

Brief report

Date: 01/31/2011
 Currency: EUR

Date of constitution
 09/26/2007

VAT Reg. no.
 V85220887

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

Originator
 Bancaja

Servicer
 Bancaja

Lead Managers
 Bancaja
 Deutsche Bank

Underwriter
 Bancaja

Placement Agents
 Bancaja
 Deutsche Bank

Bond Paying Agent
 Bancaja

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Banco Popular Español S.A

Start-up Loan
 Bancaja

Swap
 BNP Paribas

Series A3(G) Guaranteee
 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	Principal outstanding		Interest type	Reference rate and margin	Interest Rate	Redemption		Rating	
			(Bond Unit / Series Total / %Factor)					Final maturity (legal)	Next		Fitch / S&P
			Current	Original			Next coupon			Current	Original
Series A1	ES0339735005	09/28/2007		100,000.00	Floating		03/28/2011	09/27/2045	03/28/2011	AAA	AAA
		2,291		229,100,000.00	3-M Euribor+0.200%		Gross Net	Quarterly	"Pass-Through"	AAA	AAA
					27.Mar/Jun/Sep/Dec			27.Mar/Jun/Sep/Dec			
Series A2	ES0339735013	09/28/2007	22,669.99	100,000.00	Floating		1.3150%	09/27/2045	To Be Determined	BBB	AAA
		5,820	131,939,341.80	582,000,000.00	3-M Euribor+0.300%		Gross Net	Quarterly	"Secutorial / Pro rata under certain circumstances"	AAA	AAA
			22.67%		27.Mar/Jun/Sep/Dec		75.355676	27.Mar/Jun/Sep/Dec			
							61.038098				
							Net				
Series A3(G)	ES0339735021	09/28/2007	59,171.39	100,000.00	Floating		1.0450%	09/27/2045	To Be Determined	AA+	AAA
		1,189	70,354,782.71	118,900,000.00	3-M Euribor+0.030%		Gross Net	Quarterly	"Pass-Through"	AAA	AAA
			59.17%		27.Mar/Jun/Sep/Dec		156.302870	27.Mar/Jun/Sep/Dec			
							126.605325				
							Net				
Series B	ES0339735039	09/28/2007	100,000.00	100,000.00	Floating		1.6150%	09/27/2045	To Be Determined	CCC	A-
		475	47,500,000.00	47,500,000.00	3-M Euribor+0.600%		Gross Net	Quarterly	"Pass-Through"	BB	A-
			100.00%		27.Mar/Jun/Sep/Dec		408.236111	27.Mar/Jun/Sep/Dec			
							330.671250				
							Net				
Series C	ES0339735047	09/28/2007	100,000.00	100,000.00	Floating		2.2150%	09/27/2045	To Be Determined	CC	BBB-
		225	22,500,000.00	22,500,000.00	3-M Euribor+1.200%		Gross Net	Quarterly	"Pass-Through"	B-	BB
			100.00%		27.Mar/Jun/Sep/Dec		559.902778	27.Mar/Jun/Sep/Dec			
							453.521250				
							Net				
Series D	ES0339735054	09/28/2007	100,000.00	100,000.00	Floating		5.0150%	09/27/2045	To Be Determined	C	CC
		270	27,000,000.00	27,000,000.00	3-M Euribor+4.000%		Gross Net	Quarterly	"Due to Cash Reserve reduction"	D	CCC-
			100.00%		27.Mar/Jun/Sep/Dec		1,267.680556	27.Mar/Jun/Sep/Dec			
							1,026.821250				
							Net				
Total			299,294,124.51	1,027,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	Option	Average life	Years	% Monthly CPR (SMM)									
				0,34	0,51	0,69	0,87	1,06	1,25	1,44	1,64		
				% Annual equivalent CPR									
				4,00	6,00	8,00	10,00	12,00	14,00	16,00	18,00		
Series A2	With optional redemption *	Average life	Years	1.95	1.78	1.63	1.51	1.41	1.31	1.24	1.16		
		Date		12/09/2012	10/05/2012	08/13/2012	06/30/2012	05/22/2012	04/19/2012	03/22/2012	02/25/2012		
		Final Maturity	Years	4.00	3.75	3.25	3.00	2.75	2.50	2.25	2.25		
	Without optional redemption *	Average life	Years	1.95	1.78	1.63	1.51	1.41	1.31	1.24	1.16		
		Date		12/27/2014	09/27/2014	03/27/2014	12/27/2013	09/27/2013	09/27/2013	06/27/2013	03/27/2013		
		Final Maturity	Years	4.00	3.75	3.25	3.00	2.75	2.50	2.25	2.25		
Series A3(G)	With optional redemption *	Average life	Years	5.23	4.77	4.34	4.05	3.68	3.43	3.20	2.99		
		Date		03/18/2016	10/03/2015	04/30/2015	01/13/2015	08/30/2014	06/02/2014	03/10/2014	12/22/2013		
		Final Maturity	Years	5.76	5.25	4.75	4.50	4.00	3.75	3.50	3.25		
	Without optional redemption *	Average life	Years	5.53	5.06	4.64	4.29	3.97	3.70	3.45	3.23		
		Date		07/05/2016	01/15/2016	08/18/2015	04/09/2015	12/15/2014	09/06/2014	06/07/2014	03/20/2014		
		Final Maturity	Years	7.25	6.76	6.25	5.76	5.25	5.00	4.75	4.25		
Series B	With optional redemption *	Average life	Years	5.76	5.25	4.75	4.50	4.00	3.75	3.50	3.25		
		Date		03/27/2018	09/27/2017	03/27/2017	09/27/2016	03/27/2016	12/27/2015	09/27/2015	03/27/2015		
		Final Maturity	Years	5.76	5.25	4.75	4.50	4.00	3.75	3.50	3.25		
	Without optional redemption *	Average life	Years	8.88	8.31	7.78	7.27	6.81	6.38	5.99	5.63		
		Date		11/09/2019	04/17/2019	10/04/2018	04/03/2018	10/15/2017	05/11/2017	12/20/2016	08/12/2016		
		Final Maturity	Years	11.01	10.25	9.76	9.25	8.76	8.25	7.76	7.50		
Series C	With optional redemption *	Average life	Years	5.76	5.25	4.75	4.50	4.00	3.75	3.50	3.25		
		Date		09/27/2016	03/27/2016	09/27/2015	06/27/2015	12/27/2014	09/27/2014	06/27/2014	03/27/2014		
		Final Maturity	Years	5.76	5.25	4.75	4.50	4.00	3.75	3.50	3.25		
	Without optional redemption *	Average life	Years	14.12	13.25	12.49	11.80	11.18	10.60	10.06	9.56		
		Date		02/03/2025	03/24/2024	06/19/2023	10/12/2022	02/26/2022	07/31/2021	01/16/2021	07/17/2020		
		Final Maturity	Years	30.52	30.52	30.52	30.52	30.52	30.52	30.52	30.52		
Series D	With optional redemption *	Average life	Years	5.76	5.25	4.75	4.50	4.00	3.75	3.50	3.25		
		Date		09/27/2016	03/27/2016	09/27/2015	06/27/2015	12/27/2014	09/27/2014	06/27/2014	03/27/2014		
		Final Maturity	Years	5.76	5.25	4.75	4.50	4.00	3.75	3.50	3.25		
	Without optional redemption *	Average life	Years	30.52	30.52	30.52	30.52	30.52	30.52	30.52	30.52		
		Date		06/27/2041	06/27/2041	06/27/2041	06/27/2041	06/27/2041	06/27/2041	06/27/2041	06/27/2041		
		Final Maturity	Years	30.52	30.52	30.52	30.52	30.52	30.52	30.52	30.52		

