

Brief report

Date: 04/30/2014  
 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 Santander

Market  
 AIAF Mercado de Renta Fija

Register of Book Securities  
 Iberclear

Treasury Account  
 Banco Santander

Financial Swap  
 BBVA

Start-up Loan  
 Bancaja

Subordinated Loan  
 Bancaja

Fund Auditors  
 Deloitte

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 ES0312980008	04/07/2009 3,714	65,190.28 242,116,699.92 65.19%	100,000.00 371,400,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.6270% 07/23/2014 103.321161 Gross 81.623717 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	07/23/2014 "Pass-Through" Secutorial / Pro rata under certain circumstances	A3sf BBB-sf	Aaa n.c.
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	1.0270% 07/23/2014 259.602778 Gross 205.086195 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Baa3sf n.c.	A1 n.c.
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	1.5270% 07/23/2014 385.991667 Gross 304.933417 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Ba1sf n.c.	Baa2 n.c.
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	2.3270% 07/23/2014 588.213889 Gross 464.688972 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Ba3 n.c.	Ba3 n.c.
Total		260,716,699.92	390,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)												
		% Monthly CPR (SMM)										
		% Annual equivalent CPR										
		0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44			
Series A	With optional redemption *	Average life	5.34	4.85	4.42	4.05	3.73	3.44	3.18	2.97		
		Final Maturity	08/24/2019	02/26/2019	09/21/2018	05/11/2018	01/13/2018	09/29/2017	06/26/2017	04/09/2017		
	Without optional redemption *	Average life	5.44	4.94	4.51	4.14	3.81	3.52	3.26	3.03		
		Final Maturity	10/23/2024	01/23/2024	04/23/2023	10/23/2022	04/23/2022	10/23/2021	04/23/2021	01/23/2021		
	Series B	With optional redemption *	Average life	10.51	9.76	9.01	8.51	8.01	7.51	7.01	6.76	
			Final Maturity	10/23/2024	01/23/2024	04/23/2023	10/23/2022	04/23/2022	10/23/2021	04/23/2021	01/23/2021	
Without optional redemption *		Average life	17.43	14.20	12.36	11.39	10.68	10.09	9.54	9.04		
		Final Maturity	09/23/2031	06/29/2028	08/30/2026	09/09/2025	12/25/2024	05/21/2024	11/05/2023	05/05/2023		
Series C		With optional redemption *	Average life	10.51	9.76	9.01	8.51	8.01	7.51	7.01	6.76	
			Final Maturity	10/23/2024	01/23/2024	04/23/2023	10/23/2022	04/23/2022	10/23/2021	04/23/2021	01/23/2021	
	Without optional redemption *	Average life	22.65	19.29	16.34	14.03	12.53	11.60	10.92	10.34		
		Final Maturity	12/11/2036	08/03/2033	08/22/2030	04/29/2028	10/30/2026	11/25/2025	03/21/2025	08/21/2024		
	Series D	With optional redemption *	Average life	10.51	9.76	9.01	8.51	8.01	7.51	7.01	6.76	
			Final Maturity	10/23/2024	01/23/2024	04/23/2023	10/23/2022	04/23/2022	10/23/2021	04/23/2021	01/23/2021	
Without optional redemption *		Average life	28.73	26.48	24.02	21.60	19.36	17.39	15.76	14.48		
		Final Maturity	01/05/2043	10/06/2040	04/25/2038	11/24/2035	08/29/2033	09/07/2031	01/21/2030	10/02/2028		
* 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	92.87%	242,116,699.92	15.83%	95.23%	371,400,000.00	6.72%
Series B	2.99%	7,800,000.00	12.84%	2.00%	7,800,000.00	4.72%
Series C	1.96%	5,100,000.00	10.88%	1.31%	5,100,000.00	3.41%
Series D	2.19%	5,700,000.00	8.69%	1.46%	5,700,000.00	1.95%
Issue of Bonds		260,716,699.92			390,000,000.00	
Reserve Fund	8.69%	22,662,816.60		1.95%	7,605,000.00	

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	
Servicer ppal collect not yet credited		148,019.34	
Servicer ints collect not yet credited		28,763.33	
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		22,815,000.00	1.832%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
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	6,324	6,905
Principal		
Principal outstanding	260,788,345.31	390,048,739.32
Average loan	41,237.88	56,487.87
Minimum	0.00	1,353.75
Maximum	599,334.63	650,000.00
Interest rate		
Weighted average (wac)	2.55%	4.91%
Minimum	0.96%	2.69%
Maximum	3.01%	6.86%
Final maturity		
Weighted average (WARM) (months)	166	218
Minimum	03/04/2016	12/31/2011
Maximum	10/15/2047	10/15/2047
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR (Mortgage Market)	17.33%	14.40%
Housing Plan 1998-2001	25.73%	29.37%
Housing Plan 2002-2005	56.94%	56.23%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.13%	0.19%	0.24%	0.23%	0.18%
Annual Percentage Rate (CPR)	1.55%	2.24%	2.82%	2.67%	2.10%

Geographic distribution		
	Current	At constitution date
Andalucia	4.00%	3.36%
Aragon	0.31%	0.26%
Asturias	0.55%	0.40%
Balearic Islands	1.43%	1.09%
Basque Country	0.14%	0.11%
Canary Islands	0.61%	0.49%
Cantabria	0.17%	0.13%
Castilla-La Mancha	5.41%	4.96%
Castilla-Leon	1.01%	0.76%
Catalonia	2.23%	2.15%
Extremadura	0.04%	0.10%
Galicia	0.75%	0.58%
La Rioja	0.01%	0.01%
Madrid	2.38%	2.08%
Murcia	4.68%	4.68%
Navarra		0.02%
Valencia	76.31%	78.82%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	203	38,334.56	10,618.55	0.00	48,953.11	10.77	8,599,393.86	8,648,346.97	48.40
from > 1 to ≤ 2 months	56	26,092.08	8,400.52	0.00	34,492.60	7.59	2,955,798.21	2,990,290.81	16.74
from > 2 to ≤ 3 months	21	17,961.85	5,880.83	0.00	23,842.68	5.25	1,531,652.01	1,555,494.69	8.71
from > 3 to ≤ 6 months	21	27,493.69	9,798.73	0.00	37,292.42	8.21	1,497,997.34	1,535,289.76	8.59
from > 6 to < 12 months	10	25,971.50	9,261.42	0.00	35,232.92	7.75	912,997.55	948,230.47	5.31
from ≥ 12 to < 18 months	6	26,646.95	10,169.05	0.00	36,816.00	8.10	508,821.28	545,637.28	3.05
from ≥ 18 to < 24 months	8	63,076.75	29,900.70	0.00	92,977.45	20.46	827,832.67	920,810.12	5.15
from ≥ 2 years	12	97,947.04	46,785.84	0.00	144,732.88	31.86	578,058.87	722,791.75	4.05
Subtotal	337	323,524.42	130,815.64	0.00	454,340.06	100.00	17,412,551.79	17,866,891.85	100.00
<i>Doubt debts (subjectives)</i>									
Up to 1 month	1	15,515.10	71.15	0.00	15,586.25	19.06	0.00	15,586.25	19.06
from ≥ 18 to < 24 months	1	63,737.72	2,457.41	0.00	66,195.13	80.94	0.00	66,195.13	80.94
Subtotal	2	79,252.82	2,528.56	0.00	81,781.38	100.00	0.00	81,781.38	100.00
Total	339	402,777.24	133,344.20	0.00	536,121.44		17,412,551.79	17,948,673.23	