

Brief report

Date: 08/31/2011
 Currency: EUR

Date of constitution
 06/27/2005

VAT Reg. no.
 V84388131

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

Originator
 Bancaja

Servicer
 Bancaja

Lead Managers
 Bancaja
 JP Morgan

Bond Underwriters and Placement Agents
 Bancaja
 JP Morgan
 IXIS CIB
 Fortis Bank
 Banco Pastor

Bond Paying Agent
 Banco Cooperativo

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Banco Popular Español S.A

Start-up Loan
 Bancaja

Swap
 Barclays Bank

Assets Custodian
 Bancaja

Fund Auditors
 Deloitte (ejercicios 2009 a actual)
 Ernst & Young (hasta ejercicio 2008)

Issued securities: Mortgage-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	
			Current	Original			Final maturity (legal)	Next		
Series A	ES0361795000	06/30/2005 7,544	31,514.06 237,742,068.64 31.51%	100,000.00 754,400,000.00	Floating 3-M Euribor+0.150% 25.Feb/May/Aug/Nov	1.6860% 11/25/2011 135.783580 Gross 109.984700 Net	02/25/2038 Quarterly 25.Feb/May/Aug/Nov	11/25/2011 "Pass-Through"	AAA Aaa	AAA Aaa
Series B	ES0361795018	06/30/2005 132	100,000.00 13,200,000.00 100.00%	100,000.00 13,200,000.00	Floating 3-M Euribor+0.240% 25.Feb/May/Aug/Nov	1.7760% 11/25/2011 453.866667 Gross 367.632000 Net	02/25/2038 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Sequential	AA Aa2	AA Aa2
Series C	ES0361795026	06/30/2005 104	100,000.00 10,400,000.00 100.00%	100,000.00 10,400,000.00	Floating 3-M Euribor+0.340% 25.Feb/May/Aug/Nov	1.8760% 11/25/2011 479.422222 Gross 388.332000 Net	02/25/2038 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Sequential	A+ A1	A+ A1
Series D	ES0361795034	06/30/2005 88	100,000.00 8,800,000.00 100.00%	100,000.00 8,800,000.00	Floating 3-M Euribor+0.500% 25.Feb/May/Aug/Nov	2.0360% 11/25/2011 520.311111 Gross 421.452000 Net	02/25/2038 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Sequential	BBB+ Baa1	BBB+ Baa1
Series E	ES0361795042	06/30/2005 132	100,000.00 13,200,000.00 100.00%	100,000.00 13,200,000.00	Floating 3-M Euribor+1.850% 25.Feb/May/Aug/Nov	3.3860% 11/25/2011 865.311111 Gross 700.902000 Net	02/25/2038 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Sequential	BB+ Ba2	BB+ Ba2
Series F	ES0361795059	06/30/2005 92	100,000.00 9,200,000.00 100.00%	100,000.00 9,200,000.00	Floating 3-M Euribor+4.000% 25.Feb/May/Aug/Nov	5.5360% 11/25/2011 1,414.755556 Gross 1,145.952000 Net	02/25/2038 Quarterly 25.Feb/May/Aug/Nov	To be determined Due to Cash Reserve reduction	CC C	CC C
Total			292,542,068.64	809,200,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)												
Series	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	5.77	5.05	4.45	3.93	3.52	3.20	2.92	2.67	
		Final Maturity	Years	06/01/2017	09/09/2016	02/02/2016	07/31/2015	03/03/2015	11/06/2014	07/26/2014	04/26/2014	5.26
		Date	02/25/2022	02/25/2021	02/25/2020	02/25/2019	05/25/2018	11/25/2017	05/25/2017	11/25/2016		
	Without optional redemption *	Average life	Years	5.97	5.23	4.62	4.12	3.70	3.35	3.05	2.80	
		Final Maturity	Years	08/13/2017	11/19/2016	04/06/2016	10/05/2015	05/05/2015	12/28/2014	09/10/2014	06/10/2014	7.26
