

Brief report

Date: 05/31/2014  
 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  
 Lehman Brothers  
 CDC Ixis 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

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 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	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	0.00 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	
Series B ES0304501036	10/18/2004 289	33,096.56 9,564,905.84 33.10%	100,000.00 28,900,000.00	Floating 3-M Euribor+0.240% 13.Mar/Jun/Sep/Dec	0.5440% 06/13/2014 46.011573 Gross 36.349143 Net	12/13/2037 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Securitized	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	1.0740% 06/13/2014 117.403089 Gross 92.748440 Net	12/13/2037 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Securitized	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	1.4040% 06/13/2014 167.252180 Gross 132.129222 Net	12/13/2037 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Securitized	CCC Ca CCCs	BBB- Baa3 BBB-
Total		37,744,946.49 900,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)												
Series	Option	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 *	% Annual equivalent CPR			2.00	4.00	6.00	8.00	10.00	12.00	14.00	
		Average life	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04		
	Final Maturity	Date	06/13/2014	06/13/2014	06/13/2014	06/13/2014	06/13/2014	06/13/2014	06/13/2014	06/13/2014		
		Years	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04		
	Without optional redemption *	Average life	0.68	0.65	0.62	0.60	0.58	0.57	0.55			
		Date	11/14/2014	11/04/2014	10/26/2014	10/17/2014	10/12/2014	10/06/2014	10/01/2014			
Final Maturity	Years	1.25	1.25	1.25	1.00	1.00	1.00	1.00				
	Date	06/13/2015	06/13/2015	06/13/2015	03/13/2015	03/13/2015	03/13/2015	03/13/2015				
Series C	With optional redemption *	Average life	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04		
		Date	06/13/2014	06/13/2014	06/13/2014	06/13/2014	06/13/2014	06/13/2014	06/13/2014	06/13/2014		
	Final Maturity	Years	0.04	0.04	0.04	0.04	0.04	0.04	0.04			
		Date	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	2.96	2.82	2.68	2.55	2.43	2.31	2.21			
		Date	03/05/2017	01/05/2017	11/14/2016	09/28/2016	08/14/2016	07/04/2016	05/27/2016			
Final Maturity	Years	5.25	4.76	4.51	4.51	4.25	4.00	3.76				
	Date	06/13/2019	12/13/2018	09/13/2018	09/13/2018	06/13/2018	03/13/2018	12/13/2017				
Series D	With optional redemption *	Average life	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04		
		Date	06/13/2014	06/13/2014	06/13/2014	06/13/2014	06/13/2014	06/13/2014	06/13/2014	06/13/2014		
	Final Maturity	Years	0.04	0.04	0.04	0.04	0.04	0.04	0.04			
		Date	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	8.20	7.76	7.35	6.97	6.63	6.31	6.02			
		Date	05/21/2022	12/13/2021	07/16/2021	03/01/2021	10/25/2020	06/30/2020	03/16/2020			
Final Maturity	Years	19.77	19.77	19.77	19.77	19.77	19.77	19.77				
	Date	12/13/2033	12/13/2033	12/13/2033	12/13/2033	12/13/2033	12/13/2033	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	% CE	At issue date		
			% CE	Amount	% CE
Class A	0.00%	0.00	89.64%	806,800,000.00	11.16%
Series A1	0.00%	0.00	33.00%	297,000,000.00	
Series A2	0.00%	0.00	39.54%	355,900,000.00	
Series A3(G)	0.00%	0.00	17.10%	153,900,000.00	
Series B	25.34%	9,564,905.84	74.66%	28,900,000.00	7.95%
Series C	52.92%	19,975,920.33	21.74%	46,700,000.00	2.76%
Series D	21.74%	8,204,120.32	0.00%	17,600,000.00	0.80%
Issue of Bonds		37,744,946.49		900,000,000.00	
Reserve Fund	0.00%	0.00	0.80%	7,200,000.00	
Spanish State guarantee					
Series A3(G)		0.00		153,900,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	4,449,832.57	0.305%	
Servicer ppal collect not yet credited	130,277.81		
Servicer ints collect not yet credited	5,564.74		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		5,000,000.00	2.605%
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		3,110,000.00	
Securities		0.00	

