

Brief report

Date: 05/31/2009  
 Currency: EUR

Date of constitution  
 05/27/2009

VAT Reg. no.  
 V85709301

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

Originator  
 Bancaja

Servicer  
 Bancaja

Lead Managers  
 Bancaja  
 JP Morgan

Suscriber  
 Bancaja

Assets Custodian  
 Bancaja

Bond Paying Agent  
 Bancaja

Market  
 AIAF Mercado de Renta Fija

Register of Book Securities  
 Iberclear

Treasury Account  
 Caja Madrid

Start-up Loan  
 Bancaja

Subordinated Loan  
 Bancaja

Fund Auditors  
 Pendiente de nombramiento

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	Fitch / Moody's	Current
Series A1 ES0339721005	05/29/2009 883	100,000.00 88,300,000.00 100.00%	100,000.00 88,300,000.00	Floating 3-M Euribor+0.320% 26.Feb/May/Aug/Nov	1.5900% 08/26/2009 393.083333 Gross 322.328333 Net	08/26/1952 Quarterly 26.Feb/May/Aug/Nov	08/26/2009 "Pass-Through" Secutorial / Pro rata under certain circumstances	AAA Aaa	AAA Aaa
Series A2G ES0339721013	05/29/2009 1,700	100,000.00 170,000,000.00 100.00%	100,000.00 170,000,000.00	Floating 3-M Euribor+0.300% 26.Feb/May/Aug/Nov	1.5700% 08/26/2009 388.138889 Gross 318.273889 Net	08/26/1952 Quarterly 26.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	AAA Aaa	AAA Aaa
Series B ES0339721021	05/29/2009 267	100,000.00 26,700,000.00 100.00%	100,000.00 26,700,000.00	Floating 3-M Euribor+0.500% 26.Feb/May/Aug/Nov	1.7700% 08/26/2009 437.583333 Gross 358.818333 Net	08/26/1952 Quarterly 26.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A Aa2	A Aa2
Series C ES0339721039	05/29/2009 150	100,000.00 15,000,000.00 100.00%	100,000.00 15,000,000.00	Floating 3-M Euribor+0.800% 26.Feb/May/Aug/Nov	2.0700% 08/26/2009 511.750000 Gross 419.635000 Net	08/26/1952 Quarterly 26.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BBB Baa3	BBB Baa3
Total		300,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

Series	Hypothesis	Average life	Final Maturity	% Monthly CPR (SMM)									
				0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44		
Series A1	With optional redemption *	Average life	Years	4.24	2.92	2.22	1.80	1.51	1.31	1.16	1.04	1.04	
		Final Maturity	Years	08/24/2013	04/27/2012	08/17/2011	03/15/2011	12/02/2010	09/19/2010	07/26/2010	06/13/2010	06/13/2010	
	Without optional redemption *	Average life	Years	4.24	2.92	2.22	1.80	1.51	1.31	1.16	1.04	1.04	
		Final Maturity	Years	08/24/2013	04/27/2012	08/17/2011	03/15/2011	12/02/2010	09/19/2010	07/26/2010	06/13/2010	06/13/2010	
	Series A2G	With optional redemption *	Average life	Years	19.31	15.45	12.59	10.48	8.92	7.69	6.74	5.98	5.98
			Final Maturity	Years	09/14/2028	11/05/2024	12/28/2021	11/18/2019	04/26/2018	02/03/2017	02/23/2016	05/19/2015	05/19/2015
Without optional redemption *		Average life	Years	19.31	15.45	12.59	10.48	8.92	7.69	6.74	5.98	5.98	
		Final Maturity	Years	09/14/2028	11/05/2024	12/28/2021	11/18/2019	04/26/2018	02/03/2017	02/23/2016	05/19/2015	05/19/2015	
Series B		With optional redemption *	Average life	Years	23.71	19.52	16.14	13.53	11.56	9.99	8.77	7.77	7.77
			Final Maturity	Years	02/07/2033	11/28/2028	07/15/2025	12/05/2022	12/16/2020	05/23/2019	03/02/2018	03/04/2017	03/04/2017
	Without optional redemption *	Average life	Years	23.71	19.52	16.14	13.53	11.56	9.99	8.77	7.77	7.77	
		Final Maturity	Years	02/07/2033	11/28/2028	07/15/2025	12/05/2022	12/16/2020	05/23/2019	03/02/2018	03/04/2017	03/04/2017	
	Series C	With optional redemption *	Average life	Years	24.46	20.49	17.24	14.67	12.64	11.03	9.73	8.67	8.67
			Final Maturity	Years	11/07/2033	11/18/2029	08/21/2026	01/25/2024	01/14/2022	06/04/2020	02/15/2019	01/24/2018	01/24/2018
Without optional redemption *		Average life	Years	24.46	20.49	17.24	14.67	12.64	11.03	9.73	8.67	8.67	
		Final Maturity	Years	11/07/2033	11/18/2029	08/21/2026	01/25/2024	01/14/2022	06/04/2020	02/15/2019	01/24/2018	01/24/2018	

