

Brief report

Date: 02/28/2014
 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

Bond Paying Agent
 Barclays Bank PLC

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Barclays Bank PLC

Subordinated Loan
 Bancaja

Start-up Loan
 Bancaja

Swap
 Royal Bank of Scotland

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) Current Original		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal) Next		Rating 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	
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	0.00 0.00	100,000.00 153,900,000.00	Floating 3-M Euribor+0.010% 13.Mar/Jun/Sep/Dec		12/13/2037 Quarterly 13.Mar/Jun/Sep/Dec	Amortized	AAA Aaa AAAsf	AAA Aaa AAAsf
Series B ES0304501036	10/18/2004 289	42,040.95 12,149,834.55 42.04%	100,000.00 28,900,000.00	Floating 3-M Euribor+0.240% 13.Mar/Jun/Sep/Dec	0.5070% 03/13/2014 53.286904 Gross 42.096654 Net	12/13/2037 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutorial	A+sf A3sf AA-sf	AA+ Aa1 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	1.0370% 03/13/2014 110.894162 Gross 87.606388 Net	12/13/2037 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutorial	B Caa2 BBSf	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	1.3670% 03/13/2014 159.304439 Gross 125.850507 Net	12/13/2037 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutorial	CCC Ca CCCsF	BBB- Baa3 BBB-
Total		40,329,875.20 900,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)							
				0,17	0,34	0,51	0,69	0,87	1,06	1,25	
Series B	With optional redemption *	Average life	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
		Final Maturity	Years	06/13/2014	06/13/2014	06/13/2014	06/13/2014	06/13/2014	06/13/2014	06/13/2014	06/13/2014
	Without optional redemption *	Average life	Years	0,78	0,72	0,68	0,64	0,60	0,57	0,54	
		Final Maturity	Years	12/23/2014	12/02/2014	11/16/2014	11/01/2014	10/17/2014	10/07/2014	09/27/2014	
Series C	With optional redemption *	Average life	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
		Final Maturity	Years	06/13/2014	06/13/2014	06/13/2014	06/13/2014	06/13/2014	06/13/2014	06/13/2014	
	Without optional redemption *	Average life	Years	3,20	3,01	2,84	2,68	2,55	2,41	2,29	
		Final Maturity	Years	05/23/2017	03/15/2017	01/11/2017	11/16/2016	09/27/2016	08/10/2016	08/27/2016	
Series D	With optional redemption *	Average life	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
		Final Maturity	Years	06/13/2014	06/13/2014	06/13/2014	06/13/2014	06/13/2014	06/13/2014	06/13/2014	
	Without optional redemption *	Average life	Years	8,44	7,99	7,58	7,18	6,82	6,48	6,17	
		Final Maturity	Years	08/18/2022	03/09/2022	10/07/2021	05/16/2021	01/04/2021	09/03/2020	05/13/2020	

* 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
Class A	0.00%	0.00	89.64%	11.16%
Series A1	0.00%	0.00	33.00%	
Series A2	0.00%	0.00	39.54%	
Series A3(G)	0.00%	0.00	17.10%	
Series B	30.13%	12,149,834.55	69.87%	3.21%
Series C	49.53%	19,975,920.33	20.34%	5.19%
Series D	20.34%	8,204,120.32	0.00%	1.96%
Issue of Bonds		40,329,875.20		
Reserve Fund	0.00%	0.00	0.80%	
Spanish State guarantee				
Series A3(G)		0.00		153,900,000.00

Other financial operations (current)			
Assets		Balance Interest	
Treasury Account		2,464,159.83	0.267%
Servicer ppal collect not yet credited		84,988.36	
Servicer ints collect not yet credited		5,530.11	
Liabilities			
Subordinated Loan L/T	Available	5,000,000.00	2.667%
Subordinated Loan S/T			0.00
Start-up Loan L/T			0.00
Start-up Loan S/T			0.00
Liquidity Facility A3(G)		0.00	0.00
Swap collateralized amount	Amount		Credited
CSA *		0.00	
Cash		3,020,000.00	
Securities			0.00

* Credit Support Amount in favour of the Fund

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 CDC Ixis Capital Markets
 UBM-UniCredit Banca Mobiliare

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Collateral: SME Loans

General			
	Current	At constitution date	
Count	308	2,455	
Principal			
Principal outstanding	40,208,097.76	900,005,919.48	
Average loan	130,545.77	366,601.19	
Minimum	0.00	384.50	
Maximum	1,669,390.62	4,800,000.00	
Interest rate			
Weighted average (wac)	1.56%	3.25%	
Minimum	0.79%	2.36%	
Maximum	4.50%	8.50%	
Final maturity			
Weighted average (WARM) (months)	87	89	
Minimum	03/01/2014	11/05/2004	
Maximum	03/26/2034	03/26/2034	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	6.42%	33.84%	
1-year EURIBOR/MIBOR	1.68%	0.95%	
1-year EURIBOR/MIBOR (Mortgage Market)	89.38%	62.84%	
Mortgage Market: Savings Banks	2.53%	2.34%	

