

MBS BANCAJA 3 Fondo de Titulización de Activos

Brief report

Date: 09/30/2009
Currency: EUR

Date of constitution
04/03/2006

VAT Reg. no.
V84669332

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

Originator
Bancaja

Servicer
Bancaja

Lead Managers
Bancaja
Deutsche Bank
Société Générale

Bond Underwriters and Placement Agents
Bancaja
Deutsche Bank
Société Générale

Bond Paying Agent
Bancaja

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Santander S.A

Start-up Loan
Bancaja

Swap
JPMorgan Chase

Liquidity Facility A1
JPMorgan Chase SE

Assets Custodian
Bancaja

Fund Auditors
Ernst&Young

Issued securities: Mortgage-Backed Bonds

Bonds Issue										
Series ISIN Code	Issue date N° 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 A1 ES0361796008	04/06/2006 1,000	100,000.00	100,000,000.00	Floating 3-M Euribor+0.010% 26.Mar/Jun/Sep/Dec	12/28/2009	09/26/2007 Quarterly 26.Mar/Jun/Sep/Dec	"Pass-Through"	AAA Aaa	AAA Aaa	
Series A2 ES0361796016	04/06/2006 6,680	64,010.58 427,590,674.40 64.01%	100,000.00 668,000,000.00	Floating 3-M Euribor+0.150% 26.Mar/Jun/Sep/Dec	0.8930% 12/28/2009 144.491438 Gross 118.482979 Net	12/26/2043 Quarterly 26.Mar/Jun/Sep/Dec	12/28/2009 "Pass-Through" Secutorial / Pro rata under certain circumstances	AAA Aaa	AAA Aaa	
Series B ES0361796024	04/06/2006 132	100,000.00 13,200,000.00 100.00%	100,000.00 13,200,000.00	Floating 3-M Euribor+0.190% 26.Mar/Jun/Sep/Dec	0.9330% 12/28/2009 235.841667 Gross 193.390167 Net	12/26/2043 Quarterly 26.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutorial	AA Aa2	AA Aa2	
Series C ES0361796032	04/06/2006 116	100,000.00 11,600,000.00 100.00%	100,000.00 11,600,000.00	Floating 3-M Euribor+0.290% 26.Mar/Jun/Sep/Dec	1.0330% 12/28/2009 261.119444 Gross 214.117944 Net	12/26/2043 Quarterly 26.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutorial	A A2	A A2	
Series D ES0361796040	04/06/2006 72	100,000.00 7,200,000.00 100.00%	100,000.00 7,200,000.00	Floating 3-M Euribor+0.500% 26.Mar/Jun/Sep/Dec	1.2430% 12/28/2009 314.202778 Gross 257.646278 Net	12/26/2043 Quarterly 26.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutorial	BBB+ Baa3	BBB+ Baa3	
Series E ES0361796057	04/06/2006 100	100,000.00 10,000,000.00 100.00%	100,000.00 10,000,000.00	Floating 3-M Euribor+0.000% 26.Mar/Jun/Sep/Dec	4.7430% 12/28/2009 1,198.925000 Gross 983.118500 Net	12/26/2043 Quarterly 26.Mar/Jun/Sep/Dec	To be determined Due to Cash Reserve reduction	CC Ca	CC Ca	
Total		469,590,674.40	810,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series	Option	Average life	Years	% Monthly CPR (SMM)						1.25	1.44
				0.17	0.34	0.51	0.69	0.87	1.06		
		% Annual equivalent CPR		2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00
Series A2	With optional redemption *	Average life	Years	8.81	7.63	6.65	5.82	5.15	4.60	4.17	3.79
