

Brief report

Date: 02/28/2010
 Currency: EUR

Date of constitution
 04/03/2009

VAT Reg. no.
 V85674323

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

Originator
 Bancaja

Servicer
 Bancaja

Lead Managers
 JP Morgan

Suscriber
 Bancaja

Assets Custodian
 Bancaja

Bond Paying Agent
 Banco Cooperativo

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Banco Popular (inicialmente Bancaja)

Start-up Loan
 Bancaja

Subordinated Loan
 Bancaja

Fund Advisors
 Pendiente de nombramiento

Issued securities: Asset-Backed 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 Moody's		
		Current	Original			Final maturity (legal)	Next	Current	Original	
Series A ES0312980008	04/07/2009 3,714	94,972.96 352,729,573.44 94.97%	100,000.00 371,400,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.9720% 04/23/2010 225.655753 Gross 182.781160 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	04/23/2010 "Pass-Through" Secutorial / Pro rata under certain circumstances	Aaa	Aaa	
Series B ES0312980016	04/07/2009 78	100,000.00 7,800,000.00 100.00%	100,000.00 7,800,000.00	Floating 3-M Euribor+0.700% 23.Jan/Apr/Jul/Oct	1.3720% 04/23/2010 335.377778 Gross 271.656000 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A1	A1	
Series C ES0312980024	04/07/2009 51	100,000.00 5,100,000.00 100.00%	100,000.00 5,100,000.00	Floating 3-M Euribor+1.200% 23.Jan/Apr/Jul/Oct	1.8720% 04/23/2010 457.600000 Gross 370.656000 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Baa2	Baa2	
Series D ES0312980032	04/07/2009 57	100,000.00 5,700,000.00 100.00%	100,000.00 5,700,000.00	Floating 3-M Euribor+2.000% 23.Jan/Apr/Jul/Oct	2.6720% 04/23/2010 653.155556 Gross 529.056000 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Ba3	Ba3	
Total		371,329,573.44 390,000,000.00								

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	Option	Type	Y-axis	% Monthly CPR (SMM)									
				0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44		
Series A	With optional redemption *	Average life	Years	7.75	6.91	6.19	5.60	5.08	4.61	4.21	3.88		
		Final Maturity	Years	15.01	14.01	13.01	12.25	11.50	10.50	9.75	9.25		
		Date		01/23/2025	01/23/2024	01/23/2023	04/23/2022	07/23/2021	07/23/2020	10/23/2019	04/23/2019		
	Without optional redemption *	Average life	Years	8.44	7.44	6.63	5.96	5.40	4.92	4.51	4.15		
		Final Maturity	Years	37.52	37.52	37.52	37.52	37.52	37.52	37.52	37.52		
		Date		07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047		
Series B	With optional redemption *	Average life	Years	11.68	10.65	9.69	8.85	8.09	7.36	6.74	6.23		
		Final Maturity	Years	15.01	14.01	13.01	12.25	11.50	10.50	9.75	9.25		
		Date		01/23/2025	01/23/2024	01/23/2023	04/23/2022	07/23/2021	07/23/2020	10/23/2019	04/23/2019		
	Without optional redemption *	Average life	Years	13.05	11.70	10.56	9.57	8.72	7.98	7.34	6.77		
		Final Maturity	Years	37.52	37.52	37.52	37.52	37.52	37.52	37.52	37.52		
		Date		07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047		
Series C	With optional redemption *	Average life	Years	11.68	10.65	9.69	8.85	8.09	7.36	6.74	6.23		
		Final Maturity	Years	15.01	14.01	13.01	12.25	11.50	10.50	9.75	9.25		
		Date		01/23/2025	01/23/2024	01/23/2023	04/23/2022	07/23/2021	07/23/2020	10/23/2019	04/23/2019		
	Without optional redemption *	Average life	Years	13.05	11.70	10.56	9.57	8.72	7.98	7.34	6.77		
		Final Maturity	Years	37.52	37.52	37.52	37.52	37.52	37.52	37.52	37.52		
		Date		07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047		
Series D	With optional redemption *	Average life	Years	11.68	10.65	9.69	8.85	8.09	7.36	6.74	6.23		
		Final Maturity	Years	15.01	14.01	13.01	12.25	11.50	10.50	9.75	9.25		
		Date		01/23/2025	01/23/2024	01/23/2023	04/23/2022	07/23/2021	07/23/2020	10/23/2019	04/23/2019		
	Without optional redemption *	Average life	Years	13.05	11.70	10.56	9.57	8.72	7.98	7.34	6.77		
		Final Maturity	Years	37.52	37.52	37.52	37.52	37.52	37.52	37.52	37.52		
		Date		07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047		