\* Credit Support Amount in favour of the Fund

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Collateral: SME Loans

General			
	Current	At constitution date	
Count	296	2,455	
Principal			
Principal outstanding	35,830,180.26	900,005,919.48	
Average loan	121,047.91	366,601.19	
Minimum	0.00	384.50	
Maximum	1,580,564.11	4,800,000.00	
Interest rate			
Weighted average (wac)	1.56%	3.25%	
Minimum	0.84%	2.36%	
Maximum	4.25%	8.50%	
Final maturity			
Weighted average (WARM) (months)	84	89	
Minimum	06/08/2014	11/05/2004	
Maximum	03/26/2034	03/26/2034	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	6.32%	33.84%	
1-year EURIBOR/MIBOR	1.68%	0.95%	
1-year EURIBOR/MIBOR (Mortgage Market)	89.54%	62.84%	
Mortgage Market: Savings Banks	2.46%	2.34%	

Distribution by sector (CNAE 2009)			
	Current	At constitution date	
(F) - Building	13.37%	36.00%	
(C) - Manufacturing industry	6.81%	17.39%	
(L) - Real estate activities	20.14%	11.18%	
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	17.07%	8.46%	
(I) - Catering trade	8.48%	5.90%	
(M) - Professional, scientific and technical activities	3.45%	5.40%	
(J) - Information and communications	10.88%	2.55%	
(Q) - Health Activities and Social Services	0.67%	2.06%	
(N) - Clerical activities and support services	6.24%	1.90%	
(R) - Artistic, recreational and entertainment activities	1.72%	1.80%	
(H) - Transport and storage	0.03%	1.63%	
(A) - Agriculture, stockbreeding, fishing and silviculture	3.08%	1.44%	
(S) - Other services	5.32%	1.35%	
(B) - Extractive industries	0.06%	1.24%	
(D) - Supply of electric power, gas, steam and air-conditioning	0.33%	0.81%	
(P) - Education	2.14%	0.40%	
(K) - Financial and insurance activities	0.22%	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)	0.23%	2.07%	1.31%	0.80%	1.10%
Annual Percentage Rate (CPR)	2.68%	22.21%	14.65%	9.19%	12.42%

Geographic distribution			
	Current	At constitution date	
Andalucia	2.23%	3.69%	
Aragon	0.95%	1.04%	
Balearic Islands	1.97%	3.96%	
Basque Country	0.23%	1.40%	
Canary Islands	1.27%	4.38%	
Castilla-La Mancha	3.78%	3.06%	
Castilla-Leon	1.74%	1.31%	
Catalonia	11.31%	9.86%	
Extremadura		0.01%	
Galicia	0.25%	0.48%	
Madrid	10.66%	10.53%	
Murcia	4.61%	3.02%	
Navarra	0.23%	0.56%	
Valencia	60.77%	56.65%	

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<b>Delinquencies</b>									
Up to 1 month	20	16,406.65	1,647.28	0.00	18,053.93	0.31	1,482,859.79	1,500,913.72	10.93
from > 1 to ≤ 2 months	4	5,131.54	241.31	0.00	5,372.85	0.09	82,810.27	88,183.12	0.64
from > 2 to ≤ 3 months	6	25,565.31	3,096.96	0.00	28,662.27	0.50	638,240.69	666,902.96	4.86
from > 3 to ≤ 6 months	2	8,621.45	1,573.47	0.00	10,194.92	0.18	245,940.48	256,135.40	1.87
from > 6 to < 12 months	4	25,344.89	2,222.80	0.00	27,567.69	0.48	201,642.42	229,210.11	1.67
from ≥ 12 to < 18 months	10	111,259.46	6,322.44	0.00	117,581.90	2.05	173,062.44	290,644.34	2.12
from ≥ 18 to < 24 months	9	423,003.10	50,790.30	0.00	473,793.40	8.25	948,739.36	1,422,532.76	10.36
from ≥ 2 years	35	4,407,454.79	655,463.76	0.00	5,062,918.55	88.14	4,210,308.78	9,273,227.33	67.55
Subtotal	90	5,022,787.19	721,358.32	0.00	5,744,145.51	100.00	7,983,604.23	13,727,749.74	100.00
<b>Doubt debts (subjectives)</b>									
from > 2 to ≤ 3 months	2	35,827.96	192.01	0.00	36,019.97	2.15	0.00	36,019.97	2.15
from > 6 to < 12 months	1	19,905.50	180.80	0.00	20,086.30	1.20	0.00	20,086.30	1.20
from ≥ 18 to < 24 months	1	266,141.90	6,886.11	0.00	273,028.01	16.30	0.00	273,028.01	16.30
from ≥ 2 years	19	1,243,352.96	102,916.43	0.00	1,346,269.39	80.35	0.00	1,346,269.39	80.35
Subtotal	23	1,565,228.32	110,175.35	0.00	1,675,403.67	100.00	0.00	1,675,403.67	100.00
Total	113	6,588,015.51	831,533.67	0.00	7,419,549.18		7,983,604.23	15,403,153.41	