

Brief report

Date: 05/31/2011
 Currency: EUR

Date of constitution
 10/22/2009

VAT Reg. no.
 V85802601

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

Originator
 Bancaja

Servicer
 Bancaja

Assets Custodian
 Bancaja

Bond Paying Agent
 Banesto

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Banesto

Start-up Loan
 Bancaja

Subordinated Loan
 Bancaja

Fund Auditors
 Deloitte

Lead Manager and Subscriber
 Bancaja

Issued securities: Asset-Backed Bonds

Bonds Issue									
Series ISIN Code	Issue date Nº 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	Moody's / S&P Current	Original
Series A ES0337573002	10/22/2009 5,760	67,645.05 389,635,488.00 67.65%	100,000.00 576,000,000.00	Floating 3M Euribor+0.300% 16.Mar/Jun/Sep/Dec	1.4740% 06/16/2011 254.811387 Gross 206.397223 Net	06/16/2034 Quarterly 16.Mar/Jun/Sep/Dec	06/16/2011 "Pass-Through" Secuential / Pro rata under certain circumstances	Aaa n.c.	Aaa n.c.
Series B ES0337573010	10/22/2009 960	100,000.00 96,000,000.00 100.00%	100,000.00 96,000,000.00	Floating 3M Euribor+0.500% 16.Mar/Jun/Sep/Dec	1.6740% 06/16/2011 427.800000 Gross 346.518000 Net	06/16/2034 Quarterly 16.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	B2 n.c.	B2 n.c.
Series C ES0337573028	10/22/2009 1,280	100,000.00 128,000,000.00 100.00%	100,000.00 128,000,000.00	Floating 3M Euribor+0.700% 16.Mar/Jun/Sep/Dec	1.8740% 06/16/2011 478.911111 Gross 387.918000 Net	06/16/2034 Quarterly 16.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Caa1 n.c.	Caa1 n.c.
Total		613,635,488.00	800,000,000.00						

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 A	With optional redemption *	Average life	Years	2.62	2.38	2.18	2.01	1.87	1.74	1.63	1.54	
		Final Maturity	Years	10/26/2013	08/01/2013	05/20/2013	03/20/2013	01/25/2013	12/10/2012	10/31/2012	09/26/2012	
	Without optional redemption *	Average life	Years	2.62	2.38	2.18	2.01	1.87	1.74	1.63	1.54	
		Final Maturity	Years	10/26/2013	08/01/2013	05/20/2013	03/20/2013	01/25/2013	12/10/2012	10/31/2012	09/26/2012	
	Series B	With optional redemption *	Average life	Years	6.88	6.35	5.88	5.45	5.07	4.73	4.42	4.14
			Final Maturity	Years	01/30/2018	07/20/2017	01/28/2017	08/25/2016	04/08/2016	12/07/2015	08/15/2015	05/06/2015
Without optional redemption *		Average life	Years	6.88	6.35	5.88	5.45	5.07	4.73	4.42	4.14	
		Final Maturity	Years	01/30/2018	07/20/2017	01/28/2017	08/25/2016	04/08/2016	12/07/2015	08/15/2015	05/06/2015	
Series C		With optional redemption *	Average life	Years	9.26	8.73	8.22	7.72	7.23	6.76	6.46	6.01
			Final Maturity	Years	06/16/2020	12/07/2019	06/02/2019	11/30/2018	06/06/2018	12/14/2017	08/27/2017	03/17/2017
	Without optional redemption *	Average life	Years	9.26	8.73	8.22	7.72	7.23	6.76	6.46	6.01	
		Final Maturity	Years	06/16/2020	12/07/2019	06/02/2019	11/30/2018	06/06/2018	12/14/2017	08/27/2017	03/17/2017	

* 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	
Series A	63.50%	389,635,488.00	56.71%	72.00%	576,000,000.00	43.50%
Series B	15.64%	96,000,000.00	41.07%	12.00%	96,000,000.00	31.50%
Series C	20.86%	128,000,000.00	20.21%	16.00%	128,000,000.00	15.50%
Issue of Bonds		613,635,488.00			800,000,000.00	
Reserve Fund	20.21%	124,000,000.00	15.50%		124,000,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
		Available	Interest
Treasury Account	152,966,245.39		1.173%
Servicer ppal collect not yet credited	849,455.13		
Servicer ints collect not yet credited	173,244.54		
Liabilities			
Subordinated Loan L/T	124,000,000.00		2.672%
Subordinated Loan S/T	0.00		
Start-up Loan L/T	1,347,500.00		2.172%
Start-up Loan S/T	490,000.00		
Swap collateralized amount			
CSA *	0.00		
Cash			0.00
Securities			0.00

