

# BZ HIPOTECARIO 3 Fondo de Titulización Hipotecaria

## Brief report

**Date:** 05/31/2009  
**Currency:** EUR

**Date of constitution**  
 07/23/2001

**VAT Reg. no.**  
 V83062406

**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 Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current Original		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Moody's		
						Final maturity (legal) Next	Next	Current	Original	
Series A ES0315189003	07/25/2001 2,983	18,726.12 55,860,015.96 18.73%	100,000.00 298,300,000.00	Floating 3-M Euribor+0.240% 17.Jan/Apr/Jul/Oct	1.6550% 07/17/2009 78.34 Gross 64.24 Net	04/17/2027 Quarterly 17.Jan/Apr/Jul/Oct	07/17/2009 "Pass-Through"	Aaa	Aaa	
Series B ES0315189011	07/25/2001 62	36,038.72 2,234,400.64 36.04%	100,000.00 6,200,000.00	Floating 3-M Euribor+0.500% 17.Jan/Apr/Jul/Oct	1.9150% 07/17/2009 174.45 Gross 143.05 Net	04/17/2027 Quarterly 17.Jan/Apr/Jul/Oct	07/17/2009 "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	2.9150% 07/17/2009 736.85 Gross 604.22 Net	04/17/2027 Quarterly 17.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Secuential	Baa3	Baa3	
<b>Total</b>		<b>63,594,416.60</b>		<b>310,000,000.00</b>						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series	Optionality	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	3.53	3.18	2.85	2.65	2.47	2.29	2.13	1.97	
		Final Maturity	10/25/2012	06/19/2012	02/21/2012	12/11/2011	10/04/2011	08/02/2011	06/03/2011	04/07/2011	
	Without optional redemption *	Average life	4.70	4.30	3.95	3.65	3.38	3.15	2.94	2.75	
		Final Maturity	12/26/2013	08/04/2013	03/30/2013	12/09/2012	09/02/2012	06/08/2012	03/23/2012	01/15/2012	
Series B	With optional redemption *	Average life	3.47	3.12	2.80	2.61	2.43	2.25	2.09	1.94	
		Final Maturity	10/02/2012	05/30/2012	02/04/2012	11/24/2011	09/19/2011	07/18/2011	05/21/2011	03/28/2011	
	Without optional redemption *	Average life	4.70	4.30	3.95	3.65	3.38	3.15	2.94	2.75	
		Final Maturity	12/26/2013	08/04/2013	03/30/2013	12/09/2012	09/02/2012	06/08/2012	03/23/2012	01/15/2012	
Series C	With optional redemption *	Average life	5.00	4.50	4.00	3.76	3.50	3.25	3.00	2.75	
		Final Maturity	04/17/2014	10/17/2013	04/17/2013	01/17/2013	10/17/2012	07/17/2012	04/17/2012	01/17/2012	
	Without optional redemption *	Average life	15.63	15.10	14.57	14.05	13.55	13.07	12.59	12.13	
		Final Maturity	11/28/2024	05/20/2024	11/07/2023	05/03/2023	11/02/2022	05/08/2022	11/15/2021	05/30/2021	

\* 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	87.84%	55,860,015.96	15.91%	96.23%	298,300,000.00
Series B	3.51%	2,234,400.64	12.40%	2.00%	6,200,000.00
Series C	8.65%	5,500,000.00	3.75%	1.77%	5,500,000.00
Issue of Bonds		63,594,416.60			310,000,000.00
Reserve Fund	3.75%	2,384,790.32		1.50%	4,650,000.00

Other financial operations (current)			
		Balance	
		Interest	Interest
Assets			
Treasury Account		4,129,530.49	1.340%
Servicer ppal collect not yet credited		411,839.73	
Servicer ints collect not yet credited		41,711.58	
Liabilities			
Subordinated Loan	Available	2,384,790.32	
Start-up Loan			0.00