* Optional clean up call when the amount of the outstanding balance of the securitized assets is less than 10 per 100 of the initial outstanding balance.
 Hypothesis of delinquency and default assumptions of the securitized assets: 0%

Credit enhancement and financial operations

Credit enhancement (CE)						
Class	Current	% CE	At issue date			
			Current	% CE	% CE	
Class A	67.59%	202,294,124.51	25.92%	90.56%	930,000,000.00	9.70%
Series A1	0.00%	0.00		22.31%	229,100,000.00	
Series A2	44.08%	131,939,341.80		56.67%	582,000,000.00	
Series A3(G)	23.51%	70,354,782.71		11.58%	118,900,000.00	
Series B	15.87%	47,500,000.00	8.47%	4.63%	47,500,000.00	4.95%
Series C	7.52%	22,500,000.00	0.21%	2.19%	22,500,000.00	2.70%
Series D	9.02%	27,000,000.00		2.63%	27,000,000.00	
Issue of Bonds		299,294,124.51			1,027,000,000.00	
Reserve Fund	0.21%	572,475.90		2.70%	27,000,000.00	
Spanish State guaranteee						
Series A3(G)		70,354,782.71			118,900,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	7,190,121.95	1.024%	
Servicer ppal collect not yet credited	479,520.61		
Servicer ints collect not yet credited	67,528.42		
Liabilities	Available	Balance	Interest
Start-up Loan LT		333,333.39	3.015%
Start-up Loan ST		1,333,333.32	