		Date	11/25/2024	11/25/2023	11/25/2022	11/25/2021	11/25/2020	02/25/2020	05/25/2019	11/25/2018		
Series B	With optional redemption *	Average life	Years	10.51	9.51	8.51	7.51	6.75	6.26	5.75	5.26	
		Final Maturity	Years	02/25/2022	02/25/2021	02/25/2020	02/25/2019	05/25/2018	11/25/2017	05/25/2017	11/25/2016	5.26
		Date	02/25/2022	02/25/2021	02/25/2020	02/25/2019	05/25/2018	11/25/2017	05/25/2017	11/25/2016		
	Without optional redemption *	Average life	Years	14.21	12.85	11.82	10.86	9.95	9.11	8.36	7.71	
		Final Maturity	Years	11/04/2025	06/29/2024	06/19/2023	07/02/2022	08/01/2021	09/30/2020	12/31/2019	05/09/2019	8.26
		Date	08/25/2026	05/25/2025	02/25/2024	02/25/2023	05/25/2022	05/25/2021	08/25/2020	11/25/2019		
Series C	With optional redemption *	Average life	Years	10.51	9.51	8.51	7.51	6.75	6.26	5.75	5.26	
		Final Maturity	Years	02/25/2022	02/25/2021	02/25/2020	02/25/2019	05/25/2018	11/25/2017	05/25/2017	11/25/2016	5.26
		Date	02/25/2022	02/25/2021	02/25/2020	02/25/2019	05/25/2018	11/25/2017	05/25/2017	11/25/2016		
	Without optional redemption *	Average life	Years	15.88	14.53	13.23	12.21	11.32	10.46	9.65	8.92	
		Final Maturity	Years	07/10/2027	03/03/2026	11/12/2024	11/06/2023	12/16/2022	02/04/2022	04/18/2021	07/25/2020	9.51
		Date	05/25/2028	02/25/2027	08/25/2025	08/25/2024	08/25/2023	11/25/2022	11/25/2021	02/25/2021		
Series D	With optional redemption *	Average life	Years	10.51	9.51	8.51	7.51	6.75	6.26	5.75	5.26	
		Final Maturity	Years	02/25/2022	02/25/2021	02/25/2020	02/25/2019	05/25/2018	11/25/2017	05/25/2017	11/25/2016	5.26
		Date	02/25/2022	02/25/2021	02/25/2020	02/25/2019	05/25/2018	11/25/2017	05/25/2017	11/25/2016		
	Without optional redemption *	Average life	Years	17.40	16.28	15.07	13.85	12.78	11.91	11.10	10.33	
		Final Maturity	Years	01/11/2029	12/02/2027	09/16/2026	06/25/2025	08/03/2024	07/20/2023	09/28/2022	12/21/2021	11.26
		Date	11/25/2029	11/25/2028	08/25/2027	08/25/2026	05/25/2025	08/25/2024	08/25/2023	11/25/2022		
Series E	With optional redemption *	Average life	Years	10.51	9.51	8.51	7.51	6.75	6.26	5.75	5.26	
		Final Maturity	Years	02/24/2022	02/24/2021	02/24/2020	02/24/2019	05/24/2018	11/24/2017	05/24/2017	11/24/2016	5.26
		Date	02/25/2022	02/25/2021	02/25/2020	02/25/2019	05/25/2018	11/25/2017	05/25/2017	11/25/2016		
	Without optional redemption *	Average life	Years	20.44	19.52	18.58	17.61	16.60	15.60	14.66	13.79	
		Final Maturity	Years	01/27/2032	02/26/2031	03/20/2030	03/29/2029	03/27/2028	03/27/2027	04/18/2026	06/04/2025	23.27
		Date	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034	
Series F	With optional redemption *	Average life	Years	10.51	9.51	8.51	7.51	6.75	6.26	5.75	5.26	
		Final Maturity	Years	02/25/2022	02/25/2021	02/25/2020	02/25/2019	05/25/2018	11/25/2017	05/25/2017	11/25/2016	5.26
		Date	02/25/2022	02/25/2021	02/25/2020	02/25/2019	05/25/2018	11/25/2017	05/25/2017	11/25/2016		
	Without optional redemption *	Average life	Years	23.27	23.27	23.27	23.27	23.27	23.27	23.27	23.27	
		Final Maturity	Years	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034	23.27
		Date	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034		

