BANCAJA 3 Fondo de Titulización de Activos

Brief report

Date: 09/30/2008
Currency: EUR

Date of constitution
07/29/2002

VAT Reg. no.
G83385542

Management Company
Europea 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) Current	 Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	 Next	Rating Fitch / Moody´s Current	 Original
Series A ES0312882006	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	5.2650% 12/23/2008 1,330.88 Gross 1,091.32 Net	06/23/2034 Quarterly 23.Mar/Jun/Sep/Dec	06/23/2009 except certain circumstances "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0312882014	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	5.5050% 12/23/2008 1,391.54 Gross 1,141.06 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 ES0312882022	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% 12/23/2008 1,706.25 Gross 1,399.12 Net	06/23/2034 Quarterly 23.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Secuential	BBB Baa2	BBB Baa2
Total		520,900,000.00	520,900,000.00						

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

			% 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	Years	1.44	1.35	1.28	1.21	1.16	1.11	1.07	1.04
			Date	03/03/2010	01/29/2010	01/01/2010	12/09/2009	11/19/2009	11/02/2009	10/19/2009	10/06/2009
		Final Maturity	Years	5.25	4.75	4.25	4.00	3.75	3.25	3.25	3.00
			Date	12/23/2013	06/23/2013	12/23/2012	09/23/2012	06/23/2012	12/23/2011	12/23/2011	09/23/2011
	Without optional redemption *	Average life	Years	1.44	1.35	1.28	1.21	1.16	1.11	1.07	1.04
			Date	03/03/2010	01/29/2010	01/01/2010	12/09/2009	11/19/2009	11/02/2009	10/19/2009	10/06/2009
		Final Maturity	Years	5.25	4.75	4.25	4.00	3.75	3.25	3.25	3.00
			Date	12/23/2013	06/23/2013	12/23/2012	09/23/2012	06/23/2012	12/23/2011	12/23/2011	09/23/2011
Series B	With optional redemption *	Average life	Years	2.62	2.45	2.30	2.18	2.07	1.99	1.91	1.85
			Date	05/08/2011	03/05/2011	01/11/2011	11/27/2010	10/19/2010	09/18/2010	08/21/2010	07/28/2010
		Final Maturity	Years	5.25	4.75	4.25	4.00	3.80	3.25	3.25	3.00
			Date	12/23/2013	06/23/2013	12/23/2012	09/23/2012	10/22/2008	12/23/2011	12/23/2011	09/23/2011
	Without optional redemption *	Average life	Years	2.62	2.45	2.30	2.18	2.08	1.99	1.91	1.85
			Date	05/08/2011	03/05/2011	01/11/2011	11/27/2010	10/20/2010	09/18/2010	08/21/2010	07/28/2010
		Final Maturity	Years	5.25	4.75	4.25	4.00	3.75	3.25	3.25	3.00
			Date	12/23/2013	06/23/2013	12/23/2012	09/23/2012	06/23/2012	12/23/2011	12/23/2011	09/23/2011
Series C	With optional redemption *	Average life	Years	5.25	4.75	4.25	4.00	3.80	3.25	3.25	3.00
			Date	12/23/2013	06/23/2013	12/23/2012	09/23/2012	10/22/2008	12/23/2011	12/23/2011	09/23/2011
		Final Maturity	Years	5.25	4.75	4.25	4.00	3.80	3.25	3.25	3.00
			Date	12/23/2013	06/23/2013	12/23/2012	09/23/2012	10/22/2008	12/23/2011	12/23/2011	09/23/2011
	Without optional redemption *	Average life	Years	5.34	4.84	4.42	4.07	3.75	3.49	3.25	3.01
			Date	01/24/2014	07/26/2013	02/20/2013	10/17/2012	06/24/2012	03/20/2012	12/23/2011	09/26/2011
		Final Maturity	Years	5.50	5.00	4.50	4.25	4.00	3.50	3.25	3.25
			Date	03/23/2014	09/23/2013	03/23/2013	12/23/2012	09/23/2012	03/23/2012	12/23/2011	12/23/2011

Delinquency and default assumptios 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 tan 10% of the initial, when the Mortgage Loan Revolving Period is over.

