

Brief report

Date: 03/31/2013
 Currency: EUR

Date of constitution
 07/23/2010

VAT Reg. no.
 V86009974

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
 Por determinar

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)				Next	Final maturity (legal)		
				Current	Original	Reference rate and margin	Next coupon			Current	Original
Series A	ES0361746003	07/27/2010	4,725	77,025.09 363,943,550.25 77.03%	100,000.00 472,500,000.00	Floating 3M Euribor+0.300% 23.Feb/May/Aug/Nov	0.5200% 05/23/2013 96.794863 Gross 76.467942 Net	05/23/2013 Quarterly 23.Feb/May/Aug/Nov	05/23/2013 "Pass-Through" Secuential	A+sf A3sf	AAA Aaa
Series B	ES0361746011	07/27/2010	4,025	100,000.00 402,500,000.00 100.00%	100,000.00 402,500,000.00	Floating 3M Euribor+0.700% 23.Feb/May/Aug/Nov	0.9200% 05/23/2013 222.333333 Gross 175.643333 Net	05/23/2013 Quarterly 23.Feb/May/Aug/Nov	05/23/2013 "Pass-Through" Secuential	n.c. Caa2	n.c. Caa2
Total				766,443,550.25	875,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)												
				0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44	
				% Monthly CPR (SMM)	% 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	6.00	4.41	3.47	2.85	2.42	2.10	1.86	1.66	
		Final Maturity	Years	02/24/2019	07/24/2017	08/13/2016	12/31/2015	07/27/2015	04/01/2015	01/03/2015	10/25/2014	
	Without optional redemption *	Average life	Years	12.25	9.24	7.24	6.00	5.00	4.49	3.75	3.49	
		Final Maturity	Years	05/23/2025	05/23/2022	05/23/2020	02/23/2019	02/23/2018	08/23/2017	11/23/2016	08/23/2016	
Series B	With optional redemption *	Average life	Years	6.00	4.41	3.47	2.85	2.42	2.10	1.86	1.66	
		Final Maturity	Years	02/24/2019	07/24/2017	08/13/2016	12/31/2015	07/27/2015	04/01/2015	01/03/2015	10/25/2014	
	Without optional redemption *	Average life	Years	12.25	9.24	7.24	6.00	5.00	4.49	3.75	3.49	
		Final Maturity	Years	05/23/2025	05/23/2022	05/23/2020	02/23/2019	02/23/2018	08/23/2017	11/23/2016	08/23/2016	

* 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 default assumptions of the securitised assets: 0%

Credit enhancement and financial operations

Credit enhancement (CE)					
	Current		At issue date		
	% CE		% CE		% CE
Series A	47.48%	363,943,550.25	58.23%	54.00%	472,500,000.00
Series B	52.52%	402,500,000.00	5.71%	46.00%	402,500,000.00
Issue of Bonds		766,443,550.25			875,000,000.00
Reserve Fund	5.71%	43,750,000.00	5.00%		43,750,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	64,386,279.24	0.226%	
Servicer ppal collect not yet credited	684,624.31		
Servicer ints collect not yet credited	54,668.92		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		43,750,000.00	0.320%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		570,000.00	0.320%
Start-up Loan S/T		380,000.00	

Collateral: Mortgage loans

General			
	Current	At constitution date	
Count	4,903	5,250	
Principal			
Principal outstanding	767,708,808.67	875,009,974.62	
Average loan	156,579.40	166,668.57	
Minimum	0.00	235.41	
Maximum	730,101.65	771,995.90	
Interest rate			
Weighted average (wac)	1.95%	2.49%	
Minimum	0.99%	1.26%	
Maximum	4.02%	5.00%	
Final maturity			
Weighted average (WARM) (months)	382	299	
Minimum	01/25/2014	01/03/1950	
Maximum	11/05/2059	12/12/2049	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	100.00%	100.00%	

