

Brief report

Date: 09/30/2012
 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
 Barclays Bank PLC

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Barclays Bank PLC

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 | | Interest type | Interest Rate | Redemption | | Rating |
| | | | | (Bond Unit / Series Total / %Factor) | | | | Final maturity (legal) | Next | |
| | | | | Current | Original | Reference rate and margin | Next coupon | | | |
| | | | | | | Payment Date | | | | |
| Series A | ES0361795000 | 06/30/2005 | 7,544 | 27,711.44 209,055,103.36 27.1% | 100,000.00 754,400,000.00 | Floating 3-M Euribor+0.150% 25.Feb/May/Aug/Nov | 0.4530% 11/26/2012 31.731908 Gross 25.702845 Net | 02/25/2038 Quarterly 25.Feb/May/Aug/Nov | 11/26/2012 "Pass-Through" | AA-sf A3sf Aaa |
| Series B | ES0361795018 | 06/30/2005 | 132 | 100,000.00 13,200,000.00 100.0% | 100,000.00 13,200,000.00 | Floating 3-M Euribor+0.240% 25.Feb/May/Aug/Nov | 0.5430% 11/26/2012 137.258333 Gross 111.179250 Net | 02/25/2038 Quarterly 25.Feb/May/Aug/Nov | To be determined "Pass-Through" Pro rata deferred start / Secutorial | AA-sf A3sf Aa2 |
| Series C | ES0361795026 | 06/30/2005 | 104 | 100,000.00 10,400,000.00 100.0% | 100,000.00 10,400,000.00 | Floating 3-M Euribor+0.340% 25.Feb/May/Aug/Nov | 0.6430% 11/26/2012 162.536111 Gross 131.654250 Net | 02/25/2038 Quarterly 25.Feb/May/Aug/Nov | To be determined "Pass-Through" Pro rata deferred start / Secutorial | A+ A3sf A1 |
| Series D | ES0361795034 | 06/30/2005 | 88 | 100,000.00 8,800,000.00 100.0% | 100,000.00 8,800,000.00 | Floating 3-M Euribor+0.500% 25.Feb/May/Aug/Nov | 0.8030% 11/26/2012 202.980556 Gross 164.414250 Net | 02/25/2038 Quarterly 25.Feb/May/Aug/Nov | To be determined "Pass-Through" Pro rata deferred start / Secutorial | BBB+ Baa1 Baa1 |
| Series E | ES0361795042 | 06/30/2005 | 132 | 100,000.00 13,200,000.00 100.0% | 100,000.00 13,200,000.00 | Floating 3-M Euribor+1.850% 25.Feb/May/Aug/Nov | 2.1530% 11/26/2012 544.230556 Gross 440.826750 Net | 02/25/2038 Quarterly 25.Feb/May/Aug/Nov | To be determined "Pass-Through" Pro rata deferred start / Secutorial | BB+ Baa2 Baa2 |
| Series F | ES0361795059 | 06/30/2005 | 92 | 100,000.00 9,200,000.00 100.0% | 100,000.00 9,200,000.00 | Floating 3-M Euribor+4.000% 25.Feb/May/Aug/Nov | 4.3030% 11/26/2012 1,087.702778 Gross 881.039250 Net | 02/25/2038 Quarterly 25.Feb/May/Aug/Nov | To be determined Due to Cash Reserve reduction | CC C C |
| Total | | | | 263,855,103.36 | 809,200,000.00 | | | | | |

