

Brief report

Date: 03/31/2014  
 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  
 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	59,319.13 536,244,935.20 59.32%	100,000.00 904,000,000.00	Floating 3M Euribor+0.300% 24.Feb/May/Aug/Nov	0.5860% 05/26/2014 87.868109 Gross 69.415806 Net	05/24/2052 Quarterly 24.Feb/May/Aug/Nov	05/26/2014 "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	0.8860% 05/26/2014 223.961111 Gross 176.929278 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	1.4860% 05/26/2014 375.627778 Gross 296.745945 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	2.2860% 05/26/2014 577.850000 Gross 456.501500 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		632,244,935.20	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	7.16	6.03	5.17	4.51	3.99	3.56	3.22	2.93		
		Final Maturity	Years	16.76	14.51	12.76	11.25	10.01	9.01	8.25	7.50		
	Without optional redemption *	Average life	Years	7.16	6.03	5.17	4.51	3.99	3.56	3.22	2.93		
		Final Maturity	Years	16.76	14.51	12.76	11.25	10.01	9.01	8.25	7.50		
	Series B	With optional redemption *	Average life	Years	17.54	15.44	13.52	12.03	10.77	9.60	8.76	7.90	
			Final Maturity	Years	19.28	17.01	15.01	13.50	12.01	10.78	9.75	8.91	
Without optional redemption *		Average life	Years	17.54	15.44	13.52	12.03	10.77	9.60	8.76	7.90		
		Final Maturity	Years	19.28	17.01	15.01	13.50	12.01	10.78	9.75	8.91		
Series C		With optional redemption *	Average life	Years	17.76	15.76	13.76	12.25	11.01	9.75	9.01	8.01	
			Final Maturity	Years	20.46	18.17	16.19	14.43	12.98	11.75	10.67	9.74	
	Without optional redemption *	Average life	Years	17.76	15.76	13.76	12.25	11.01	9.75	9.01	8.01		
		Final Maturity	Years	20.46	18.17	16.19	14.43	12.98	11.75	10.67	9.74		
	Series D	With optional redemption *	Average life	Years	23.66	21.40	19.29	17.43	15.78	14.33	13.09	12.01	
			Final Maturity	Years	26.02	23.76	21.76	19.76	18.01	16.51	15.01	13.76	
Without optional redemption *		Average life	Years	23.66	21.40	19.29	17.43	15.78	14.33	13.09	12.01		
		Final Maturity	Years	26.02	23.76	21.76	19.76	18.01	16.51	15.01	13.76		

\* 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)						
Series	Current		At issue date			
	% CE	% CE	% CE	% CE	% CE	
Series A	84.82%	536,244,935.20	24.61%	90.40%	904,000,000.00	16.80%
Series B	5.93%	37,500,000.00	18.68%	3.75%	37,500,000.00	13.05%
Series C	4.51%	28,500,000.00	14.17%	2.85%	28,500,000.00	10.20%
Series D	4.74%	30,000,000.00	9.43%	3.00%	30,000,000.00	7.20%
Issue of Bonds		632,244,935.20			1,000,000,000.00	
Reserve Fund	9.43%	59,641,834.11		7.20%	72,000,000.00	

Other financial operations (current)			
Assets	Available	Balance	Interest
		Treasury Account	
Servicer ppal collect not yet credited		500,802.65	
Servicer ints collect not yet credited		35,273.96	
Liabilities			
Subordinated Loan L/T		72,000,000.00	1.786%
Subordinated Loan S/T		0.00	
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	6,225	7,710
Principal		
Principal outstanding	645,626,449.22	1,000,013,631.29
Average loan	103,715.09	129,703.45
Minimum	0.00	6.98
Maximum	810,759.16	982,091.87
Interest rate		
Weighted average (wac)	1.41%	5.82%
Minimum	0.78%	4.05%
Maximum	2.53%	7.50%
Final maturity		
Weighted average (WARM) (months)	257	302
Minimum	05/05/2014	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%	0.66	7.06	0.16	7.74
10.01 - 20%	3.25	15.75	1.45	15.86
20.01 - 30%	6.95	25.28	4.30	25.51
30.01 - 40%	11.07	35.15	7.61	35.45
40.01 - 50%	15.70	45.29	10.99	45.16
50.01 - 60%	24.53	55.47	15.50	55.36
60.01 - 70%	27.31	64.59	35.25	66.72
70.01 - 80%	9.51	73.46	22.55	76.44
80.01 - 90%	0.67	83.59	1.12	84.71
90.01 - 100%	0.35	93.87	1.08	96.91
Weighted average (WALTV)	52.43		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)	0.37%	0.40%	0.44%	0.54%	0.41%
Annual Percentage Rate (CPR)	4.31%	4.68%	5.19%	6.35%	4.78%

