

Brief report

Date: 09/30/2013
 Currency: EUR

Date of constitution
 02/02/2009

VAT Reg. no.
 V85623668

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

Servicer
 Bancaja

Lead Manager and Subscriber
 Bancaja

Bond Paying Agent
 Banco Santander

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	64,233.50 580,670,840.00 64.23%	100,000.00 904,000,000.00	Floating 3M Euribor+0.300% 24.Feb/May/Aug/Nov	0.5240% 11/25/2013 85.080839 Gross 67.213863 Net	05/24/2052 Quarterly 24.Feb/May/Aug/Nov	11/25/2013 "Pass-Through"	A3sf Aaa	n.c. n.c.
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	0.8240% 11/25/2013 208.288889 Gross 164.548222 Net	05/24/2052 Quarterly 24.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Baa3sf n.c.	Aa3 n.c.
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	1.4240% 11/25/2013 359.955556 Gross 284.364889 Net	05/24/2052 Quarterly 24.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Ba2sf n.c.	Baa1 n.c.
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	2.2240% 11/25/2013 562.177778 Gross 444.120445 Net	05/24/2052 Quarterly 24.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	B2sf n.c.	B1 n.c.
Total		676,670,840.00	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)									
				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	7.95	6.70	5.76	5.02	4.44	3.96	3.58	3.25		
		Final Maturity	Years	08/06/2021	05/07/2020	05/28/2019	09/01/2018	01/30/2018	08/12/2017	03/23/2017	11/26/2016		
	Without optional redemption *	Average life	Years	7.95	6.70	5.76	5.02	4.44	3.96	3.58	3.25		
		Final Maturity	Years	08/06/2021	05/08/2020	05/28/2019	09/01/2018	01/31/2018	08/12/2017	03/23/2017	11/26/2016		
	Series B	With optional redemption *	Average life	Years	18.51	16.26	14.25	12.75	11.25	10.25	9.25	8.50	
			Final Maturity	Years	02/24/2032	11/24/2029	11/24/2027	05/24/2026	11/24/2024	11/24/2023	11/24/2022	02/24/2022	
Without optional redemption *		Average life	Years	18.51	16.26	14.25	12.75	11.25	10.25	9.25	8.50		
		Final Maturity	Years	02/24/2032	11/24/2029	11/24/2027	05/24/2026	11/24/2024	11/24/2023	11/24/2022	02/24/2022		
Series C		With optional redemption *	Average life	Years	20.11	17.82	15.78	14.06	12.62	11.39	10.32	9.41	
			Final Maturity	Years	10/01/2033	06/18/2031	06/04/2029	09/14/2027	04/03/2026	01/11/2025	12/20/2023	01/21/2023	
	Without optional redemption *	Average life	Years	21.76	19.26	17.26	15.51	14.00	12.51	11.51	10.50		
		Final Maturity	Years	05/24/2035	11/24/2032	11/24/2030	02/24/2029	08/24/2027	02/24/2026	02/24/2025	02/24/2024		
	Series D	With optional redemption *	Average life	Years	18.51	16.26	14.25	12.75	11.25	10.25	9.25	8.50	
			Final Maturity	Years	02/24/2032	11/24/2029	11/24/2027	05/24/2026	11/24/2024	11/24/2023	11/24/2022	02/24/2022	
Without optional redemption *		Average life	Years	23.28	20.94	18.80	16.94	15.27	13.85	12.63	11.56		
		Final Maturity	Years	11/29/2036	07/30/2034	06/09/2032	07/29/2030	11/29/2028	06/29/2027	04/10/2026	03/16/2025		
Series D		With optional redemption *	Average life	Years	18.51	16.26	14.25	12.75	11.25	10.25	9.25	8.50	
			Final Maturity	Years	02/24/2032	11/24/2029	11/24/2027	05/24/2026	11/24/2024	11/24/2023	11/24/2022	02/24/2022	
	Without optional redemption *	Average life	Years	28.79	26.68	24.63	22.66	20.84	19.17	17.66	16.31		
		Final Maturity	Years	06/03/2042	04/24/2040	04/08/2038	04/16/2036	06/23/2034	10/23/2032	04/19/2031	12/12/2029		
					Date	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	% CE	% CE	
Series A	85.81%	580,670,840.00	24.02%	90.40%	904,000,000.00	16.80%
Series B	5.54%	37,500,000.00	18.48%	3.75%	37,500,000.00	13.05%
Series C	4.21%	28,500,000.00	14.27%	2.85%	28,500,000.00	10.20%
Series D	4.43%	30,000,000.00	9.84%	3.00%	30,000,000.00	7.20%
Issue of Bonds		676,670,840.00			1,000,000,000.00	
Reserve Fund	9.84%	66,580,050.10		7.20%	72,000,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	83,869,414.14	0.225%	
Servicer ppal collect not yet credited	1,472,303.34		
Servicer ints collect not yet credited	34,214.00		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		72,000,000.00	1.724%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		410,000.00	