| 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) | | | | | | | 1.25 | 1.44 |
| | | | | 0.17 | 0.34 | 0.51 | 0.69 | 0.87 | 1.06 | 1.25 | | |
| | | | | % 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 | 5.30 | 4.65 | 4.10 | 3.67 | 3.33 | 2.99 | 2.73 | 2.54 | |
| | | Final Maturity | Years | 12/15/2017 | 04/21/2017 | 10/01/2016 | 04/25/2016 | 12/24/2015 | 08/24/2015 | 05/20/2015 | 03/10/2015 | |
| | | Date | 02/25/2022 | 02/25/2021 | 02/25/2020 | 05/25/2019 | 11/25/2018 | 02/25/2018 | 08/25/2017 | 05/25/2017 | | |
| | Without optional redemption * | Average life | Years | 5.52 | 4.86 | 4.32 | 3.87 | 3.49 | 3.18 | 2.91 | 2.68 | |
| | | Final Maturity | Years | 03/02/2018 | 07/08/2017 | 12/20/2016 | 07/09/2016 | 02/22/2016 | 10/30/2015 | 07/24/2015 | 05/01/2015 | |
| | | Date | 11/25/2024 | 11/25/2023 | 11/25/2022 | 02/25/2022 | 02/25/2021 | 05/25/2020 | 11/25/2019 | 05/25/2019 | | |
| Series B | With optional redemption * | Average life | Years | 9.50 | 8.50 | 7.50 | 6.75 | 6.25 | 5.50 | 5.00 | 4.75 | |
| | | Final Maturity | Years | 02/25/2022 | 02/25/2021 | 02/25/2020 | 05/25/2019 | 11/25/2018 | 02/25/2018 | 08/25/2017 | 05/25/2017 | |
| | | Date | 02/25/2022 | 02/25/2021 | 02/25/2020 | 05/25/2019 | 11/25/2018 | 02/25/2018 | 08/25/2017 | 05/25/2017 | | |
| | Without optional redemption * | Average life | Years | 13.11 | 11.86 | 10.91 | 10.05 | 9.23 | 8.47 | 7.79 | 7.20 | |
| | | Final Maturity | Years | 10/01/2025 | 07/04/2024 | 07/23/2023 | 09/11/2022 | 11/15/2021 | 02/14/2021 | 06/10/2020 | 11/05/2019 | |
| | | Date | 08/25/2026 | 05/25/2025 | 02/25/2024 | 05/25/2023 | 08/25/2022 | 11/25/2021 | 02/25/2021 | 05/25/2020 | | |
| Series C | With optional redemption * | Average life | Years | 9.50 | 8.50 | 7.50 | 6.75 | 6.25 | 5.50 | 5.00 | 4.75 | |
| | | Final Maturity | Years | 02/25/2022 | 02/25/2021 | 02/25/2020 | 05/25/2019 | 11/25/2018 | 02/25/2018 | 08/25/2017 | 05/25/2017 | |
| | | Date | 02/25/2022 | 02/25/2021 | 02/25/2020 | 05/25/2019 | 11/25/2018 | 02/25/2018 | 08/25/2017 | 05/25/2017 | | |
| | Without optional redemption * | Average life | Years | 14.80 | 13.55 | 12.34 | 11.37 | 10.56 | 9.79 | 9.06 | 8.40 | |
| | | Final Maturity | Years | 06/12/2027 | 03/11/2026 | 12/25/2024 | 01/07/2024 | 03/17/2023 | 06/08/2022 | 09/17/2021 | 01/17/2021 | |
| | | Date | 02/25/2028 | 02/25/2027 | 11/25/2025 | 08/25/2024 | 11/25/2023 | 02/25/2023 | 05/25/2022 | 08/25/2021 | | |
| Series D | With optional redemption * | Average life | Years | 9.50 | 8.50 | 7.50 | 6.75 | 6.25 | 5.50 | 5.00 | 4.75 | |
| | | Final Maturity | Years | 02/25/2022 | 02/25/2021 | 02/25/2020 | 05/25/2019 | 11/25/2018 | 02/25/2018 | 08/25/2017 | 05/25/2017 | |
| | | Date | 02/25/2022 | 02/25/2021 | 02/25/2020 | 05/25/2019 | 11/25/2018 | 02/25/2018 | 08/25/2017 | 05/25/2017 | | |
| | Without optional redemption * | Average life | Years | 18.33 | 15.29 | 14.17 | 13.03 | 12.02 | 11.20 | 10.46 | 9.76 | |
| | | Final Maturity | Years | 12/21/2028 | 12/07/2027 | 10/23/2026 | 09/05/2025 | 08/01/2024 | 11/04/2023 | 02/08/2023 | 05/30/2022 | |
| | | Date | 11/25/2029 | 11/25/2028 | 11/25/2027 | 08/25/2026 | 08/25/2025 | 08/25/2024 | 11/25/2023 | 02/25/2023 | | |
| Series E | With optional redemption * | Average life | Years | 9.50 | 8.50 | 7.50 | 6.75 | 6.25 | 5.50 | 5.00 | 4.75 | |
| | | Final Maturity | Years | 02/25/2022 | 02/25/2021 | 02/25/2020 | 05/25/2019 | 11/25/2018 | 02/25/2018 | 08/25/2017 | 05/25/2017 | |
| | | Date | 02/25/2022 | 02/25/2021 | 02/25/2020 | 05/25/2019 | 11/25/2018 | 02/25/2018 | 08/25/2017 | 05/25/2017 | | |
| | Without optional redemption * | Average life | Years | 19.39 | 18.52 | 17.64 | 16.73 | 15.80 | 14.87 | 13.98 | 13.16 | |
| | | Final Maturity | Years | 01/11/2032 | 02/28/2031 | 04/12/2030 | 05/16/2029 | 06/10/2028 | 07/06/2027 | 08/16/2026 | 10/21/2025 | |
| | | 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 | | |
| Series F | With optional redemption * | Average life | Years | 9.50 | 8.50 | 7.50 | 6.75 | 6.25 | 5.50 | 5.00 | 4.75 | |
| | | Final Maturity | Years | 02/25/2022 | 02/25/2021 | 02/25/2020 | 05/25/2019 | 11/25/2018 | 02/25/2018 | 08/25/2017 | 05/25/2017 | |
| | | Date | 02/25/2022 | 02/25/2021 | 02/25/2020 | 05/25/2019 | 11/25/2018 | 02/25/2018 | 08/25/2017 | 05/25/2017 | | |
| | Without optional redemption * | Average life | Years | 22.26 | 22.26 | 22.26 | 22.26 | 22.26 | 22.26 | 22.26 | 22.26 | |
| | | 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 | |
| | | 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