## Collateral: Residential mortgage loans

General			
		Current	At constitution date
		Count	
Principal			
Principal outstanding		61,560,652.31	310,001,720.87
Average loan		26,800.46	46,630.82
Minimum		36.69	5,951.29
Maximum		464,089.89	974,868.56
Interest rate			
Weighted average (wac)		5.22%	5.89%
Minimum		2.26%	3.90%
Maximum		7.32%	8.88%
Final maturity			
Weighted average (WARM) (months)		126	190
Minimum		06/01/2009	01/01/2003
Maximum		12/31/2036	07/05/2026
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		0.11%	0.00%
1-year EURIBOR/MIBOR (Mortgage Market)		99.89%	100.00%

LTV Distribution			
		Current	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		6.32	6.54
10.01 - 20%		15.18	15.15
20.01 - 30%		20.37	24.95
30.01 - 40%		24.09	35.16
40.01 - 50%		19.86	44.98
50.01 - 60%		12.55	54.14
60.01 - 70%		1.64	61.41
70.01 - 80%			18.05
Weighted average (WALTV)		33.00	49.86
Minimum		0.01	0.99
Maximum		63.44	79.58

### Additional information

# BZ HIPOTECARIO 3 Fondo de Titulización Hipotecaria

## Brief report

**Date:** 05/31/2009  
**Currency:** EUR

**Date of constitution**  
 07/23/2001

**VAT Reg. no.**  
 V83062406

**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

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.66%	0.83%	0.80%	0.75%	1.01%
Annual Percentage Rate (CPR)	7.65%	9.54%	9.23%	8.60%	11.46%

Geographic distribution		
	Current	At constitution date
Andalucia	17.51%	19.08%
Aragon	6.22%	6.29%
Asturias	2.43%	1.68%
Balearic Islands	2.58%	2.73%
Basque Country	2.18%	2.59%
Canary Islands	6.49%	6.05%
Cantabria	0.78%	0.96%
Castilla-La Mancha	6.35%	5.20%
Castilla-Leon	5.07%	4.71%
Catalonia	15.88%	14.51%
Extremadura	1.28%	1.09%
Galicia	2.91%	2.40%
La Rioja	0.39%	0.38%
Madrid	20.40%	21.66%
Murcia	1.07%	1.25%
Navarra	0.43%	0.55%
Valencia	8.02%	8.88%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	%	% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%				
<i>Delinquencies</i>										
Up to 1 month	44	10,161.79	3,005.90	0.00	13,167.69	4.60	1,182,676.05	1,195,843.74	37.51	19.09
from > 1 to ≤ 2 months	18	13,070.10	6,552.98	0.00	19,623.08	6.86	859,999.95	879,623.03	27.59	27.93
from > 2 to ≤ 3 months	3	3,491.09	1,877.26	0.00	5,368.35	1.88	160,309.75	165,678.10	5.20	36.09
from > 3 to ≤ 6 months	4	4,645.84	2,513.76	0.00	7,159.60	2.50	222,434.50	229,594.10	7.20	35.92
from > 6 to < 12 months	9	10,519.86	7,884.88	0.00	18,404.74	6.43	246,261.59	264,666.33	8.30	32.68
from ≥ 12 to < 18 months	2	6,064.36	6,156.95	0.00	12,221.31	4.27	90,700.05	102,921.36	3.23	26.72
from ≥ 2 years	13	136,225.23	41,206.65	32,877.84	210,309.72	73.47	139,081.83	349,391.55	10.96	29.32
Subtotal	93	184,178.27	69,198.38	32,877.84	286,254.49	100.00	2,901,463.72	3,187,718.21	100.00	24.72
<i>Doubt debts (subjectives)</i>										
	0	0.00	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	0.00
<b>Total</b>	<b>93</b>	<b>184,178.27</b>	<b>69,198.38</b>	<b>32,877.84</b>	<b>286,254.49</b>		<b>2,901,463.72</b>	<b>3,187,718.21</b>		<b>24.72</b>