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Collateral: Mortgage loans

General		
	Current	At constitution date
Count	6,392	7,710
Principal		
Principal outstanding	680,964,632.17	1,000,013,631.29
Average loan	106,533.89	129,703.45
Minimum	0.00	6.98
Maximum	830,128.32	982,091.87
Interest rate		
Weighted average (wac)	1.46%	5.82%
Minimum	0.78%	4.05%
Maximum	3.05%	7.50%
Final maturity		
Weighted average (WARM) (months)	261	302
Minimum	10/05/2013	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%	0.62	7.23	0.16	7.74
10.01 - 20%	3.04	15.80	1.45	15.86
20.01 - 30%	6.56	25.35	4.30	25.51
30.01 - 40%	10.67	35.19	7.61	35.45
40.01 - 50%	15.08	45.43	10.99	45.16
50.01 - 60%	22.55	55.51	15.50	55.36
60.01 - 70%	28.84	64.79	35.25	66.72
70.01 - 80%	11.44	73.83	22.55	76.44
80.01 - 90%	0.81	83.65	1.12	84.71
90.01 - 100%	0.38	94.23	1.08	96.91
Weighted average (WALTV)	53.48		60.33	
Minimum	0.00		0.00	
Maximum	99.94		100.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.63%	0.53%	0.65%	0.59%	0.40%
Annual Percentage Rate (CPR)	7.28%	6.15%	7.48%	6.88%	4.74%

Geographic distribution		
	Current	At constitution date
Andalucia	9.72%	9.99%
Aragon	0.88%	0.81%
Asturias	0.15%	0.14%
Balearic Islands	8.00%	7.80%
Basque Country	0.65%	0.61%
Canary Islands	2.16%	2.09%
Cantabria	0.18%	0.18%
Castilla-La Mancha	2.18%	2.03%
Castilla-Leon	2.05%	2.37%
Catalonia	7.65%	7.49%
Extremadura	0.23%	0.20%
Galicia	0.73%	0.68%
La Rioja	0.17%	0.16%
Madrid	4.62%	4.36%
Murcia	5.16%	4.98%
Navarra	3.69%	3.39%
Valencia	51.78%	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	278	73,370.47	25,041.68	0.00	98,412.15	2.27	29,132,318.59	29,230,730.74	28.58	45.61
from > 1 to ≤ 2 months	123	86,324.89	31,999.25	0.00	118,324.14	2.73	14,775,312.20	14,893,636.34	14.56	45.92
from > 2 to ≤ 3 months	51	66,823.37	19,328.63	0.00	86,152.00	1.99	5,417,287.84	5,503,438.84	5.38	43.07
from > 3 to ≤ 6 months	61	108,016.71	45,887.95	0.00	153,904.66	3.55	7,176,851.43	7,330,758.09	7.17	53.48
from > 6 to < 12 months	101	430,552.27	200,624.36	0.00	631,176.63	14.55	12,654,813.91	13,285,990.54	12.99	61.66
from ≥ 12 to < 18 months	96	656,289.95	370,583.90	0.00	1,026,873.85	23.67	12,782,176.75	13,809,050.60	13.50	59.47
from ≥ 18 to < 24 months	73	628,065.52	399,729.34	0.00	1,027,794.86	23.69	9,169,155.57	10,196,950.43	9.97	61.31
from ≥ 24 months	57	665,002.33	530,180.02	0.00	1,195,182.35	27.55	6,838,005.22	8,033,187.57	7.85	56.23
Subtotal	840	2,714,447.51	1,623,375.13	0.00	4,337,822.64	100.00	97,945,921.51	102,283,744.15	100.00	51.48
<i>Doubt debts (subjectives)</i>										
Up to 1 month	1	16,626.49	60.04	0.00	16,686.53	1.64	0.00	16,686.53	1.64	19.95
from > 1 to ≤ 3 months	1	3,237.81	106.63	0.00	3,344.44	0.33	0.00	3,344.44	0.33	1.91
from > 3 to ≤ 6 months	8	349,870.51	4,791.42	0.00	354,661.93	34.80	0.00	354,661.93	34.80	15.38
from > 6 to < 12 months	10	465,975.07	12,298.08	0.00	478,273.15	46.93	0.00	478,273.15	46.93	20.10
from ≥ 12 to < 18 months	4	148,087.91	5,641.06	0.00	153,728.97	15.09	0.00	153,728.97	15.09	4.35
from ≥ 18 to < 24 months	1	0.00	293.87	0.00	293.87	0.03	0.00	293.87	0.03	0.14
from ≥ 24 months	1	7,045.79	4,995.94	0.00	12,041.73	1.18	0.00	12,041.73	1.18	5.57
Subtotal	26	990,843.58	28,187.04	0.00	1,019,030.62	100.00	0.00	1,019,030.62	100.00	11.44
Total	866	3,705,291.09	1,651,562.17	0.00	5,356,853.26		97,945,921.51	103,302,774.77		49.76