

Brief report

Date: 02/28/2011
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VAT Reg. no.
 V83385542

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

Originator
 Bancaja

Servicer
 Bancaja

Lead Managers
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 Credit Suisse First Boston

Bond Underwriters and Placement Agents
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Market
 AIAF Mercado de Renta Fija

Register of Book Securities
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Treasury Account
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Principal Account
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Subordinated Credit
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Assets Custodian
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Fund Auditors
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Issued securities: Asset-Backed Bonds

Bonds Issue										
Series	ISIN Code	Issue date	Principal outstanding		Interest type	Interest Rate	Redemption		Rating	
			(Bond Unit / Series Total / %Factor)				Final maturity (legal)	Next		Fitch / Moody's
			Current	Original	Reference rate and margin	Next coupon			Current	
					Payment Date				Original	
Series A	ES0312882006	07/31/2002	43,142.38	100,000.00	Floating	1.2820%	06/23/2034	03/23/2011	AAA	AAA
		5,001	215,755,042.38	500,100,000.00	3-M Euribor+0.260%	138.27	23.Mar/Jun/Sep/Dec	except certain circumstances	Aaa	Aaa
			43.14%		23.Mar/Jun/Sep/Dec	112.00		"Pass-Through"		
Series B	ES0312882014	07/31/2002	82,982.71	100,000.00	Floating	1.5220%	06/23/2034	To be determined	AA	A+
		104	8,630,201.84	10,400,000.00	3-M Euribor+0.500%	315.75	23.Mar/Jun/Sep/Dec	"Pass-Through"	A1	A1
			82.98%		23.Mar/Jun/Sep/Dec	255.76		Pro rata		
								deferred start		
Series C	ES0312882022	07/31/2002	100,000.00	100,000.00	Fixed	6.7500%	06/23/2034	To be determined	BBB	BBB
		104	10,400,000.00	10,400,000.00	6.75%	03/23/2011	23.Mar/Jun/Sep/Dec	"Pass-Through"	Baa2	Baa2
			100.00%		23.Mar/Jun/Sep/Dec	1,687.50		Secuential		
						1,366.87				
Total			234,785,244.22	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)									
				0.17	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	3.65	3.42	3.23	3.00	2.83	2.62	2.47	2.33		
		Final Maturity	Years	10/21/2014	07/29/2014	05/21/2014	02/27/2014	12/26/2013	10/12/2013	08/18/2013	06/27/2013		
			Date	06/23/2018	12/23/2017	09/23/2017	03/23/2017	12/23/2016	06/23/2016	03/23/2016	12/23/2015		
			Date	06/23/2018	12/23/2017	09/23/2017	03/23/2017	12/23/2016	06/23/2016	03/23/2016	12/23/2015		
Series B	With optional redemption *	Average life	Years	3.98	3.76	3.53	3.31	3.11	2.91	2.73	2.57		
		Final Maturity	Years	02/19/2015	12/01/2014	09/10/2014	06/21/2014	04/06/2014	01/25/2014	11/21/2013	09/23/2013		
			Date	06/23/2023	12/23/2022	06/23/2022	12/23/2021	03/23/2021	09/23/2020	03/23/2020	09/23/2019		
			Date	06/23/2023	12/23/2022	06/23/2022	12/23/2021	03/23/2021	09/23/2020	03/23/2020	09/23/2019		
Series C	With optional redemption *	Average life	Years	3.98	3.76	3.53	3.31	3.11	2.91	2.73	2.57		
		Final Maturity	Years	02/19/2015	12/01/2014	09/10/2014	06/21/2014	04/06/2014	01/25/2014	11/21/2013	09/23/2013		
			Date	06/23/2023	12/23/2022	06/23/2022	12/23/2021	03/23/2021	09/23/2020	03/23/2020	09/23/2019		
			Date	06/23/2023	12/23/2022	06/23/2022	12/23/2021	03/23/2021	09/23/2020	03/23/2020	09/23/2019		

