

BZ HIPOTECARIO 3 Fondo de Titulización Hipotecaria

Brief report

Date: 12/31/2007
Currency: EUR

Date of constitution
 07/23/2001

VAT Reg. no.
 G83062406

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

Originator
 Banco Zaragozano

Servicer
 Barclays Bank (B. Zaragozano)

Lead Managers
 Banco Zaragozano

Bond Underwriters and Placement Agents
 Banco Zaragozano

Bond Paying Agent
 Barclays Bank (B. Zaragozano)

Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

Treasury Account

Caja Madrid

Subordinated Loan

Barclays Bank (B. Zaragozano)

Start-up Loan

Barclays Bank (B. Zaragozano)

Assets Custodian

Barclays Bank (B. Zaragozano)

Fund Auditors

Ernst&Young

Issued securities: Mortgage-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 | | |
| | | Current | Original | | | Final maturity (legal) | Next | Current | Original | |
| Series A ES0315189003 | 07/25/2001 2,983 | 25,450.38 75,918,483.54 25.45% | 100,000.00 298,300,000.00 | Floating 3-M Euribor+0.240% 17.Jan/Apr/Jul/Oct | 4.8990% 01/17/2008 318.63 Gross 270.84 Net | 04/17/2027 Quarterly 17.Jan/Apr/Jul/Oct | 01/17/2008 "Pass-Through" | Aaa | Aaa | |
| Series B ES0315189011 | 07/25/2001 62 | 48,979.67 3,036,739.54 48.98% | 100,000.00 6,200,000.00 | Floating 3-M Euribor+0.500% 17.Jan/Apr/Jul/Oct | 5.1590% 01/17/2008 645.75 Gross 548.89 Net | 04/17/2027 Quarterly 17.Jan/Apr/Jul/Oct | 01/17/2008 "Pass-Through" Pro rata deferred start | A2 | A2 | |
| Series C ES0315189029 | 07/25/2001 55 | 100,000.00 5,500,000.00 100.00% | 100,000.00 5,500,000.00 | Floating 3-M Euribor+1.500% 17.Jan/Apr/Jul/Oct | 6.1590% 01/17/2008 1,573.97 Gross 1,337.87 Net | 04/17/2027 Quarterly 17.Jan/Apr/Jul/Oct | To be determined "Pass-Through" Secuential | Baa3 | Baa3 | |
| Total | | 84,455,223.08 | | 310,000,000.00 | | | | | | |

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

| Series | Option | Average life Final Maturity | Years | % 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 | Years | 4.36 | 3.88 | 3.52 | 3.19 | 2.97 | 2.69 | 2.51 | 2.34 | | |
| | | Final Maturity | Years | 05/09/2012 | 11/15/2011 | 07/06/2011 | 03/10/2011 | 12/19/2010 | 09/08/2010 | 07/04/2010 | 05/03/2010 | | |
| | | | Date | 10/17/2014 | 01/17/2014 | 07/17/2013 | 01/17/2013 | 10/17/2012 | 04/17/2012 | 01/17/2012 | 10/17/2011 | | |
| | Without optional redemption * | Average life | Years | 5.25 | 4.76 | 4.34 | 3.97 | 3.65 | 3.37 | 3.12 | 2.90 | | |
| | | Final Maturity | Years | 03/30/2013 | 10/03/2012 | 05/02/2012 | 12/19/2011 | 08/24/2011 | 05/12/2011 | 02/10/2011 | 11/22/2010 | | |
| | | | Date | 04/17/2021 | 07/17/2020 | 10/17/2019 | 04/17/2019 | 07/17/2018 | 10/17/2017 | 04/17/2017 | 07/17/2016 | | |
| Series B | With optional redemption * | Average life | Years | 4.37 | 3.89 | 3.53 | 3.20 | 2.98 | 2.71 | 2.53 | 2.36 | | |
| | | Final Maturity | Years | 05/11/2012 | 11/18/2011 | 07/10/2011 | 03/13/2011 | 12/23/2010 | 09/13/2010 | 07/09/2010 | 05/09/2010 | | |
| | | | Date | 10/17/2014 | 01/17/2014 | 07/17/2013 | 01/17/2013 | 10/17/2012 | 04/17/2012 | 01/17/2012 | 10/17/2011 | | |
| | Without optional redemption * | Average life | Years | 5.26 | 4.77 | 4.35 | 3.99 | 3.66 | 3.38 | 3.13 | 2.91 | | |
| | | Final Maturity | Years | 04/02/2013 | 10/06/2012 | 05/06/2012 | 12/24/2011 | 08/29/2011 | 05/18/2011 | 02/16/2011 | 11/28/2010 | | |
| | | | Date | 04/17/2021 | 07/17/2020 | 10/17/2019 | 04/17/2019 | 07/17/2018 | 10/17/2017 | 04/17/2017 | 07/17/2016 | | |
| Series C | With optional redemption * | Average life | Years | 6.80 | 6.05 | 5.55 | 5.05 | 4.80 | 4.30 | 4.05 | 3.80 | | |
| | | Final Maturity | Years | 10/17/2014 | 01/17/2014 | 07/17/2013 | 01/17/2013 | 10/17/2012 | 04/17/2012 | 01/17/2012 | 10/17/2011 | | |
| | | | Date | 10/17/2014 | 01/17/2014 | 07/17/2013 | 01/17/2013 | 10/17/2012 | 04/17/2012 | 01/17/2012 | 10/17/2011 | | |
| | Without optional redemption * | Average life | Years | 15.35 | 14.70 | 14.05 | 13.42 | 12.80 | 12.18 | 11.57 | 10.97 | | |
| | | Final Maturity | Years | 05/03/2023 | 09/08/2022 | 01/16/2022 | 05/30/2021 | 10/13/2020 | 03/01/2020 | 07/23/2019 | 12/18/2018 | | |
| | | | Date | 07/17/2034 | 07/17/2034 | 07/17/2034 | 07/17/2034 | 07/17/2034 | 07/17/2034 | 07/17/2034 | 07/17/2034 | | |