* 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	% CE	% CE		
Series A	94.99%	352,729,573.44	7.06%	95.23%	371,400,000.00	6.72%
Series B	2.10%	7,800,000.00	4.96%	2.00%	7,800,000.00	4.72%
Series C	1.37%	5,100,000.00	3.59%	1.31%	5,100,000.00	3.41%
Series D	1.54%	5,700,000.00	2.05%	1.46%	5,700,000.00	1.95%
Issue of Bonds		371,329,573.44			390,000,000.00	
Reserve Fund	2.05%	7,605,000.00	1.95%		7,605,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
		Available	Credited
Treasury Account	17,976,232.54		0.672%
Servicer ppal collect not yet credited	445,774.41		
Servicer ints collect not yet credited	184,738.72		
Liabilities			
Subordinated Loan L/T		7,605,000.00	2.172%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		797,069.81	2.672%
Start-up Loan S/T		170,800.68	
Swap collateralized amount			
CSA *	0.00		
Cash		6,060,000.00	
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	6,793	6,905	
Principal			
Principal outstanding	367,994,177.77	390,048,739.32	
Average loan	54,172.56	56,487.87	
Minimum	496.97	1,353.75	
Maximum	650,000.00	650,000.00	
Interest rate			
Weighted average (wac)	3.73%	4.91%	
Minimum	1.68%	2.69%	
Maximum	4.55%	6.86%	
Final maturity			
Weighted average (WARM) (months)	208	218	
Minimum	04/30/2011	12/31/2011	
Maximum	10/15/2047	10/15/2047	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	14.92%	14.40%	
Housing Plan 1998-2001	28.59%	29.37%	
Housing Plan 2002-2005	56.49%	56.23%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month mort. (SMM)	0.16%	0.24%	0.21%		0.18%
Annual Percentage Rate (CPR)	1.89%	2.86%	2.52%		2.14%

Geographic distribution		
	Current	At constitution date
Andalucia	3.48%	3.36%
Aragon	0.27%	0.26%
Asturias	0.42%	0.40%
Balearic Islands	1.14%	1.09%
Basque Country	0.11%	0.11%
Canary Islands	0.48%	0.49%
Cantabria	0.13%	0.13%
Castilla-La Mancha	5.06%	4.96%
Castilla-Leon	0.79%	0.76%
Catalonia	2.20%	2.15%
Extremadura	0.08%	0.10%
Galicia	0.61%	0.58%
La Rioja	0.01%	0.01%
Madrid	2.17%	2.08%
Murcia	4.68%	4.68%
Navarra	0.02%	0.02%
Valencia	78.34%	78.82%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
Delinquencies									
Up to 1 month	225	33,412.41	19,026.30	0.00	52,438.71	53.16	12,115,440.42	12,167,879.13	77.97
from > 1 to ≤ 2 months	26	8,061.64	5,570.53	0.00	13,632.17	13.82	1,524,726.37	1,538,358.54	9.86
from > 2 to ≤ 3 months	12	8,093.11	7,440.53	0.00	15,533.64	15.75	1,211,314.98	1,226,848.62	7.86
from > 3 to ≤ 6 months	6	2,511.72	2,068.59	0.00	4,580.31	4.64	258,969.06	263,549.37	1.69
from > 6 to < 12 months	2	4,189.63	8,268.76	0.00	12,458.39	12.63	396,365.99	408,824.38	2.62
Subtotal	271	56,268.51	42,374.71	0.00	98,643.22	100.00	15,506,816.82	15,605,460.04	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	271	56,268.51	42,374.71	0.00	98,643.22		15,506,816.82	15,605,460.04	