

Brief report

Date: 05/31/2013
 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
 Barclays Bank PLC

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Barclays Bank PLC

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		06/27/2013	09/27/2045	06/27/2013	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	3,624.95	100,000.00	Floating		0.5140%	09/27/2045	To Be Determined	Asf	AAA
		5,820	21,097,209.00	582,000,000.00	3-M Euribor+0.300%		06/27/2013	27.Mar/Jun/Sep/Dec	"Pass-Through"	AA-sf	AAA
			3.62%		27.Mar/Jun/Sep/Dec		4.761573 Gross		Secuential /		
							3.761643 Net		Pro rata under		
									certain		
									circumstances		
Series A3(G)	ES0339735021	09/28/2007	59,171.39	100,000.00	Floating		0.2440%	09/27/2045	To Be Determined	Asf	AAA
		1,189	70,354,782.71	118,900,000.00	3-M Euribor+0.030%		06/27/2013	27.Mar/Jun/Sep/Dec	"Pass-Through"	Asf	AAA
			59.17%		27.Mar/Jun/Sep/Dec		36.896649 Gross		Secuential /		
							29.148353 Net		Pro rata under		
									certain		
									circumstances		
Series B	ES0339735039	09/28/2007		100,000.00	Floating		0.8140%	09/27/2045	To Be Determined	B-sf	A-
		475	47,500,000.00	47,500,000.00	3-M Euribor+0.600%		06/27/2013	27.Mar/Jun/Sep/Dec	"Pass-Through"	Dsf	A-
			100.00%		27.Mar/Jun/Sep/Dec		208.022222 Gross		Secuential /		
							164.337555 Net		Pro rata under		
									certain		
									circumstances		
Series C	ES0339735047	09/28/2007		100,000.00	Floating		1.4140%	09/27/2045	To Be Determined	CC	BBB-
		225	22,500,000.00	22,500,000.00	3-M Euribor+1.200%		06/27/2013	27.Mar/Jun/Sep/Dec	"Pass-Through"	Dsf	BB
			100.00%		27.Mar/Jun/Sep/Dec		361.355556 Gross		Secuential /		
							285.470889 Net		Pro rata under		
									certain		
									circumstances		
Series D	ES0339735054	09/28/2007		100,000.00	Floating		4.2140%	09/27/2045	To Be Determined	C	CC
		270	27,000,000.00	27,000,000.00	3-M Euribor+4.000%		06/27/2013	27.Mar/Jun/Sep/Dec	Due to Cash	Dsf	CCC-
			100.00%		27.Mar/Jun/Sep/Dec		1,076.911111 Gross		Reserve reduction		
							850.759778 Net				
Total			188,451,991.71	1,027,000,000.00							