Distribution by sector (CNAE 2009)			
	Current	At constitution date	
(F) - Building	13.63%	36.00%	
(C) - Manufacturing industry	6.52%	17.39%	
(L) - Real estate activities	23.23%	11.18%	
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	16.43%	8.46%	
(I) - Catering trade	7.75%	5.90%	
(M) - Professional, scientific and technical activities	3.25%	5.40%	
(J) - Information and communications	10.38%	2.55%	
(Q) - Health Activities and Social Services	0.64%	2.06%	
(N) - Clerical activities and support services	5.87%	1.90%	
(R) - Artistic, recreational and entertainment activities	1.70%	1.80%	
(H) - Transport and storage	0.04%	1.63%	
(A) - Agriculture, stockbreeding, fishing and silviculture	3.03%	1.44%	
(S) - Other services	4.96%	1.35%	
(B) - Extractive industries	0.05%	1.24%	
(D) - Supply of electric power, gas, steam and air-conditioning	0.30%	0.81%	
(P) - Education	2.02%	0.40%	
(K) - Financial and insurance activities	0.20%	0.33%	
(E) - Water supply, sanitation activities, waste management and depollution	0.00%	0.12%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month mort. (SMM)	0.62%	0.55%	0.46%	0.34%	1.07%
Annual Percentage Rate (CPR)	7.16%	6.36%	5.40%	3.96%	12.15%

Geographic distribution			
	Current	At constitution date	
Andalucia	2.20%	3.69%	
Aragon	0.87%	1.04%	
Balearic Islands	1.93%	3.96%	
Basque Country	0.22%	1.40%	
Canary Islands	1.20%	4.38%	
Castilla-La Mancha	3.50%	3.06%	
Castilla-Leon	1.62%	1.31%	
Catalonia	14.89%	9.86%	
Extremadura		0.01%	
Galicia	0.24%	0.48%	
Madrid	10.08%	10.58%	
Murcia	5.36%	3.02%	
Navarra	0.21%	0.56%	
Valencia	57.67%	56.65%	

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
Delinquencies									
Up to 1 month	23	29,626.40	3,480.61	0.00	33,107.01	0.56	2,833,705.13	2,866,812.14	16.52
from > 1 to ≤ 2 months	3	6,448.48	645.30	0.00	7,093.78	0.12	152,975.71	160,069.49	0.92
from > 2 to ≤ 3 months	7	23,799.12	3,250.48	0.00	27,049.60	0.46	590,180.57	607,230.17	3.50
from > 3 to ≤ 6 months	3	13,479.80	1,721.48	0.00	15,201.28	0.26	325,374.62	340,575.90	1.96
from > 6 to < 12 months	11	227,796.96	28,297.12	0.00	256,094.08	4.32	1,854,221.43	2,110,315.51	12.16
from ≥ 12 to < 18 months	7	83,993.93	8,938.37	0.00	92,932.30	1.57	326,317.15	419,249.45	2.42
from ≥ 18 to < 24 months	9	398,302.31	47,654.80	0.00	445,957.11	7.53	980,817.07	1,426,774.18	8.22
from ≥ 2 years	34	4,402,002.18	642,558.13	0.00	5,044,560.31	85.18	4,383,134.62	9,427,694.93	54.31
Subtotal	97	5,185,449.18	736,546.29	0.00	5,921,995.47	100.00	11,436,726.30	17,358,721.77	100.00
Doubt debts (subjectives)									
Up to 1 month	1	27,315.73	0.00	0.00	27,315.73	1.64	0.00	27,315.73	1.64
from > 3 to ≤ 6 months	1	19,905.50	135.33	0.00	20,040.83	1.20	0.00	20,040.83	1.20
from ≥ 18 to < 24 months	3	266,142.93	6,370.32	0.00	272,513.25	16.36	0.00	272,513.25	16.36
from ≥ 2 years	17	1,243,351.93	102,220.36	0.00	1,345,572.29	80.79	0.00	1,345,572.29	80.79
Subtotal	22	1,556,716.09	108,726.01	0.00	1,665,442.10	100.00	0.00	1,665,442.10	100.00
Total	119	6,742,165.27	845,272.30	0.00	7,587,437.57		11,436,726.30	19,024,163.87	