Geographic distribution		
	Current	At constitution date
Andalucia	9.53%	9.99%
Aragon	0.90%	0.81%
Asturias	0.16%	0.14%
Balearic Islands	8.15%	7.80%
Basque Country	0.64%	0.61%
Canary Islands	2.15%	2.09%
Cantabria	0.19%	0.18%
Castilla-La Mancha	2.19%	2.03%
Castilla-Leon	2.06%	2.37%
Catalonia	7.77%	7.49%
Extremadura	0.22%	0.20%
Galicia	0.73%	0.68%
La Rioja	0.17%	0.16%
Madrid	4.49%	4.36%
Murcia	5.14%	4.98%
Navarra	3.72%	3.39%
Valencia	51.77%	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	228	76,719.04	24,143.50	0.00	100,862.54	1.93	26,988,014.43	27,088,876.97	28.06	46.18
from > 1 to ≤ 2 months	92	57,115.12	19,876.45	0.00	76,991.57	1.47	9,553,872.44	9,630,864.01	9.98	47.79
from > 2 to ≤ 3 months	56	70,130.72	22,103.99	0.00	92,234.71	1.76	6,429,192.14	6,521,426.85	6.76	43.04
from > 3 to ≤ 6 months	53	88,998.46	35,050.65	0.00	124,049.11	2.37	6,296,156.77	6,420,205.88	6.65	50.48
from > 6 to < 12 months	66	257,143.08	93,494.20	0.00	350,637.28	6.71	7,414,099.97	7,764,737.25	8.04	49.99
from ≥ 12 to < 18 months	83	633,507.59	256,241.41	0.00	889,749.00	17.02	10,489,167.52	11,358,916.52	11.77	61.76
from ≥ 18 to < 24 months	83	749,038.92	394,987.01	0.00	1,144,025.93	21.89	10,267,356.92	11,411,382.85	11.82	62.32
from ≥ 24 months	116	1,513,186.36	935,616.34	0.00	2,448,802.70	46.85	13,886,334.87	16,335,137.57	16.92	58.71
Subtotal	777	3,445,839.29	1,781,513.55	0.00	5,227,352.84	100.00	91,304,195.06	96,531,547.90	100.00	51.69
<i>Doubt debts (subjectives)</i>										
Up to 1 month	4	205,244.95	204.56	0.00	205,449.51	21.26	0.00	205,449.51	21.26	19.20
from > 1 to ≤ 2 months	3	74,650.49	552.38	0.00	75,202.87	7.78	0.00	75,202.87	7.78	15.30
from > 2 to ≤ 6 months	3	101,771.07	873.76	0.00	102,644.83	10.62	0.00	102,644.83	10.62	15.24
from > 6 to < 12 months	2	61,873.05	1,378.12	0.00	63,251.17	6.55	0.00	63,251.17	6.55	9.09
from ≥ 12 to < 18 months	8	341,515.50	11,151.44	0.00	352,666.94	36.50	0.00	352,666.94	36.50	21.07
from ≥ 18 to < 24 months	4	148,087.91	6,534.51	0.00	154,622.42	16.00	0.00	154,622.42	16.00	4.37
from ≥ 24 months	2	7,045.79	5,349.73	0.00	12,395.52	1.28	0.00	12,395.52	1.28	2.92
Subtotal	26	940,188.76	26,044.50	0.00	966,233.26	100.00	0.00	966,233.26	100.00	11.28
Total	803	4,386,028.05	1,807,558.05	0.00	6,193,586.10		91,304,195.06	97,497,781.16		49.92