

Brief report

Date: 08/31/2012
 Currency: EUR

Date of constitution
 02/02/2009

VAT Reg. no.
 V85623668

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

Originator
 Bancaja

Servicer
 Bancaja

Lead Manager and Subscriber
 Bancaja

Bond Paying Agent
 Bankinter

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Banco Santander

Start-up Loan
 Bancaja

Subordinated Loan
 Bancaja

Assets Custodian
 Bancaja

Fund Auditors
 Deloitte

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		
		Current	Original			Final maturity (legal)	Next	Moody's / S&P Current	Original	
Series A ES0361745005	02/04/2009 9,040	75,026.79 678,242,181.60 75.03%	100,000.00 904,000,000.00	Floating 3M Euribor+0.300% 24.Feb/May/Aug/Nov	0.6100% 11/26/2012 119.501004 Gross 96.795813 Net	05/24/2052 Quarterly 24.Feb/May/Aug/Nov	11/26/2012 "Pass-Through"	A3sf Asf	Aaa	
Series B ES0361745013	02/04/2009 375	100,000.00 37,500,000.00 100.00%	100,000.00 37,500,000.00	Floating 3M Euribor+0.600% 24.Feb/May/Aug/Nov	0.9100% 11/26/2012 237.611111 Gross 192.465000 Net	05/24/2052 Quarterly 24.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A3sf n.c.	Aa3	
Series C ES0361745021	02/04/2009 285	100,000.00 28,500,000.00 100.00%	100,000.00 28,500,000.00	Floating 3M Euribor+1.200% 24.Feb/May/Aug/Nov	1.5100% 11/26/2012 394.277778 Gross 319.365000 Net	05/24/2052 Quarterly 24.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Baa1 n.c.	Baa1	
Series D ES0361745039	02/04/2009 300	100,000.00 30,000,000.00 100.00%	100,000.00 30,000,000.00	Floating 3M Euribor+2.000% 24.Feb/May/Aug/Nov	2.3100% 11/26/2012 603.166667 Gross 488.565000 Net	05/24/2052 Quarterly 24.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	B1 n.c.	B1	
Total		774,242,181.60	1,000,000,000.00							

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)									
				% Annual equivalent CPR									
				0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44		
				2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00		
Series A	With optional redemption *	Average life	Years	8.59	7.17	6.10	5.27	4.62	4.10	3.87	3.32		
		Final Maturity	Years	03/24/2021	10/23/2019	09/27/2018	11/29/2017	04/05/2017	09/27/2016	04/24/2016	12/17/2015	12/17/2015	
	Without optional redemption *	Average life	Years	8.59	7.17	6.10	5.27	4.62	4.10	3.67	3.32		
		Final Maturity	Years	03/24/2021	10/23/2019	09/27/2018	11/30/2017	04/06/2017	09/27/2016	04/24/2016	12/17/2015	12/17/2015	
	Series B	With optional redemption *	Average life	Years	20.27	17.76	15.51	13.76	12.26	11.01	10.01	9.01	
			Final Maturity	Years	11/24/2032	05/24/2030	02/24/2028	05/24/2026	11/24/2024	08/24/2023	08/24/2022	08/24/2021	08/24/2021
Without optional redemption *		Average life	Years	20.27	17.76	15.51	13.76	12.26	11.01	10.01	9.01		
		Final Maturity	Years	11/24/2032	05/24/2030	02/24/2028	05/24/2026	11/24/2024	08/24/2023	08/24/2022	08/24/2021	08/24/2021	
Series C		With optional redemption *	Average life	Years	21.87	19.35	17.14	15.22	13.63	12.26	11.08	10.07	
			Final Maturity	Years	07/03/2034	12/25/2031	10/09/2029	11/09/2027	04/03/2026	11/24/2024	09/20/2023	09/17/2022	09/17/2022
	Without optional redemption *	Average life	Years	23.52	20.76	18.76	16.52	15.01	13.51	12.26	11.01		
		Final Maturity	Years	02/24/2036	05/24/2033	05/24/2031	02/24/2029	08/24/2027	02/24/2026	11/24/2024	08/24/2023	08/24/2023	
	Series D	With optional redemption *	Average life	Years	20.27	17.76	15.51	13.76	12.26	11.01	10.01	9.01	
			Final Maturity	Years	11/24/2032	05/24/2030	02/24/2028	05/24/2026	11/24/2024	08/24/2023	08/24/2022	08/24/2021	08/24/2021
Without optional redemption *		Average life	Years	24.93	22.48	20.15	18.13	16.31	14.76	13.43	12.26		
		Final Maturity	Years	07/23/2037	02/10/2035	10/14/2032	10/07/2030	12/12/2028	05/25/2027	01/25/2026	11/24/2024	11/24/2024	
Series D		With optional redemption *	Average life	Years	20.27	17.76	15.51	13.76	12.26	11.01	10.01	9.01	
			Final Maturity	Years	11/24/2032	05/24/2030	02/24/2028	05/24/2026	11/24/2024	08/24/2023	08/24/2022	08/24/2021	08/24/2021
	Without optional redemption *	Average life	Years	30.32	28.12	25.97	23.88	21.93	20.15	18.53	17.08		
		Final Maturity	Years	12/10/2042	09/29/2040	08/07/2038	07/03/2036	07/25/2034	10/12/2032	02/28/2031	09/17/2029	09/17/2029	
					08/24/2048	08/24/2048	08/24/2048	08/24/2048	08/24/2048	08/24/2048	08/24/2048	08/24/2048	