* 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 |
| Series A | 89.89% | 75,918,483.54 | 13.86% | 96.23% | 298,300,000.00 | 5.27% |
| Series B | 3.60% | 3,036,739.54 | 10.26% | 2.00% | 6,200,000.00 | 3.27% |
| Series C | 6.51% | 5,500,000.00 | 3.75% | 1.77% | 5,500,000.00 | 1.50% |
| Issue of Bonds | | 84,455,223.08 | | | 310,000,000.00 | |
| Reserve Fund | 3.75% | 3,167,071.13 | | 1.50% | 4,650,000.00 | |

| Other financial operations (current) | | | |
|--|------------------|----------------|-----------------|
| Assets | Balance | Interest | |
| Treasury Account | 6,724,005.58 | 4.580% | |
| Servicer ppal collect not yet credited | 394,799.71 | | |
| Servicer ints collect not yet credited | 40,156.64 | | |
| Liabilities | Available | Balance | Interest |
| Subordinated Loan | | 3,167,071.13 | |
| Start-up Loan | | | 0.00 |

Collateral: Residential mortgage loans

| General | | | |
|--|---------------|----------------------|--|
| | Current | At constitution date | |
| Count | 2,736 | 6,648 | |
| Principal | | | |
| Principal outstanding | 81,139,741.36 | 310,001,720.87 | |
| Average loan | 29,656.34 | 46,630.82 | |
| Minimum | 94.13 | 5,951.29 | |
| Maximum | 487,537.14 | 974,868.56 | |
| Interest rate | | | |
| Weighted average (wac) | 5.12% | 5.89% | |
| Minimum | 4.26% | 3.90% | |
| Maximum | 6.67% | 8.88% | |
| Final maturity | | | |
| Weighted average (WARM) (months) | 135 | 190 | |
| Minimum | 01/01/2008 | 01/01/2003 | |
| Maximum | 04/01/2034 | 07/05/2026 | |
| Index (principal outstanding distribution) | | | |
| 1-year EURIBOR/MIBOR | 0.13% | 0.00% | |
| 1-year EURIBOR/MIBOR (Mortgage Market) | 99.87% | 100.00% | |

| LTV Distribution | | | | |
|--------------------------|---------|-------|----------------------|-------|
| | Current | | At constitution date | |
| | % Pool | % LTV | % Pool | % LTV |
| 0.01 - 10% | 5.34 | 6.78 | 1.02 | 7.66 |
| 10.01 - 20% | 14.59 | 15.37 | 5.28 | 15.75 |
| 20.01 - 30% | 18.44 | 25.16 | 9.60 | 25.34 |
| 30.01 - 40% | 21.18 | 35.32 | 14.76 | 35.36 |
| 40.01 - 50% | 20.50 | 44.77 | 19.38 | 45.38 |
| 50.01 - 60% | 16.27 | 54.86 | 17.45 | 55.09 |
| 60.01 - 70% | 3.67 | 63.01 | 14.46 | 64.93 |
| 70.01 - 80% | | | 18.05 | 74.76 |
| Weighted average (WALTV) | 35.14 | | | 49.86 |
| Minimum | 0.08 | | | 0.99 |
| Maximum | 65.47 | | | 79.58 |