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	1.44		
				% Annual equivalent CPR									
				2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00		
Series A2	With optional redemption *	Average life	Years	0.81	0.76	0.70	0.67	0.64	0.60	0.57	0.56		
		Final Maturity	Years	01/18/2014	12/28/2013	12/07/2013	11/25/2013	11/13/2013	11/01/2013	10/21/2013	10/16/2013		
		Date	06/27/2014	06/27/2014	06/27/2014	03/27/2014	03/27/2014	03/27/2014	12/27/2013	12/27/2013			
	Without optional redemption *	Average life	Years	0.81	0.76	0.70	0.67	0.64	0.60	0.57	0.56		
		Final Maturity	Years	01/18/2014	12/28/2013	12/07/2013	11/25/2013	11/13/2013	11/01/2013	10/21/2013	10/16/2013		
		Date	06/27/2014	06/27/2014	06/27/2014	03/27/2014	03/27/2014	03/27/2014	12/27/2013	12/27/2013			
Series A3(G)	With optional redemption *	Average life	Years	2.83	2.61	2.41	2.23	2.05	1.98	1.83	1.77		
		Final Maturity	Years	01/25/2016	11/05/2015	08/24/2015	06/17/2015	04/15/2015	03/21/2015	01/24/2015	01/03/2015		
		Date	09/27/2016	06/27/2016	03/27/2016	12/27/2015	09/27/2015	09/27/2015	06/27/2015	06/27/2015			
	Without optional redemption *	Average life	Years	3.11	2.85	2.63	2.45	2.28	2.14	2.02	1.90		
		Final Maturity	Years	05/05/2016	01/31/2016	11/13/2015	09/05/2015	07/08/2015	05/17/2015	04/02/2015	02/20/2015		
		Date	03/27/2018	09/27/2017	06/27/2017	03/27/2017	12/27/2016	09/27/2016	06/27/2016	03/27/2016			
Series B	With optional redemption *	Average life	Years	3.51	3.25	3.00	2.75	2.50	2.25	2.25	2.25		
		Final Maturity	Years	09/27/2016	06/27/2016	03/27/2016	12/27/2015	09/27/2015	09/27/2015	06/27/2015	06/27/2015		
		Date	09/27/2016	06/27/2016	03/27/2016	12/27/2015	09/27/2015	09/27/2015	06/27/2015	06/27/2015			
	Without optional redemption *	Average life	Years	6.71	6.27	5.86	5.48	5.14	4.83	4.55	4.30		
		Final Maturity	Years	12/09/2019	06/30/2019	02/01/2019	09/17/2018	05/16/2018	01/22/2018	10/12/2017	07/11/2017		
		Date	12/27/2021	06/27/2021	12/27/2020	06/27/2020	03/27/2020	09/27/2019	06/27/2019	03/27/2019			
Series C	With optional redemption *	Average life	Years	3.51	3.25	3.00	2.75	2.50	2.25	2.25	2.25		
		Final Maturity	Years	09/27/2016	06/27/2016	03/27/2016	12/27/2015	09/27/2015	09/27/2015	06/27/2015	06/27/2015		
		Date	09/27/2016	06/27/2016	03/27/2016	12/27/2015	09/27/2015	09/27/2015	06/27/2015	06/27/2015			
	Without optional redemption *	Average life	Years	11.33	10.58	9.92	9.34	8.81	8.34	7.90	7.50		
		Final Maturity	Years	07/22/2024	10/21/2023	02/24/2023	07/27/2022	01/15/2022	02/25/2021	02/14/2021	09/22/2020		
		Date	12/27/2028	09/27/2027	12/27/2026	03/27/2026	06/27/2025	12/27/2024	03/27/2024	09/27/2023			
Series D	With optional redemption *	Average life	Years	3.51	3.25	3.00	2.75	2.50	2.25	2.25	2.25		
		Final Maturity	Years	09/27/2016	06/27/2016	03/27/2016	12/27/2015	09/27/2015	09/27/2015	06/27/2015	06/27/2015		
		Date	09/27/2016	06/27/2016	03/27/2016	12/27/2015	09/27/2015	09/27/2015	06/27/2015	06/27/2015			
	Without optional redemption *	Average life	Years	15.76	14.51	13.76	13.01	12.26	11.76	11.01	10.51		
		Final Maturity	Years	12/27/2028	09/27/2027	12/27/2026	03/27/2026	06/27/2025	12/27/2024	03/27/2024	09/27/2023		
		Date	12/27/2028	09/27/2027	12/27/2026	03/27/2026	06/27/2025	12/27/2024	03/27/2024	09/27/2023			

* 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		% CE	
Class A	48.53%	91,451,991.71	43.36%	90.56%	930,000,000.00	9.70%
Series A1	0.00%	0.00		22.31%	229,100,000.00	
Series A2	11.20%	21,097,209.00		56.67%	582,000,000.00	
Series A3(G)	37.33%	70,354,782.71		11.58%	118,900,000.00	
Series B	25.21%	47,500,000.00	13.94%	4.63%	47,500,000.00	4.95%
Series C	11.94%	22,500,000.00	0.00%	2.19%	22,500,000.00	2.70%
Series D	14.33%	27,000,000.00		2.63%	27,000,000.00	
Issue of Bonds		188,451,991.71			1,027,000,000.00	
Reserve Fund	0.00%	0.00		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	8,230,696.74	0.204%	
Servicer ppal collect not yet credited	99,569.71		
Servicer ints collect not yet credited	12,771.58		
Liabilities	Available	Balance	Interest
Start-up Loan LT		0.00	
Start-up Loan S/T		0.00	

Brief report

Date: 05/31/2013
 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
 Barclays Bank PLC

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Barclays Bank PLC

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	971	2,856
Principal		
Principal outstanding	164,376,474.53	1,000,029,080.53
Average loan	169,285.76	350,150.24
Minimum	0.00	96.03
Maximum	4,009,051.25	5,590,384.62
Interest rate		
Weighted average (wac)	1.57%	5.11%
Minimum	0.70%	3.90%
Maximum	5.39%	8.87%
Final maturity		
Weighted average (WARM) (months)	121	94
Minimum	06/01/2013	10/05/2007
Maximum	07/07/2041	07/07/2041
Index (principal outstanding distribution)		
3-month EURIBOR/MIBOR	7.47%	29.88%
1-year EURIBOR/MIBOR (Mortgage Market)	92.53%	70.11%