Brief report

Date: 01/31/2011
 Currency: EUR

Date of constitution
 09/26/2007

VAT Reg. no.
 V85220887

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

Originator
 Bancaja

Servicer
 Bancaja

Lead Managers
 Bancaja
 Deutsche Bank

Underwriter
 Bancaja

Placement Agents
 Bancaja
 Deutsche Bank

Bond Paying Agent
 Bancaja

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Banco Popular Español S.A

Start-up Loan
 Bancaja

Swap
 BNP Paribas

Series A3(G) Guarantee
 Estado Español

Assets Custodian
 Bancaja

Fund Auditors
 Deloitte (ejercicios 2009 a actual)
 Ernst & Young (hasta ejercicio 2008)

Collateral: SME Loans

General		
	Current	At constitution date
Count	1,477	2,856
Principal		
Principal outstanding	271,481,158.06	1,000,029,080.53
Average loan	183,805.79	350,150.24
Minimum	231.40	96.03
Maximum	4,433,108.17	5,590,384.62
Interest rate		
Weighted average (wac)	2.20%	5.11%
Minimum	1.52%	3.90%
Maximum	5.04%	8.87%
Final maturity		
Weighted average (WARM) (months)	129	94
Minimum	02/09/2011	10/05/2007
Maximum	07/07/2041	07/07/2041
Index (principal outstanding distribution)		
3-month EURIBOR/MIBOR	7.88%	29.88%
1-year EURIBOR/MIBOR (Mortgage Market)	92.12%	70.11%

Distribution by sector (CNAE)		
	Current	At constitution date
(K) - Real Estate and Rental Activities; Business Services	39.28%	49.51%
(D) - Manufacturing industry	17.54%	14.14%
(F) - Building	8.31%	13.54%
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	11.23%	6.41%
(H) - Catering trade	9.82%	5.25%
(I) - Transport, Storage and Communications	3.27%	2.72%
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	4.45%	2.70%
(O) - Other social activities and services provided to the Community; Personal Services	3.13%	1.97%
(N) - Health and Veterinary Activities, Social Services	1.55%	1.93%
(C) - Extractive industries	0.20%	0.81%
(B) - Fishing	0.25%	0.49%
(J) - Financial brokering	0.52%	0.22%
(M) - Education	0.24%	0.20%
(E) - Production and distribution of electric power, gas and water	0.21%	0.13%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.14%	0.63%	0.83%	0.96%	1.43%
Annual Percentage Rate (CPR)	1.65%	7.34%	9.55%	10.92%	15.90%

Geographic distribution		
	Current	At constitution date
Andalucia	3.92%	4.85%
Aragon	2.00%	1.85%
Asturias	1.11%	0.88%
Balearic Islands	4.69%	2.85%
Basque Country	0.45%	0.34%
Canary Islands	4.15%	2.31%
Cantabria	0.04%	0.56%
Castilla-La Mancha	3.68%	4.02%
Castilla-Leon	3.90%	3.99%
Catalonia	12.60%	10.33%
Ceuta	0.32%	0.46%
Extremadura	0.32%	0.44%
Galicia	2.29%	2.20%
La Rioja	0.48%	0.40%
Madrid	7.98%	7.13%
Murcia	1.95%	2.47%
Navarra	0.79%	0.59%
Valencia	49.64%	54.53%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		
		Principal	Interest	Other	Total	%			%	
<i>Delinquencies</i>										
Up to 1 month	72	126,619.32	17,447.11	0.00	144,066.43	0.47	9,857,178.33	10,001,244.76	12.68	
from > 1 to ≤ 2 months	40	167,343.80	24,131.09	0.00	191,474.89	0.63	8,260,355.60	8,451,830.49	10.72	
from > 2 to ≤ 3 months	26	156,144.43	29,513.53	0.00	185,657.96	0.61	5,138,156.92	5,323,814.88	6.75	
from > 3 to ≤ 6 months	26	245,267.70	47,058.57	0.00	295,326.27	0.97	4,862,240.83	5,157,567.10	6.54	
from > 6 to < 12 months	33	309,698.04	76,954.48	0.00	386,642.52	1.27	3,669,004.96	4,056,247.48	5.14	
from ≥ 12 to < 18 months	37	4,619,085.41	230,924.86	0.00	4,850,010.27	15.97	5,124,244.21	9,974,254.48	12.65	
from ≥ 18 to < 24 months	43	1,600,315.50	239,693.93	0.00	1,840,009.43	6.06	2,896,532.01	4,736,541.44	6.01	
from ≥ 2 years	103	20,319,427.57	2,150,961.85	0.00	22,470,389.42	74.00	8,694,793.41	31,165,182.83	39.52	
Subtotal	380	27,546,891.77	2,816,685.42	0.00	30,363,577.19	100.00	48,503,106.27	78,866,683.46	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	380	27,546,891.77	2,816,685.42	0.00	30,363,577.19		48,503,106.27	78,866,683.46		