

# BANCAJA 3 Fondo de Titulización de Activos

## Brief report

Date: 02/28/2006  
Currency: EUR



Date of constitution  
07/29/2002

VAT Reg. no.  
G83385542

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

Originator  
Bancaja

Servicer  
Bancaja

Lead Managers  
Bancaja  
Credit Suisse First Boston

Bond Underwriters and Placement Agents  
Bancaja  
Credit Suisse First Boston

Bond Paying Agent  
Bancaja

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Bancaja

Principal Account  
Bancaja

Subordinated Credit  
Bancaja

Start-up Loan  
Bancaja

Swap  
Bancaja

Assets Custodian  
Bancaja

Fund Auditors  
Ernst&Young

### 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 Fitch / Moody's		
		Current	Original			Final maturity (legal)	Next	Current	Original	
Series A ESO312882006	07/31/2002 5,001	100,000.00 500,100,000.00 100.00%	100,000.00 500,100,000.00	Floating 3-M Euribor + 0.260% 23.Mar/Jun/Sep/Dec	2.7500% 03/23/2006 687.50 Gross 584.37 Net	06/23/2034 Quarterly 23.Mar/Jun/Sep/Dec	06/23/2009 except certain circumstances "Pass-Through"	AAA Aaa	AAA Aaa	
Series B ESO312882014	07/31/2002 104	100,000.00 10,400,000.00 100.00%	100,000.00 10,400,000.00	Floating 3-M Euribor + 0.500% 23.Mar/Jun/Sep/Dec	2.9900% 03/23/2006 747.50 Gross 635.37 Net	06/23/2034 Quarterly 23.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start	A+ A1	A+ A1	
Series C ESO312882022	07/31/2002 104	100,000.00 10,400,000.00 100.00%	100,000.00 10,400,000.00	Fixed 6.75% 23.Mar/Jun/Sep/Dec	6.7500% 03/23/2006 1,687.50 Gross 1,434.37 Net	06/23/2034 Quarterly 23.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Secutorial	BBB Baa2	BBB Baa2	
Total		520,900,000.00								

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

Series	With optional redemption *	Average life Years	% Monthly CPR (SMM)								
			0,00	0,70	0,80	0,90	1,00	1,10	1,20	1,30	
% Annual equivalent CPR			0,00	8,08	9,19	10,28	11,36	12,43	13,49	14,53	
Series A	Without optional redemption *	Average life Years	6.21	5.03	4.92	4.81	4.71	4.61	4.53	4.44	
	Final Maturity Date	05/14/2012	03/11/2011	01/27/2011	12/19/2010	11/12/2010	10/08/2010	09/07/2010	08/08/2010		
Series B	Without optional redemption *	Average life Years	6.21	5.04	4.92	4.81	4.71	4.62	4.53	4.45	
	Final Maturity Date	05/15/2012	03/13/2011	01/29/2011	12/20/2010	11/13/2010	10/10/2010	09/09/2010	08/09/2010		
Series C	Without optional redemption *	Average life Years	6.63	6.01	6.39	6.19	6.00	5.82	5.66	5.72	
	Final Maturity Date	10/13/2014	10/07/2012	07/17/2012	05/07/2012	02/25/2012	12/22/2011	10/26/2011	11/17/2011		

Delinquency and default assumption of the securitised assets: 0%  
The Mortgage Loan Revolving Period shall end on June 23, 2007 and, during the period, the Mortgage Loans shall be revolved on each of the Payment Dates and in the aggregate Acquisition Amount available on each dates.  
\* The Fund, through the Gestora, may repay all the Bonds, if the remaining balance of Mortgage Participations is less than 10% of the initial, when the Mortgage Loan Revolving Period is over.