* 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

Series	Credit enhancement (CE)				
	Current	At issue date		% CE	
		% CE	% CE	% CE	
Series A	81.27%	237,742,068.64	19.34%	93.23%	6.85%
Series B	4.51%	13,200,000.00	14.68%	1.63%	5.20%
Series C	3.56%	10,400,000.00	11.01%	1.29%	3.90%
Series D	3.01%	8,800,000.00	7.91%	1.09%	2.80%
Series E	4.51%	13,200,000.00	3.25%	1.63%	1.15%
Series F	3.14%	9,200,000.00		1.14%	
Issue of Bonds		292,542,068.64			809,200,000.00
Reserve Fund	3.25%	9,200,000.00		1.15%	9,200,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	9,823,156.72	1,539%	
Servicer ppal collect not yet credited	101,630.89		
Servicer ints collect not yet credited	36,038.84		
Liabilities	Available	Balance	Interest
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

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Collateral: Mortgage loans

General		
	Current	At constitution date
Count	4,114	8,217
Principal		
Principal outstanding	285,203,005.75	800,024,167.19
Average loan	69,324.99	97,362.07
Minimum	0.00	1,231.16
Maximum	1,076,819.64	1,816,506.15
Interest rate		
Weighted average (wac)	2.73%	3.28%
Minimum	1.87%	2.05%
Maximum	4.40%	5.00%
Final maturity		
Weighted average (WARM) (months)	188	256
Minimum	09/28/2011	06/29/2005
Maximum	01/15/2035	01/15/2035
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR (Mortgage Market)	100.00%	99.99%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.73	6.82	0.08	7.30
10.01 - 20%	2.99	16.36	0.67	15.70
20.01 - 30%	7.77	25.48	1.97	25.70
30.01 - 40%	13.60	35.81	4.61	35.91
40.01 - 50%	23.23	45.34	8.29	45.48
50.01 - 60%	27.25	55.35	15.54	55.54
60.01 - 70%	17.54	64.55	27.42	65.78
70.01 - 80%	5.04	74.48	29.05	75.38
80.01 - 90%	1.85	83.17	6.66	84.37
90.01 - 100%			5.71	95.28
Weighted average (WALTV)	49.62		65.67	
Minimum	0.00		0.77	
Maximum	86.84		99.71	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.34%	0.30%	0.32%	0.37%	1.01%
Annual Percentage Rate (CPR)	3.98%	3.56%	3.78%	4.29%	11.46%

Geographic distribution		
	Current	At constitution date
Andalucia	6.82%	5.76%
Aragon	0.46%	0.67%
Asturias	0.03%	0.03%
Balearic Islands	3.42%	3.36%
Basque Country	0.48%	0.47%
Canary Islands	1.74%	1.64%
Cantabria		0.01%
Castilla-La Mancha	3.29%	3.07%
Castilla-Leon	0.87%	0.87%
Catalonia	7.70%	8.13%
Extremadura	0.33%	0.26%
Galicia	0.43%	0.49%
La Rioja	0.10%	0.08%
Madrid	9.69%	11.21%
Murcia	0.82%	0.92%
Navarra	0.27%	0.38%
Valencia	63.55%	62.64%

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	176	47,084.47	12,792.67	0.00	59,877.14	4.17	13,731,270.89	13,791,148.03	40.36	43.97
from > 1 to ≤ 2 months	89	59,306.83	23,664.43	0.00	82,971.26	5.78	7,098,847.03	7,181,818.29	21.02	49.78
from > 2 to ≤ 3 months	35	49,732.65	17,774.16	0.00	67,506.81	4.70	3,122,205.60	3,189,712.41	9.33	32.30
from > 3 to ≤ 6 months	24	43,869.81	20,301.79	0.00	64,171.60	4.47	2,042,589.50	2,106,761.10	6.17	43.87
from > 6 to < 12 months	26	81,890.76	43,717.18	0.00	125,607.94	8.75	2,393,057.06	2,518,665.00	7.37	53.14
from ≥ 12 to < 18 months	15	125,402.85	46,117.49	0.00	171,520.34	11.95	1,523,007.67	1,694,528.01	4.96	56.72
from ≥ 18 to < 24 months	7	34,989.87	25,905.28	0.00	60,895.15	4.24	401,579.86	462,475.01	1.35	42.34
from ≥ 2 years	29	366,248.05	436,326.99	0.00	802,575.04	55.92	2,421,893.32	3,224,468.36	9.44	47.09
Subtotal	401	808,525.29	626,599.99	0.00	1,435,125.28	100.00	32,734,450.93	34,169,576.21	100.00	44.88
<i>Doubt debts (subjectives)</i>										
from > 3 to ≤ 6 months	1	6,486.10	155.96	0.00	6,642.06	15.42	0.00	6,642.06	15.42	3.88
from ≥ 12 to < 18 months	1	0.00	31.55	0.00	31.55	0.07	0.00	31.55	0.07	0.03
from ≥ 18 to < 24 months	1	35,008.96	1,379.47	0.00	36,388.43	84.50	0.00	36,388.43	84.50	26.74
Subtotal	3	41,495.06	1,566.98	0.00	43,062.04	100.00	0.00	43,062.04	100.00	10.32
Total	404	850,020.35	628,166.97	0.00	1,478,187.32		32,734,450.93	34,212,638.25		44.69