Additional information

BZ HIPOTECARIO 3 Fondo de Titulización Hipotecaria

Brief report

Date: 12/31/2007

Currency: EUR

Date of constitution
07/23/2001

VAT Reg. no.
G83062406

Management Company
Europa de Titulización S.G.F.T

Originator
Banco Zaragozano

Servicer
Barclays Bank (B. Zaragozano)

Lead Managers
Banco Zaragozano

Bond Underwriters and Placement Agents
Banco Zaragozano

Bond Paying Agent
Barclays Bank (B. Zaragozano)

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Caja Madrid

Subordinated Loan
Barclays Bank (B. Zaragozano)

Start-up Loan
Barclays Bank (B. Zaragozano)

Assets Custodian
Barclays Bank (B. Zaragozano)

Fund Auditors
Ernst&Young

| Prepayments | | | | | |
|------------------------------|---------------|---------------|---------------|----------------|------------|
| | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM) | 0.90% | 0.70% | 0.74% | 0.87% | 1.07% |
| Annual Percentage Rate (CPR) | 10.25% | 8.11% | 8.55% | 10.00% | 12.11% |

| Geographic distribution | | |
|-------------------------|---------|----------------------|
| | Current | At constitution date |
| Andalucia | 17.52% | 19.08% |
| Aragon | 6.56% | 6.29% |
| Asturias | 2.22% | 1.68% |
| Balearic Islands | 2.46% | 2.73% |
| Basque Country | 2.05% | 2.59% |
| Canary Islands | 6.54% | 6.05% |
| Cantabria | 0.88% | 0.96% |
| Castilla-La Mancha | 6.37% | 5.20% |
| Castilla-Leon | 4.76% | 4.71% |
| Catalonia | 15.04% | 14.51% |
| Extremadura | 1.22% | 1.09% |
| Galicia | 2.64% | 2.40% |
| La Rioja | 0.43% | 0.38% |
| Madrid | 21.56% | 21.66% |
| Murcia | 1.02% | 1.25% |
| Navarra | 0.61% | 0.55% |
| Valencia | 8.15% | 8.88% |

| Current delinquency | | | | | | | | | |
|---------------------|--------|--------------|-----------|-----------|------------|--------|------------------|--------------|--------------------------------|
| Aging | Assets | Overdue debt | | | | | Outstanding debt | Total debt | % Total debt / Appraisal Value |
| | | Principal | Interest | Other | Total | % | | | |
| | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Up to 1 month | 56 | 15,856.05 | 8,287.14 | 0.00 | 24,143.19 | 12.12 | 1,996,328.55 | 2,020,471.74 | 62.61 |
| 1 to 2 months | 21 | 13,339.38 | 4,887.50 | 0.00 | 18,226.88 | 9.15 | 547,505.95 | 565,732.83 | 17.53 |
| 2 to 3 months | 8 | 6,800.70 | 1,962.03 | 0.00 | 8,762.73 | 4.40 | 150,204.98 | 158,967.71 | 4.93 |
| 3 to 6 months | 2 | 1,514.35 | 2,016.41 | 0.00 | 3,530.76 | 1.77 | 83,555.95 | 87,086.71 | 2.70 |
| 6 to 12 months | 1 | 1,420.46 | 695.71 | 0.00 | 2,116.17 | 1.06 | 23,068.59 | 25,184.76 | 0.78 |
| 12 to 18 months | 4 | 15,698.99 | 4,878.01 | 0.00 | 20,577.00 | 10.33 | 67,264.36 | 87,841.36 | 2.72 |
| 18 to 24 months | 1 | 56.65 | 231.72 | 0.00 | 288.37 | 0.14 | 895.30 | 1,183.67 | 0.04 |
| Over 2 years | 9 | 77,569.63 | 26,391.97 | 17,534.05 | 121,495.65 | 61.01 | 158,892.62 | 280,388.27 | 8.69 |
| Subtotal | 102 | 132,256.21 | 49,350.49 | 17,534.05 | 199,140.75 | 100.00 | 3,027,716.30 | 3,226,857.05 | 100.00 |
| Total | 102 | 132,256.21 | 49,350.49 | 17,534.05 | 199,140.75 | | 3,027,716.30 | 3,226,857.05 | 26.63 |

Each range includes the beginning but not the ending time

Additional information