

Brief report

Date: 07/31/2010  
 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  
 Bancaja  
 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 Auditors  
 Deloitte

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	91.810.53 340,984,308.42 91.81%	100,000.00 371,400,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	1.1810% 10/25/2010 283.118172 Gross 229.325719 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	10/25/2010 "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	1.5810% 10/25/2010 412.816667 Gross 334.381500 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	2.0810% 10/25/2010 543.372222 Gross 440.131500 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	2.8810% 10/25/2010 752.261111 Gross 609.331500 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Ba3	Ba3
Total		359,584,308.42	390,000,000.00						

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 A	With optional redemption *	Average life	Years	7.28	6.51	5.86	5.31	4.80	4.37	4.02	3.69		
		Final Maturity	Years	11/01/2017	01/22/2017	06/01/2016	11/11/2015	05/09/2015	12/04/2014	07/30/2014	03/30/2014		
	Without optional redemption *	Average life	Years	7.99	7.06	6.30	5.67	5.15	4.70	4.31	3.97		
		Final Maturity	Years	07/16/2018	08/11/2017	11/08/2016	03/24/2016	09/19/2015	04/02/2015	11/11/2014	07/11/2014		
	Series B	With optional redemption *	Average life	Years	10.94	9.95	9.09	8.31	7.55	6.90	6.37	5.85	
			Final Maturity	Years	06/27/2021	07/02/2020	08/23/2019	11/09/2018	02/05/2018	06/15/2017	12/04/2016	05/26/2016	
Without optional redemption *		Average life	Years	12.30	11.02	9.94	9.02	8.22	7.53	6.93	6.39		
		Final Maturity	Years	11/05/2022	07/26/2021	06/27/2020	07/26/2019	10/09/2018	01/30/2018	06/23/2017	12/11/2016		
Series C		With optional redemption *	Average life	Years	10.94	9.95	9.09	8.31	7.54	6.90	6.37	5.85	
			Final Maturity	Years	06/27/2021	07/02/2020	08/23/2019	11/09/2018	02/04/2018	06/15/2017	12/04/2016	05/26/2016	
	Without optional redemption *	Average life	Years	12.30	11.02	9.94	9.02	8.22	7.53	6.93	6.39		
		Final Maturity	Years	11/04/2022	07/26/2021	06/27/2020	07/26/2019	10/09/2018	01/30/2018	06/23/2017	12/11/2016		
	Series D	With optional redemption *	Average life	Years	10.94	9.95	9.09	8.31	7.55	6.90	6.37	5.85	
			Final Maturity	Years	06/27/2021	07/02/2020	08/23/2019	11/09/2018	02/05/2018	06/15/2017	12/04/2016	05/26/2016	
Without optional redemption *		Average life	Years	12.30	11.02	9.94	9.02	8.22	7.53	6.93	6.39		
		Final Maturity	Years	11/05/2022	07/26/2021	06/27/2020	07/26/2019	10/09/2018	01/30/2018	06/23/2017	12/11/2016		

\* 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	94.83%	340,984,308.42	7.29%	95.23%	371,400,000.00	6.72%
Series B	2.17%	7,800,000.00	5.12%	2.00%	7,800,000.00	4.72%
Series C	1.42%	5,100,000.00	3.70%	1.31%	5,100,000.00	3.41%
Series D	1.59%	5,700,000.00	2.11%	1.46%	5,700,000.00	1.95%
Issue of Bonds		359,584,308.42			390,000,000.00	
Reserve Fund	2.11%	7,605,000.00			7,605,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Servicer ppal collect not yet credited	431,930.33		
Servicer ints collect not yet credited	210,412.25		
Liabilities			
	Available	Balance	Interest
Subordinated Loan L/T		7,605,000.00	2.381%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		797,069.81	2.881%
Start-up Loan S/T		56,933.56	
Swap collateralized amount			
	Amount	Credited	
CSA *	0.00		
Cash		6,710,000.00	
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	6,754	6,905	
Principal			
Principal outstanding	358,039,334.12	390,048,739.32	
Average loan	53,011.45	56,487.87	
Minimum	482.56	1,353.75	
Maximum	647,899.92	650,000.00	
Interest rate			
Weighted average (wac)	2.41%	4.91%	
Minimum	1.68%	2.69%	
Maximum	3.68%	6.86%	
Final maturity			
Weighted average (WARM) (months)	204	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)	15.16%	14.40%	
Housing Plan 1998-2001	28.38%	29.37%	
Housing Plan 2002-2005	56.45%	56.23%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.05%	0.14%	0.13%	0.17%	0.16%
Annual Percentage Rate (CPR)	0.60%	1.71%	1.55%	2.03%	1.94%

Geographic distribution		
	Current	At constitution date
Andalucia	3.53%	3.36%
Aragon	0.27%	0.26%
Asturias	0.43%	0.40%
Balearic Islands	1.16%	1.09%
Basque Country	0.11%	0.11%
Canary Islands	0.49%	0.49%
Cantabria	0.13%	0.13%
Castilla-La Mancha	5.10%	4.96%
Castilla-Leon	0.81%	0.76%
Catalonia	2.21%	2.15%
Extremadura	0.08%	0.10%
Galicia	0.61%	0.58%
La Rioja	0.01%	0.01%
Madrid	2.21%	2.08%
Murcia	4.67%	4.68%
Navarra	0.02%	0.02%
Valencia	78.16%	78.82%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	121	19,552.45	5,590.55	0.00	25,143.00	29.08	7,221,595.45	7,246,738.45	65.60
from > 1 to ≤ 2 months	30	10,737.15	3,582.38	0.00	14,319.53	16.56	1,594,074.90	1,608,394.43	14.56
from > 2 to ≤ 3 months	13	8,990.05	5,638.13	0.00	14,628.18	16.92	1,298,042.37	1,312,670.55	11.88
from > 3 to ≤ 6 months	8	6,138.51	2,983.50	0.00	9,122.01	10.55	406,547.85	415,669.86	3.76
from > 6 to < 12 months	5	7,060.13	4,918.16	0.00	11,978.29	13.85	196,011.11	207,989.40	1.88
from ≥ 12 to < 18 months	1	3,984.32	7,284.67	0.00	11,268.99	13.03	243,878.66	255,147.65	2.31
Subtotal	178	56,462.61	29,997.39	0.00	86,460.00	100.00	10,960,150.34	11,046,610.34	100.00
<i>Doubt debts (subjectives)</i>									
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	178	56,462.61	29,997.39	0.00	86,460.00		10,960,150.34	11,046,610.34	