### Credit enhancement and financial operations

Credit enhancement (CE)					
		Current		At issue date	
		% CE		% CE	
Series A	96.01%	500,100,000.00	4.50%	96.01%	500,100,000.00
Series B	2.00%	10,400,000.00	2.50%	2.00%	10,400,000.00
Series C	2.00%	10,400,000.00	0.50%	2.00%	10,400,000.00
Issue of Bonds		520,900,000.00			520,900,000.00
Subord. Line of Credit (Available)	0.50%	2,604,500.00	0.50%		2,604,500.00

Other financial operations (current)			
	Balance	Interest	
Assets			
Treasury Account	30,140,870.22	2.490%	
Principals Account	34,022.56	2.490%	
Servicer ppal collect not yet credited	3,072,445.82		
Servicer ints collect not yet credited	430,558.24		
Liabilities	Available	Balance	Interest
Start-up Loan		162,573.00	3.490%
Subordinated Credit	2,604,500.00	0.00	3.490%

### Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	16,660	13,589	
Principal			
Principal outstanding	490,738,334.56	520,884,293.07	
Average loan	29,456.08	38,331.32	
Minimum	0.01	17.13	
Maximum	835,083.31	221,330.59	
Interest rate			
Weighted average (wac)	3.43%	5.03%	
Minimum	2.31%	3.75%	
Maximum	11.38%	7.38%	
Final maturity			
Weighted average (WARM) (months)	134	180	
Minimum	03/01/2006	08/06/2002	
Maximum	08/31/2031	04/30/2027	
Index (distribution)			
1-year EURIBOR/MIBOR	6.57	10.74	
1-year EURIBOR/MIBOR (Mortgage Market)	74.80	62.16	
Mortgage Market: Savings Banks	17.71	26.77	
Mortgage Market: All Institutions	0.01	0.00	
Savings Banks Lending Rate (CECA Indicator)	0.92	0.32	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.94	6.44	0.21	7.49
10.01 - 20%	7.42	15.73	1.63	16.12
20.01 - 30%	13.21	25.46	4.48	25.53
30.01 - 40%	19.24	35.12	8.65	35.29
40.01 - 50%	23.47	45.15	13.03	45.32
50.01 - 60%	22.90	54.85	20.31	55.45
60.01 - 70%	11.31	63.92	28.17	65.23
70.01 - 80%	0.51	70.39	23.52	73.94
Weighted average (WALTV)	42.16		57.41	
Minimum	0.00		0.02	
Maximum	71.28		78.80	

Europa de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.  
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#### Additional information

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### Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.21%	1.38%	1.28%	1.25%	1.10%
Annual Percentage Rate (CPR)	13.54%	15.32%	14.31%	14.00%	12.43%

### Replenishment of securitised assets

Last acquisition (date)	12/23/2005
Number of loans acquired	576
Additional loan principal	34,842,229.60
Cumulative acquisitions	
Number of loans acquired	10,536
Additional loan principal	357,286,538.11
Next acquisition (date)	03/23/2006
End of revolving period	06/23/2007

### Geographic distribution

	Current	At constitution date
Andalucia	1.04%	0.20%
Aragon	0.46%	0.54%
Asturias	0.09%	0.02%
Balearic Islands	2.45%	2.76%
Basque Country	0.55%	0.01%
Canary Islands	1.82%	0.20%
Cantabria	0.03%	
Castilla-La Mancha	3.97%	4.16%
Castilla-Leon	0.58%	0.07%
Catalonia	1.99%	0.57%
Extremadura	0.02%	0.01%
Galicia	0.44%	
La Rioja	0.21%	0.01%
Madrid	6.82%	3.74%
Murcia	0.89%	0.14%
Navarra	0.33%	
Valencia	78.52%	87.56%

### Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Up to 1 month	612	108,789.40	27,368.00	0.00	136,157.40	56.87	17,471,994.77	17,608,152.17	83.10	35.59
1 to 2 months	88	34,185.49	10,014.25	0.00	44,199.74	18.46	2,424,155.53	2,468,355.27	11.65	36.85
2 to 3 months	20	10,780.86	3,859.35	0.00	14,640.21	6.12	536,984.26	551,624.47	2.60	35.65
3 to 6 months	6	6,266.32	2,759.20	0.00	9,025.52	3.77	237,778.53	246,804.05	1.16	30.19
6 to 12 months	4	8,082.30	3,169.92	0.00	11,252.22	4.70	155,548.95	166,801.17	0.79	53.57
12 to 18 months	4	17,161.18	6,037.33	0.00	23,198.51	9.69	124,055.56	147,254.07	0.69	41.30
18 to 24 months	1	0.00	935.71	0.00	935.71	0.39	0.00	935.71	0.00	3.89
Total	735	185,265.55	54,143.76	0.00	239,409.31		20,950,517.60	21,189,926.91		35.77

#### Additional information