* 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
Series A	87.60%	678,242,181.60	21.69%	90.40%	904,000,000.00	16.80%
Series B	4.84%	37,500,000.00	16.85%	3.75%	37,500,000.00	13.05%
Series C	3.68%	28,500,000.00	13.17%	2.85%	28,500,000.00	10.20%
Series D	3.87%	30,000,000.00	9.30%	3.00%	30,000,000.00	7.20%
Issue of Bonds		774,242,181.60			1,000,000,000.00	
Reserve Fund	9.30%	72,000,000.00		7.20%	72,000,000.00	

Other financial operations (current)			
Assets		Balance	
		Available	Interest
Treasury Account		74,241,069.59	0.318%
Servicer ppal collect not yet credited		300,135.64	
Servicer ints collect not yet credited		54,303.58	
Liabilities			
Subordinated Loan L/T		72,000,000.00	1.810%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		410,000.00	2.310%
Start-up Loan S/T		820,000.00	

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Collateral: Mortgage loans

General		
	Current	At constitution date
Count	6,825	7,710
Principal		
Principal outstanding	775,769,509.99	1,000,013,631.29
Average loan	113,665.86	129,703.45
Minimum	0.00	6.98
Maximum	868,875.21	982,091.87
Interest rate		
Weighted average (wac)	2.62%	5.82%
Minimum	1.62%	4.05%
Maximum	4.18%	7.50%
Final maturity		
Weighted average (WARM) (months)	269	302
Minimum	09/05/2012	02/05/2009
Maximum	09/05/2048	09/10/2048
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR (Mortgage Market)	100.00%	100.00%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.40	6.95	0.16	7.74
10.01 - 20%	2.53	15.65	1.45	15.86
20.01 - 30%	6.00	25.48	4.30	25.51
30.01 - 40%	9.72	35.46	7.61	35.45
40.01 - 50%	12.91	45.40	10.99	45.16
50.01 - 60%	20.50	55.59	15.50	55.36
60.01 - 70%	31.24	65.41	35.25	66.72
70.01 - 80%	15.05	74.70	22.55	76.44
80.01 - 90%	1.13	84.31	1.12	84.71
90.01 - 100%	0.53	96.02	1.08	96.91
Weighted average (WALTV)	55.78		60.33	
Minimum	0.00		0.00	
Maximum	100.00		100.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.32%	0.48%	0.41%	0.34%	0.35%
Annual Percentage Rate (CPR)	3.81%	5.61%	4.77%	4.02%	4.10%

Geographic distribution		
	Current	At constitution date
Andalucia	10.55%	9.99%
Aragon	0.81%	0.81%
Asturias	0.15%	0.14%
Balearic Islands	8.21%	7.80%
Basque Country	0.62%	0.61%
Canary Islands	2.08%	2.09%
Cantabria	0.19%	0.18%
Castilla-La Mancha	2.10%	2.03%
Castilla-Leon	2.24%	2.37%
Catalonia	7.39%	7.49%
Extremadura	0.21%	0.20%
Galicia	0.73%	0.68%
La Rioja	0.17%	0.16%
Madrid	4.46%	4.36%
Murcia	5.04%	4.98%
Navarra	3.64%	3.39%
Valencia	51.41%	52.72%

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	414	85,885.42	66,730.12	0.00	152,615.54	5.99	50,324,325.96	50,476,941.50	38.84	48.98
from > 1 to ≤ 2 months	224	127,469.66	98,740.41	0.00	226,210.07	8.87	26,796,677.74	27,022,887.81	20.79	49.52
from > 2 to ≤ 3 months	103	91,191.43	87,960.43	0.00	179,151.86	7.03	13,806,884.61	13,986,036.47	10.76	48.41
from > 3 to ≤ 6 months	103	184,317.21	139,747.29	0.00	324,064.50	12.71	12,602,677.76	12,926,742.26	9.95	49.91
from > 6 to < 12 months	98	249,273.23	277,320.37	0.00	526,593.60	20.65	12,885,916.14	13,412,509.74	10.32	53.09
from ≥ 12 to < 18 months	38	180,231.60	214,742.22	0.00	394,973.82	15.49	6,021,205.96	6,416,179.78	4.94	58.28
from ≥ 18 to < 24 months	18	106,852.59	108,750.83	0.00	215,603.42	8.46	2,218,364.88	2,433,968.30	1.87	64.11
from ≥ 2 years	28	227,014.73	303,668.54	0.00	530,683.27	20.81	2,756,908.75	3,287,592.02	2.53	51.01
Subtotal	1,026	1,252,235.87	1,297,660.21	0.00	2,549,896.08	100.00	127,412,961.80	129,962,857.88	100.00	50.19
<i>Doubt debts (subjectives)</i>										
from > 6 to < 12 months	4	45,683.79	1,960.48	0.00	47,644.27	34.60	0.00	47,644.27	34.60	5.41
from ≥ 12 to < 18 months	2	73,162.02	5,051.76	0.00	78,213.78	56.79	0.00	78,213.78	56.79	23.31
from ≥ 18 to < 24 months	1	7,045.79	4,814.71	0.00	11,860.50	8.61	0.00	11,860.50	8.61	5.49
Subtotal	7	125,891.60	11,826.95	0.00	137,718.55	100.00	0.00	137,718.55	100.00	9.62
Total	1,033	1,378,127.47	1,309,487.16	0.00	2,687,614.63		127,412,961.80	130,100,576.43		49.97