Credit enhancement and financial operations

Credit enhancement (CE)

	Current		% CE	At issue date		% CE
Series A	96.01%	500,100,000.00	4.50%	96.01%	500,100,000.00	4.50%
Series B	2.00%	10,400,000.00	2.50%	2.00%	10,400,000.00	2.50%
Series C	2.00%	10,400,000.00	0.50%	2.00%	10,400,000.00	0.50%
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)

Assets	Available	Balance	Interest
Treasury Account		1,616,217.62	5.005%
Principals Account		158,861,466.35	5.005%
Servicer ppal collect not yet credited		1,709,147.13	
Servicer ints collect not yet credited		456,855.00	
Liabilities	**Available**	**Balance**	**Interest**
Start-up Loan		0.00	
Subordinated Credit	2,604,500.00	0.00	6.005%

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	13,194	13,589
Principal		
Principal outstanding	358,944,785.67	520,884,293.07
Average loan	27,205.15	38,331.32
Minimum	0.04	17.13
Maximum	711,283.57	221,330.59
Interest rate		
Weighted average (wac)	5.68%	5.03%
Minimum	0.75%	3.75%
Maximum	9.33%	7.38%
Final maturity		
Weighted average (WARM) (months)	125	180
Minimum	10/01/2008	08/06/2002
Maximum	08/31/2031	04/30/2027
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	5.40%	10.74%
1-year EURIBOR/MIBOR (Mortgage Market)	79.45%	62.16%
Mortgage Market: Savings Banks	14.85%	26.77%
Savings Banks Lending Rate (CECA Indicator)	0.31%	0.32%

LTV Distribution

	Current % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	3.16	6.65	0.21	7.49
10.01 - 20%	11.38	15.65	1.63	16.12
20.01 - 30%	19.02	25.20	4.48	25.53
30.01 - 40%	22.28	35.07	8.65	35.29
40.01 - 50%	24.69	44.86	13.03	45.32
50.01 - 60%	17.01	54.29	20.31	55.45
60.01 - 70%	2.47	62.52	28.17	65.23
70.01 - 80%			23.52	73.94
Weighted average (WALTV)		36.45		57.41
Minimum		0.00		0.02
Maximum		65.81		78.80

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.
Only the information communicated by Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 +34 91 411 84 68 www.edt-sg.com ✉ info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com

BANCAJA 3 Fondo de Titulización de Activos

Brief report

Date: 09/30/2008
Currency: EUR

Date of constitution
07/29/2002

VAT Reg. no.
G83385542

Management Company
Europea 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

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.53%	0.59%	0.70%	0.79%	1.04%
Annual Percentage Rate (CPR)	6.19%	6.84%	8.13%	9.12%	11.83%

Replenishment of securitised assets

Last acquisition (date)	12/27/2006
Number of loans acquired	672
Additional loan principal	39,910,766.88
Cumulative acquisitions	
Number of loans acquired	12,742
Additional loan principal	480,136,857.22
Next acquisition (date)	
End of revolving period	06/23/2007

Geographic distribution

	Current	At constitution date
Andalucia	2.81%	0.20%
Aragon	0.70%	0.54%
Asturias	0.14%	0.02%
Balearic Islands	2.48%	2.76%
Basque Country	0.78%	0.01%
Canary Islands	2.77%	0.20%
Cantabria	0.08%	
Castilla-La Mancha	3.60%	4.16%
Castilla-Leon	0.98%	0.07%
Catalonia	2.65%	0.57%
Extremadura	0.23%	0.01%
Galicia	0.97%	
La Rioja	0.21%	0.01%
Madrid	7.43%	3.74%
Murcia	1.02%	0.14%
Navarra	0.63%	
Valencia	72.53%	87.56%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	418	77,828.33	31,305.24	0.00	109,133.57	40.66	11,148,566.86	11,257,700.43	77.09	29.72
from > 1 to ≤ 2 months	63	27,482.46	15,119.39	0.00	42,601.85	15.87	2,137,446.81	2,180,048.66	14.93	38.56
from > 2 to ≤ 3 months	19	12,097.87	6,766.32	0.00	18,864.19	7.03	592,648.75	611,512.94	4.19	31.71
from > 3 to ≤ 6 months	6	14,771.43	5,354.60	0.00	20,126.03	7.50	225,845.55	245,971.58	1.68	34.15
from > 6 to < 12 months	2	2,369.98	511.40	0.00	2,881.38	1.07	10,260.78	13,142.16	0.09	21.36
from ≥ 12 to < 18 months	1	6,655.09	3,878.05	0.00	10,533.14	3.92	49,603.39	60,136.53	0.41	56.17
from ≥ 18 to < 24 months	4	9,776.75	6,407.72	0.00	16,184.47	6.03	65,734.68	81,919.15	0.56	50.30
from ≥ 2 years	3	30,848.11	17,209.25	0.00	48,057.36	17.91	105,420.17	153,477.53	1.05	27.60
Subtotal	516	181,830.02	86,551.97	0.00	268,381.99	100.00	14,335,526.99	14,603,908.98	100.00	31.03
Doubt debts (subjectives)										
	0	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
Total	516	181,830.02	86,551.97	0.00	268,381.99		14,335,526.99	14,603,908.98		31.03

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 Fax +34 91 411 84 68 www.edt-sg.com info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com