* Credit Support Amount in favour of the Fund

Collateral: Finance lease receivables

General			
	Current	At constitution date	
Count	2,942	5,317	
Principal			
Principal outstanding	591,215,704.93	800,000,025.22	
Average loan	200,957.07	150,460.79	
Minimum	45.56	185.44	
Maximum	7,078,086.45	7,900,871.11	
Interest rate			
Weighted average (wac)	2.65%	3.29%	
Minimum	1.22%	1.35%	
Maximum	8.50%	8.50%	
Final maturity			
Weighted average (WARM) (months)	117	123	
Minimum	06/01/2011	10/23/2009	
Maximum	05/04/2032	05/04/2032	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	15.24%	16.34%	
6-month EURIBOR/MIBOR	1.10%	0.92%	
1-year EURIBOR/MIBOR	83.51%	82.32%	
Fixed Interest	0.15%	0.41%	

Distribution by sector (CNAE)		
	Current	At constitution date
(D) - Manufacturing industry	0.00%	37.64%
(K) - Real Estate and Rental Activities; Business Services	0.00%	6.81%
(I) - Transport, Storage and Communications	0.00%	5.92%
(E) - Production and distribution of electric power, gas and water	0.00%	4.42%
(C) - Extractive industries	0.00%	2.65%
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	0.00%	2.50%
(O) - Other social activities and services provided to the Community; Personal Services	0.00%	1.15%
(F) - Building	0.00%	0.78%
(N) - Health and Veterinary Activities, Social Services	0.00%	0.40%
(H) - Catering trade	0.00%	0.31%
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	0.00%	0.25%
(J) - Financial brokering	0.00%	0.22%
(P) - Household activities	0.00%	0.14%
(M) - Education	0.00%	0.00%
(L) - Public Administration, Defence and Compulsory Social Security	0.00%	0.00%

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.17%	0.31%	0.66%	0.45%	0.34%
Annual Percentage Rate (CPR)	2.07%	3.71%	7.69%	5.28%	4.03%

Replenishment of securitised assets

Last acquisition (date)	10/22/2009
Number of loans acquired	5,317
Additional loan principal	800,000,025.22
Cumulative acquisitions	
Number of loans acquired	0
Additional loan principal	
Next acquisition (date)	06/16/2011
End of revolving period	

Geographic distribution

	Current	At constitution date
Andalucia	4.77%	4.60%
Aragon	5.28%	4.49%
Asturias	0.54%	0.85%
Balearic Islands	0.73%	1.00%
Basque Country	1.36%	1.18%
Canary Islands	0.13%	0.19%
Cantabria	0.29%	0.24%
Castilla-La Mancha	10.67%	9.48%
Castilla-Leon	5.93%	5.23%
Catalonia	6.02%	6.11%
Extremadura	0.11%	0.14%
Galicia	1.07%	1.16%
La Rioja	0.04%	0.04%
Madrid	12.39%	12.44%
Murcia	0.59%	1.02%
Navarra	0.33%	0.34%
Valencia	49.75%	51.49%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
Delinquencies									
Up to 1 month	124	205,786.57	54,070.06	0.00	259,856.63	13.25	27,536,745.00	27,796,601.63	59.37
from > 1 to ≤ 2 months	43	127,658.82	20,167.43	0.00	147,846.25	7.54	6,040,598.66	6,188,444.91	13.22
from > 2 to ≤ 3 months	29	193,768.96	20,617.94	0.00	214,386.90	10.94	2,906,689.03	3,121,075.93	6.67
from > 3 to ≤ 6 months	38	271,907.25	38,294.85	0.00	310,202.10	15.82	3,133,141.74	3,443,343.84	7.36
from > 6 to < 12 months	28	136,825.75	14,640.61	0.00	151,466.36	7.73	734,107.01	885,573.37	1.89
from ≥ 12 to < 18 months	31	604,895.23	78,525.09	0.00	683,420.32	34.86	1,940,675.51	2,624,095.83	5.61
from ≥ 18 to < 24 months	6	75,856.53	117,453.97	0.00	193,310.50	9.86	2,563,441.05	2,756,751.55	5.89
Subtotal	299	1,616,699.11	343,789.95	0.00	1,960,489.06	100.00	44,855,398.00	46,815,887.06	100.00
Doubt debts (subjectives)									
	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	299	1,616,699.11	343,789.95	0.00	1,960,489.06		44,855,398.00	46,815,887.06	

Additional information