| Credit enhancement (CE) | | | | | | |
|-------------------------|---------|----------------|--------|---------------|----------------|-------|
| | Current | | | At issue date | | |
| | % CE | | % CE | % CE | | % CE |
| Series A | 79.23% | 209,055,103.36 | 21.52% | 93.23% | 754,400,000.00 | 6.85% |
| Series B | 5.00% | 13,200,000.00 | 16.34% | 1.63% | 13,200,000.00 | 5.20% |
| Series C | 3.94% | 10,400,000.00 | 12.25% | 1.29% | 10,400,000.00 | 3.90% |
| Series D | 3.34% | 8,800,000.00 | 6.80% | 1.09% | 8,800,000.00 | 2.80% |
| Series E | 5.00% | 13,200,000.00 | 3.61% | 1.63% | 13,200,000.00 | 1.15% |
| Series F | 3.49% | 9,200,000.00 | | 1.14% | 9,200,000.00 | |
| Issue of Bonds | | 263,855,103.36 | | | 809,200,000.00 | |
| Reserve Fund | 3.61% | 9,200,000.00 | | 1.15% | 9,200,000.00 | |

| Other financial operations (current) | | | |
|--|---------------|----------|----------|
| Assets | Balance | Interest | |
| Treasury Account | 12,453,940.73 | 0.303% | |
| Servicer ppal collect not yet credited | 265,448.10 | | |
| Servicer ints collect not yet credited | 53,533.93 | | |
| 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 | 3,948 | 8,217 |
| Principal | | |
| Principal outstanding | 254,894,197.45 | 800,024,167.19 |
| Average loan | 64,562.87 | 97,362.07 |
| Minimum | 0.00 | 1,231.16 |
| Maximum | 949,982.42 | 1,816,506.15 |
| Interest rate | | |
| Weighted average (wac) | 2.54% | 3.28% |
| Minimum | 1.47% | 2.05% |
| Maximum | 4.07% | 5.00% |
| Final maturity | | |
| Weighted average (WARM) (months) | 179 | 256 |
| Minimum | 10/01/2012 | 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% | 0.95 | 6.86 | 0.08 | 7.30 |
| 10.01 - 20% | 4.13 | 16.30 | 0.67 | 15.70 |
| 20.01 - 30% | 8.88 | 25.57 | 1.97 | 25.70 |
| 30.01 - 40% | 17.37 | 35.79 | 4.61 | 35.91 |
| 40.01 - 50% | 23.11 | 45.18 | 8.29 | 45.48 |
| 50.01 - 60% | 26.29 | 54.82 | 15.54 | 55.54 |
| 60.01 - 70% | 14.08 | 63.94 | 27.42 | 65.78 |
| 70.01 - 80% | 4.11 | 74.32 | 29.05 | 75.38 |
| 80.01 - 90% | 1.08 | 81.55 | 6.66 | 84.37 |
| 90.01 - 100% | | | 5.71 | 95.28 |
| Weighted average (WALTV) | 47.02 | | | 65.67 |
| Minimum | 0.00 | | | 0.77 |
| Maximum | 84.02 | | | 99.71 |