		Final Maturity	Years	07/21/2018	05/16/2017	05/23/2016	07/24/2015	11/21/2014	07/05/2014	11/29/2013	12/07/2013
		Date	09/26/2025	03/26/2024	09/26/2022	03/26/2021	12/26/2019	12/26/2018	03/26/2018	06/26/2017	
	Without optional redemption *	Average life	Years	9.51	8.33	7.35	6.54	5.86	5.29	4.81	4.39
		Final Maturity	Years	03/04/2019	01/25/2018	03/02/2017	04/14/2016	10/09/2015	01/13/2015	07/20/2014	02/17/2014
		Date	12/26/2040	12/26/2040	12/26/2040	12/26/2040	12/26/2040	12/26/2040	12/26/2040	12/26/2040	
Series B	With optional redemption *	Average life	Years	10.04	8.71	7.59	6.64	5.88	5.26	4.77	4.32
		Final Maturity	Years	10/13/2019	06/13/2018	02/05/2017	05/21/2016	08/17/2015	01/01/2015	05/07/2014	01/23/2014
		Date	09/26/2025	03/26/2024	09/26/2022	03/26/2021	12/26/2019	12/26/2018	03/26/2018	06/26/2017	
	Without optional redemption *	Average life	Years	10.86	9.52	8.41	7.49	6.72	6.06	5.51	5.02
		Final Maturity	Years	05/08/2020	04/04/2019	02/24/2018	03/24/2017	06/17/2016	10/20/2015	01/04/2015	06/10/2014
		Date	12/26/2040	12/26/2040	12/26/2040	12/26/2040	12/26/2040	12/26/2040	12/26/2040	12/26/2040	
Series C	With optional redemption *	Average life	Years	10.04	8.71	7.59	6.64	5.88	5.26	4.77	4.32
		Final Maturity	Years	10/13/2019	06/13/2018	02/05/2017	05/21/2016	08/17/2015	01/01/2015	05/07/2014	01/23/2014
		Date	09/26/2025	03/26/2024	09/26/2022	03/26/2021	12/26/2019	12/26/2018	03/26/2018	06/26/2017	
	Without optional redemption *	Average life	Years	10.86	9.52	8.41	7.49	6.72	6.06	5.51	5.02
		Final Maturity	Years	05/08/2020	04/04/2019	02/24/2018	03/24/2017	06/17/2016	10/20/2015	01/04/2015	06/10/2014
		Date	12/26/2040	12/26/2040	12/26/2040	12/26/2040	12/26/2040	12/26/2040	12/26/2040	12/26/2040	
Series D	With optional redemption *	Average life	Years	10.04	8.71	7.59	6.64	5.88	5.26	4.77	4.32
		Final Maturity	Years	10/13/2019	06/13/2018	02/05/2017	05/21/2016	08/17/2015	01/01/2015	05/07/2014	01/23/2014
		Date	09/26/2025	03/26/2024	09/26/2022	03/26/2021	12/26/2019	12/26/2018	03/26/2018	06/26/2017	
	Without optional redemption *	Average life	Years	10.86	9.52	8.41	7.49	6.72	6.06	5.51	5.02
		Final Maturity	Years	05/08/2020	04/04/2019	02/24/2018	03/24/2017	06/17/2016	10/20/2015	01/04/2015	06/10/2014
		Date	12/26/2040	12/26/2040	12/26/2040	12/26/2040	12/26/2040	12/26/2040	12/26/2040	12/26/2040	
Series E	With optional redemption *	Average life	Years	11.02	9.77	8.68	7.69	6.91	6.29	5.84	5.42
		Final Maturity	Years	03/10/2020	04/07/2019	02/06/2018	07/06/2017	08/24/2016	01/14/2016	02/08/2015	02/28/2015
		Date	09/26/2025	03/26/2024	09/26/2022	03/26/2021	12/26/2019	12/26/2018	03/26/2018	06/26/2017	
	Without optional redemption *	Average life	Years	18.65	18.15	17.81	17.58	17.41	17.30	17.23	17.18
		Final Maturity	Years	05/19/2028	11/19/2027	07/18/2027	04/24/2027	02/24/2027	01/14/2027	12/18/2026	11/29/2026
		Date	12/26/2040	12/26/2040	12/26/2040	12/26/2040	12/26/2040	12/26/2040	12/26/2040	12/26/2040	