Delinquency and default assumptions 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 revolving 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	% CE	% CE	% CE
Series A	91.89%	215,755,042.38	9.22%	96.01%	500,100,000.00
Series B	3.68%	8,630,201.84	5.54%	2.00%	10,400,000.00
Series C	4.43%	10,400,000.00	1.11%	2.00%	10,400,000.00
Issue of Bonds		234,785,244.22			520,900,000.00
Subord. Line of Credit (Available)	0.00%	0.00	0.50%		2,604,500.00
Principal Reserve Fund	1.11%	2,604,500.00	0.00%		0.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	18,072,388.69	1.022%	
Principals Account	0.00		
Servicer ppal collect not yet credited	675,303.42		
Servicer ints collect not yet credited	88,811.30		
Liabilities	Available	Balance	Interest
Subordinated Credit L/T	0.00	0.00	
Subordinated Credit 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		5,660,000.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	9,930	13,589	
Principal			
Principal outstanding	224,979,656.51	520,884,293.07	
Average loan	22,656.56	38,331.32	
Minimum	2.48	17.13	
Maximum	575,173.26	221,330.59	
Interest rate			
Weighted average (wac)	2.40%	5.03%	
Minimum	1.70%	3.75%	
Maximum	6.13%	7.38%	
Final maturity			
Weighted average (WARM) (months)	110	180	
Minimum	03/01/2011	08/06/2002	
Maximum	08/26/2039	04/30/2027	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	5.07%	10.74%	
1-year EURIBOR/MIBOR (Mortgage Market)	79.70%	62.16%	
Mortgage Market: Savings Banks	15.13%	26.77%	
Savings Banks Lending Rate (CECA Indicator)	0.09%	0.32%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	5.73	6.71	0.21	7.49
10.01 - 20%	17.33	15.32	1.63	16.12
20.01 - 30%	20.55	25.18	4.49	25.53
30.01 - 40%	27.51	34.93	8.65	35.30
40.01 - 50%	21.45	44.62	13.06	45.34
50.01 - 60%	7.42	53.33	20.30	55.47
60.01 - 70%			28.18	65.24
70.01 - 80%			23.48	73.95
Weighted average (WALTV)	31.35		57.41	
Minimum	0.00		0.02	
Maximum	59.64		78.80	

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.46%	0.54%	0.44%	0.42%	0.90%
Annual Percentage Rate (CPR)	5.42%	6.28%	5.20%	4.95%	10.29%

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	3.11%	0.20%
Aragon	0.79%	0.54%
Asturias	0.18%	0.02%
Balearic Islands	2.65%	2.76%
Basque Country	0.85%	0.01%
Canary Islands	3.06%	0.20%
Cantabria	0.08%	
Castilla-La Mancha	3.62%	4.16%
Castilla-Leon	1.01%	0.07%
Catalonia	2.81%	0.57%
Extremadura	0.23%	0.01%
Galicia	0.99%	
La Rioja	0.23%	0.01%
Madrid	7.69%	3.74%
Murcia	1.10%	0.14%
Navarra	0.73%	
Valencia	70.87%	87.56%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		Total	%	
<i>Delinquencies</i>										
Up to 1 month	355	85,162.72	10,022.77	0.00	95,185.49	22.96	9,470,591.36	9,565,776.85	68.52	24.41
from > 1 to ≤ 2 months	57	42,969.29	6,524.67	0.00	49,493.96	11.94	2,163,392.67	2,212,886.63	15.85	26.72
from > 2 to ≤ 3 months	16	16,798.18	2,943.23	0.00	19,741.41	4.76	577,705.93	597,447.34	4.28	32.54
from > 3 to ≤ 6 months	10	19,343.32	3,120.58	0.00	22,463.90	5.42	406,833.49	429,297.39	3.07	23.00
from > 6 to < 12 months	6	20,280.06	2,803.40	0.00	23,083.46	5.57	135,396.87	158,480.33	1.14	27.33
from ≥ 12 to < 18 months	7	27,302.92	4,950.21	0.00	32,253.13	7.78	131,714.85	163,967.98	1.17	25.86
from ≥ 18 to < 24 months	6	70,347.52	27,149.71	0.00	97,497.23	23.51	431,595.40	529,092.63	3.79	27.89
from ≥ 2 years	15	46,314.10	28,627.34	0.00	74,941.44	18.07	229,443.50	304,384.94	2.18	26.36
Subtotal	472	328,518.11	86,141.91	0.00	414,660.02	100.00	13,546,674.07	13,961,334.09	100.00	25.18
<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
Total	472	328,518.11	86,141.91	0.00	414,660.02		13,546,674.07	13,961,334.09		25.18

Additional information