months)	90	89	
Minimum	11/20/2012	11/05/2004	
Maximum	03/26/2034	03/26/2034	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	7.53%	33.84%	
1-year EURIBOR/MIBOR	1.86%	0.95%	
1-year EURIBOR/MIBOR (Mortgage Market)	87.32%	62.84%	
Mortgage Market: Savings Banks	3.30%	2.34%	

Distribution by sector (CNAE 2009)		
	Current	At constitution date
(F) - Building	13.33%	36.00%
(C) - Manufacturing industry	7.72%	17.39%
(L) - Real estate activities	22.08%	11.18%
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	15.73%	8.46%
(I) - Catering trade	7.65%	5.90%
(M) - Professional, scientific and technical activities	3.43%	5.40%
(J) - Information and communications	11.09%	2.55%
(Q) - Health Activities and Social Services	0.59%	2.06%
(N) - Clerical activities and support services	5.36%	1.90%
(R) - Artistic, recreational and entertainment activities	2.57%	1.80%
(H) - Transport and storage	0.40%	1.63%
(A) - Agriculture, stockbreeding, fishing and silviculture	3.26%	1.44%
(S) - Other services	4.38%	1.35%
(B) - Extractive industries	0.05%	1.24%
(D) - Supply of electric power, gas, steam and air-conditioning	0.25%	0.81%
(P) - Education	1.83%	0.40%
(K) - Financial and insurance activities	0.16%	0.33%
(E) - Water supply, sanitation activities, waste management and depollution	0.06%	0.12%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.46%	1.01%	0.88%	0.74%	1.19%
Annual Percentage Rate (CPR)	16.20%	11.49%	10.02%	8.52%	13.33%

Geographic distribution		
	Current	At constitution date
Andalucia	2.57%	3.69%
Aragon	0.73%	1.04%
Balearic Islands	3.07%	3.96%
Basque Country	0.22%	1.40%
Canary Islands	1.25%	4.38%
Castilla-La Mancha	2.99%	3.06%
Castilla-Leon	1.40%	1.31%
Catalonia	13.74%	9.86%
Extremadura	0.57%	0.01%
Galicia	0.57%	0.48%
Madrid	10.09%	10.53%
Murcia	5.01%	3.02%
Navarra	0.45%	0.56%
Valencia	57.90%	56.65%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	24	34,102.45	6,550.90	0.00	40,653.35	0.67	2,749,949.98	2,790,603.33	12.23
from > 1 to ≤ 2 months	13	56,005.31	18,974.77	0.00	74,980.08	1.23	3,969,410.70	4,044,390.78	17.73
from > 2 to ≤ 3 months	11	56,228.90	9,025.50	0.00	65,254.30	1.07	1,448,463.14	1,513,717.44	6.64
from > 3 to ≤ 6 months	12	158,286.64	9,422.00	0.00	167,708.64	2.74	935,170.16	1,102,878.80	4.84
from > 6 to < 12 months	16	652,298.21	76,558.81	0.00	728,857.02	11.93	3,665,314.60	4,394,171.62	19.26
from ≥ 12 to < 18 months	6	151,618.33	25,962.29	0.00	177,580.62	2.91	786,901.01	964,481.63	4.23
from ≥ 18 to < 24 months	3	154,931.95	32,203.66	0.00	187,135.61	3.06	593,854.27	780,989.88	3.42
from ≥ 2 years	42	3,985,292.00	682,750.29	0.00	4,668,042.29	76.40	2,550,700.01	7,218,742.30	31.65
Subtotal	127	5,248,763.69	861,448.22	0.00	6,110,211.91	100.00	16,699,763.87	22,809,975.78	100.00
<i>Doubt debts (subjectives)</i>									
from > 6 to < 12 months	2	1.03	237.35	0.00	238.38	0.30	0.00	238.38	0.30
from ≥ 2 years	2	79,089.78	1,090.96	0.00	80,180.74	99.70	0.00	80,180.74	99.70
Subtotal	4	79,090.81	1,328.31	0.00	80,419.12	100.00	0.00	80,419.12	100.00
Total	131	5,327,854.50	862,776.53	0.00	6,190,631.03		16,699,763.87	22,890,394.90	