* 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)						
Class	Current	% CE	At issue date			
			% CE		% CE	
Class A	91.06%	427,590,674.40	9.14%	94.81%	768,000,000.00	5.25%
Series A1	0.00%	0.00	12.35%	12.35%	100,000,000.00	
Series A2	91.06%	427,590,674.40	82.47%	82.47%	668,000,000.00	
Series B	2.81%	13,200,000.00	6.27%	1.63%	13,200,000.00	3.60%
Series C	2.47%	11,600,000.00	3.74%	1.43%	11,600,000.00	2.15%
Series D	1.53%	7,200,000.00	2.18%	0.89%	7,200,000.00	1.25%
Series E	2.13%	10,000,000.00	1.23%	1.23%	10,000,000.00	
Issue of Bonds		469,590,674.40			810,000,000.00	
Reserve Fund	2.18%	10,000,000.00	1.25%	1.25%	10,000,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		11,064,519.44	0.762%
Servicer ppal collect not yet credited		801,301.34	
Servicer ints collect not yet credited		79,315.75	
Liabilities	Available	Balance	Interest
Start-up Loan		764,339.47	2.743%
Liquidity Facility A1	0.00	0.00	

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Ernst&Young

Collateral: Mortgage loans

General			
	Current	At constitution date	
Count	4,722	7,093	
Principal			
Principal outstanding	459,674,627.54	800,012,981.57	
Average loan	97,347.44	112,789.09	
Minimum	93.07	0.52	
Maximum	558,110.09	600,000.00	
Interest rate			
Weighted average (wac)	3.36%	3.40%	
Minimum	1.86%	2.10%	
Maximum	7.25%	6.22%	
Final maturity			
Weighted average (WARM) (months)	233	273	
Minimum	10/01/2009	04/10/2006	
Maximum	10/05/2040	10/05/2040	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	0.10%	0.13%	
1-year EURIBOR/MIBOR (Mortgage Market)	99.90%	99.86%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.32	7.30	0.14	7.86
10.01 - 20%	1.91	15.95	0.90	16.41
20.01 - 30%	4.07	25.54	2.20	25.62
30.01 - 40%	8.32	35.49	4.89	35.39
40.01 - 50%	15.38	45.29	10.54	45.61
50.01 - 60%	22.45	55.22	16.38	55.53
60.01 - 70%	26.79	64.85	27.70	65.74
70.01 - 80%	14.18	73.33	26.61	75.70
80.01 - 90%	5.07	85.07	5.42	84.94
90.01 - 100%	1.50	92.05	5.23	95.16
Weighted average (WALTV)	57.15		64.29	
Minimum	0.10		0.00	
Maximum	95.14		99.98	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.46%	0.41%	0.44%	0.61%	1.04%
Annual Percentage Rate (CPR)	5.38%	4.81%	5.17%	7.08%	11.80%

Geographic distribution		
	Current	At constitution date
Andalucia	7.69%	7.36%
Aragon	0.52%	0.49%
Asturias	0.25%	0.23%
Balearic Islands	5.82%	5.83%
Basque Country	1.16%	1.11%
Canary Islands	4.47%	4.44%
Cantabria	0.08%	0.15%
Castilla-La Mancha	2.21%	2.13%
Castilla-Leon	2.74%	2.54%
Catalonia	8.18%	8.67%
Extremadura	0.34%	0.31%
Galicia	2.06%	1.76%
La Rioja	0.58%	0.57%
Madrid	10.03%	10.33%
Meillia	0.02%	0.03%
Murcia	1.88%	1.78%
Navarra	4.38%	4.08%
Valencia	47.58%	48.19%

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	232	68,824.04	43,633.61	0.00	112,457.65	7.68	26,503,598.49	26,616,056.14	45.75
from > 1 to ≤ 2 months	98	62,287.30	50,558.17	0.00	112,845.47	7.70	10,964,180.79	11,077,026.26	19.04
from > 2 to ≤ 3 months	44	49,397.42	41,921.54	0.00	91,318.96	6.23	5,506,419.41	5,597,738.37	9.62
from > 3 to ≤ 6 months	46	74,823.32	84,630.48	0.00	159,453.80	10.89	5,194,973.63	5,354,427.43	9.20
from > 6 to < 12 months	35	100,086.03	153,994.98	0.00	254,081.01	17.35	3,885,305.81	4,139,386.82	7.11
from ≥ 12 to < 18 months	20	96,053.47	180,340.20	0.00	276,393.67	18.87	2,656,774.98	2,933,168.65	5.04
from ≥ 18 to < 24 months	9	21,218.57	135,721.34	0.00	156,939.91	10.72	838,913.68	995,853.59	1.71
from ≥ 2 years	13	63,516.94	237,627.71	0.00	301,144.65	20.56	1,165,560.04	1,466,704.69	2.52
Subtotal	497	536,207.09	928,428.03	0.00	1,464,635.12	100.00	56,715,726.83	58,180,361.95	100.00
<i>Doubt debts (subjectives)</i>									
	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
Total	497	536,207.09	928,428.03	0.00	1,464,635.12		56,715,726.83	58,180,361.95	55.04