Distribution by sector (CNAE 2009)		
	Current	At constitution date
(F) - Building	12.98%	42.26%
(C) - Manufacturing industry	16.13%	13.38%
(L) - Real estate activities	16.70%	11.53%
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	12.71%	7.23%
(I) - Catering trade	10.77%	5.30%
(M) - Professional, scientific and technical activities	7.02%	4.89%
(J) - Information and communications	8.78%	4.11%
(H) - Transport and storage	3.65%	2.68%
(A) - Agriculture, stockbreeding, fishing and silviculture	2.66%	2.29%
(Q) - Health Activities and Social Services	1.14%	1.90%
(N) - Clerical activities and support services	3.80%	1.50%
(B) - Extractive industries	0.00%	0.79%
(K) - Financial and insurance activities	0.80%	0.52%
(R) - Artistic, recreational and entertainment activities	0.67%	0.46%
(S) - Other services	1.19%	0.42%
(P) - Education	0.84%	0.39%
(E) - Water supply, sanitation activities, waste management and depollution	0.00%	0.22%
(D) - Supply of electric power, gas, steam and air-conditioning	0.15%	0.13%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.37%	0.71%	0.61%	0.59%	1.12%
Annual Percentage Rate (CPR)	4.40%	8.23%	7.02%	6.82%	12.60%

Geographic distribution		
	Current	At constitution date
Andalucia	3.94%	4.85%
Aragon	2.14%	1.85%
Asturias	1.08%	0.68%
Balearic Islands	5.51%	2.85%
Basque Country	0.50%	0.34%
Canary Islands	5.11%	2.31%
Cantabria	0.04%	0.56%
Castilla-La Mancha	2.92%	4.02%
Castilla-Leon	2.46%	3.99%
Catalonia	14.53%	10.33%
Ceuta		0.46%
Extremadura	0.35%	0.44%
Galicia	2.30%	2.20%
La Rioja	0.56%	0.40%
Madrid	8.79%	7.13%
Murcia	2.07%	2.47%
Navarra	0.82%	0.59%
Valencia	46.91%	54.53%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	54	70,468.15	11,571.66	0.00	82,039.81	0.38	8,091,616.17	8,173,655.98	11.14
from > 1 to ≤ 2 months	31	115,132.95	16,479.35	0.00	131,612.30	0.61	6,256,676.57	6,388,290.87	8.70
from > 2 to ≤ 3 months	22	104,568.66	14,092.07	0.00	118,660.73	0.55	3,170,100.18	3,288,760.91	4.48
from > 3 to ≤ 6 months	16	100,808.33	12,807.77	0.00	113,616.10	0.53	1,879,300.87	1,992,916.97	2.72
from > 6 to < 12 months	46	548,197.03	126,503.67	0.00	674,700.70	3.13	6,055,754.73	6,730,455.43	9.17
from ≥ 12 to < 18 months	51	1,786,783.93	366,189.52	0.00	2,152,973.45	10.00	12,002,918.40	14,155,891.85	19.29
from ≥ 18 to < 24 months	26	449,611.27	108,639.45	0.00	558,250.72	2.59	2,197,373.24	2,755,623.96	3.75
from ≥ 2 years	143	15,575,847.78	2,113,958.02	0.00	17,689,805.80	82.20	12,217,475.42	29,907,281.22	40.75
Subtotal	389	18,751,418.10	2,770,241.51	0.00	21,521,659.61	100.00	51,871,217.58	73,392,877.19	100.00
<i>Doubt debts (subjectives)</i>									
from ≥ 12 to < 18 months	1	3,291.69	110.18	0.00	3,401.87	0.18	0.00	3,401.87	0.18
from ≥ 18 to < 24 months	1	13,082.62	548.97	0.00	13,631.59	0.73	0.00	13,631.59	0.73
from ≥ 2 years	18	1,752,135.39	88,388.31	0.00	1,840,523.70	99.08	0.00	1,840,523.70	99.08
Subtotal	20	1,768,509.70	89,047.46	0.00	1,857,557.16	100.00	0.00	1,857,557.16	100.00
Total	409	20,519,927.80	2,859,288.97	0.00	23,379,216.77		51,871,217.58	75,250,434.35	