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	0.03	7.90	0.00
10.01 - 20%	0.27	15.96	0.13
20.01 - 30%	0.61	26.22	0.40
30.01 - 40%	1.14	34.57	0.83
40.01 - 50%	1.33	45.68	0.89
50.01 - 60%	3.49	55.50	2.05
60.01 - 70%	4.62	65.63	4.89
70.01 - 80%	17.41	76.47	7.30
80.01 - 90%	39.70	84.93	38.68
90.01 - 100%	31.40	93.28	44.83
Weighted average (WALTV)	82.50		86.49
Minimum	0.00		0.19
Maximum	100.00		100.00

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.39%	0.32%	0.43%	0.36%	0.24%
Annual Percentage Rate (CPR)	4.59%	3.77%	4.99%	4.26%	2.86%

Geographic distribution		
	Current	At constitution date
Andalucia	11.20%	11.70%
Aragon	0.68%	0.64%
Asturias	0.73%	0.70%
Balearic Islands	6.12%	5.93%
Basque Country	0.93%	0.87%
Canary Islands	4.68%	4.54%
Cantabria	0.56%	0.52%
Castilla-La Mancha	2.61%	2.58%
Castilla-Leon	2.63%	2.54%
Catalonia	14.14%	13.92%
Extremadura	0.68%	0.70%
Galicia	1.35%	1.30%
La Rioja	0.16%	0.15%
Madrid	8.84%	8.64%
Murcia	2.70%	2.65%
Navarra	0.51%	0.50%
Valencia	41.51%	42.11%

Current delinquency										
Aging	Assets	Overdue debt				Total	%	Outstanding debt	Total debt	% Total debt / Appraisal Value
		Principal	Interest	Other						
<i>Delinquencies</i>										
Up to 1 month	167	32,498.14	33,945.93	0.00	66,444.07	2.09	27,662,944.79	27,729,388.86	23.36	80.49
from > 1 to ≤ 2 months	82	42,476.87	45,122.04	0.00	87,598.91	2.76	13,701,445.47	13,789,044.38	11.62	81.03
from > 2 to ≤ 3 months	53	37,551.71	53,607.95	0.00	91,159.66	2.87	9,608,095.07	9,699,254.73	8.17	82.10
from > 3 to ≤ 6 months	102	133,447.21	176,969.09	0.00	310,416.30	9.77	16,007,409.05	16,317,825.35	13.75	76.47
from > 6 to < 12 months	149	356,547.74	516,373.66	0.00	872,921.40	27.47	23,374,091.85	24,247,013.25	20.43	83.42
from ≥ 12 to < 18 months	96	311,695.51	581,673.15	0.00	893,368.66	28.11	15,756,546.55	16,649,915.21	14.03	89.51
from ≥ 18 to < 24 months	36	117,560.98	300,528.84	0.00	418,089.82	13.16	5,540,508.53	5,958,598.35	5.02	93.01
from ≥ 2 years	19	146,533.74	291,038.68	0.00	437,572.42	13.77	3,865,007.01	4,302,579.43	3.62	90.59
Subtotal	704	1,178,311.90	1,999,259.34	0.00	3,177,571.24	100.00	115,516,048.32	118,693,619.56	100.00	82.75
<i>Doubt debts (subjectives)</i>										
from ≥ 12 to < 18 months	1	44,949.21	1,945.76	0.00	46,894.97	25.15	0.00	46,894.97	25.15	42.07
from ≥ 18 to < 24 months	1	42,308.62	5,437.16	0.00	47,745.78	25.60	0.00	47,745.78	25.60	25.42
from ≥ 2 years	2	79,234.08	12,602.95	0.00	91,837.03	49.25	0.00	91,837.03	49.25	31.17
Subtotal	4	166,491.91	19,985.87	0.00	186,477.78	100.00	0.00	186,477.78	100.00	31.40
Total	708	1,344,803.81	2,019,245.21	0.00	3,364,049.02		115,516,048.32	118,880,097.34		82.54