| Prepayments | | | | | |
|------------------------------|---------------|---------------|---------------|----------------|------------|
| | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM) | 0.26% | 0.25% | 0.27% | 0.32% | 0.91% |
| Annual Percentage Rate (CPR) | 3.05% | 2.96% | 3.16% | 3.72% | 10.35% |

| Geographic distribution | | |
|-------------------------|---------|----------------------|
| | Current | At constitution date |
| Andalucia | 6.95% | 5.76% |
| Aragon | 0.48% | 0.67% |
| Asturias | 0.04% | 0.03% |
| Balearic Islands | 3.40% | 3.36% |
| Basque Country | 0.47% | 0.47% |
| Canary Islands | 1.78% | 1.64% |
| Cantabria | | 0.01% |
| Castilla-La Mancha | 3.28% | 3.07% |
| Castilla-Leon | 0.84% | 0.87% |
| Catalonia | 7.86% | 8.13% |
| Extremadura | 0.30% | 0.26% |
| Galicia | 0.37% | 0.49% |
| La Rioja | 0.10% | 0.08% |
| Madrid | 9.96% | 11.21% |
| Murcia | 0.83% | 0.92% |
| Navarra | 0.26% | 0.38% |
| Valencia | 63.08% | 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 | 207 | 50,227.31 | 20,539.61 | 0.00 | 70,766.92 | 14,252,753.97 | 14,323,520.89 | 36.40 | 44.34 |
| from > 1 to ≤ 2 months | 102 | 61,414.45 | 27,349.24 | 0.00 | 88,763.69 | 7,921,281.89 | 8,010,045.58 | 20.35 | 44.57 |
| from > 2 to ≤ 3 months | 48 | 70,016.02 | 23,744.94 | 0.00 | 93,760.96 | 3,720,191.84 | 3,813,952.80 | 9.69 | 37.32 |
| from > 3 to ≤ 6 months | 54 | 93,316.44 | 40,297.72 | 0.00 | 133,614.16 | 3,378,101.47 | 3,511,715.63 | 8.92 | 40.83 |
| from > 6 to < 12 months | 34 | 153,752.84 | 63,520.08 | 0.00 | 217,272.92 | 2,760,723.07 | 2,977,995.99 | 7.57 | 42.81 |
| from ≥ 12 to < 18 months | 17 | 121,024.81 | 65,155.78 | 0.00 | 186,180.59 | 1,636,833.40 | 1,823,013.99 | 4.63 | 45.91 |
| from ≥ 18 to < 24 months | 7 | 60,349.17 | 40,265.48 | 0.00 | 100,614.65 | 792,307.75 | 892,922.40 | 2.27 | 56.58 |
| from ≥ 2 years | 37 | 553,457.19 | 556,793.78 | 0.00 | 1,110,250.97 | 2,891,899.16 | 4,002,150.13 | 10.17 | 43.24 |
| Subtotal | 506 | 1,163,558.23 | 837,666.63 | 0.00 | 2,001,224.86 | 37,354,092.55 | 39,355,317.41 | 100.00 | 43.32 |
| <i>Doubt debts (subjectives)</i> | | | | | | | | | |
| from > 3 to ≤ 6 months | 3 | 2,948.12 | 366.63 | 0.00 | 3,314.75 | 0.00 | 3,314.75 | 2.87 | 0.63 |
| from > 6 to < 12 months | 3 | 11,664.82 | 377.65 | 0.00 | 12,042.47 | 0.00 | 12,042.47 | 10.41 | 4.22 |
| from ≥ 12 to < 18 months | 2 | 21,687.41 | 1,953.58 | 0.00 | 23,640.99 | 0.00 | 23,640.99 | 20.44 | 9.57 |
| from ≥ 18 to < 24 months | 2 | 31,538.82 | 7,710.36 | 0.00 | 39,249.18 | 0.00 | 39,249.18 | 33.93 | 10.57 |
| from ≥ 2 years | 2 | 35,008.96 | 2,418.69 | 0.00 | 37,427.65 | 0.00 | 37,427.65 | 32.36 | 15.22 |
| Subtotal | 12 | 102,848.13 | 12,826.91 | 0.00 | 115,675.04 | 0.00 | 115,675.04 | 100.00 | 6.92 |
| Total | 518 | 1,266,406.36 | 850,493.54 | 0.00 | 2,116,899.90 | 37,354,092.55 | 39,470,992.45 | | 42.66 |