\* 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		% CE		
Series A1	29.43%	88,300,000.00	80.27%	29.43%	88,300,000.00
Series A2G	56.67%	170,000,000.00	23.60%	56.67%	170,000,000.00
Series B	8.90%	26,700,000.00	14.70%	8.90%	26,700,000.00
Series C	5.00%	15,000,000.00	9.70%	5.00%	15,000,000.00
Issue of Bonds		300,000,000.00			300,000,000.00
Reserve Fund	9.70%	29,100,000.00	9.70%		29,100,000.00

Other financial operations (current)			
Assets	Balance	Interest	
		Available	Interest
Treasury Account	31,188,031.96		0.927%
Servicer ppal collect not yet credited	802,605.50		
Servicer ints collect not yet credited	38,313.36		
Liabilities			
Subordinated Loan	29,100,000.00		2.427%
Start-up Loan	2,150,000.00		2.927%
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: Residential mortgage loans

General			
	Current	At constitution date	
Count	1,933	1,935	
Principal			
Principal outstanding	299,202,505.96	300,013,825.16	
Average loan	154,786.60	155,045.90	
Minimum	1,940.38	1,940.38	
Maximum	980,492.80	980,492.80	
Interest rate			
Weighted average (wac)	4.83%	4.83%	
Minimum	1.78%	1.78%	
Maximum	7.11%	7.11%	
Final maturity			
Weighted average (WARM) (months)	378	378	
Minimum	06/23/2010	06/23/2010	
Maximum	10/11/2048	10/11/2048	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	1.30%	1.29%	
1-year EURIBOR/MIBOR (Mortgage Market)	98.70%	98.71%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.61%				1.61%
Annual Percentage Rate (CPR)	17.74%				17.74%

Geographic distribution		
	Current	At constitution date
Andalucia	10.10%	10.08%
Aragon	1.20%	1.20%
Asturias	1.79%	1.81%
Balearic Islands	3.96%	3.95%
Basque Country	1.29%	1.29%
Canary Islands	1.53%	1.53%
Cantabria	0.45%	0.45%
Castilla-La Mancha	3.61%	3.60%
Castilla-Leon	1.25%	1.25%
Catalonia	8.81%	8.79%
Extremadura	0.27%	0.27%
Galicia	0.89%	0.89%
La Rioja	0.18%	0.18%
Madrid	7.01%	7.00%
Murcia	3.48%	3.47%
Navarra	0.37%	0.37%
Valencia	53.80%	53.89%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	40	6,859.89	7,150.53	0.00	14,010.42	100.00	5,499,516.75	5,513,527.17	100.00
Subtotal	40	6,859.89	7,150.53	0.00	14,010.42	100.00	5,499,516.75	5,513,527.17	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	40	6,859.89	7,150.53	0.00	14,010.42		5,499,516.75	5,513,527.17	