

Brief report

Date: 02/29/2012  
Currency: EUR

Date of constitution  
04/03/2009

VAT Reg. no.  
V85674323

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

Originator  
Bancaja

Servicer  
Bancaja

Lead Managers  
Bancaja  
JP Morgan

Suscriber  
Bancaja

Assets Custodian  
Bancaja

Bond Paying Agent  
Bankinter

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Banesto

Financial Swap  
Bancaja

Start-up Loan  
Bancaja

Subordinated Loan  
Bancaja

Fund Auditors  
Deloitte

Issued securities: Asset-Backed Bonds

| Bonds issue              |                        |                                                               |                              |                                                            |                                                             |                                               |                                                                                                  |              |          |
|--------------------------|------------------------|---------------------------------------------------------------|------------------------------|------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------|--------------|----------|
| Series<br>ISIN Code      | Issue date<br>Nº bonds | Principal outstanding<br>(Bond Unit / Series Total / %Factor) |                              | Interest type<br>Reference rate and margin<br>Payment Date | Interest Rate<br>Next coupon                                | Redemption                                    |                                                                                                  | Rating       |          |
|                          |                        | Current                                                       | Original                     |                                                            |                                                             | Final maturity (legal)                        | Next                                                                                             | Current      | Original |
| Series A<br>ES0312980008 | 04/07/2009<br>3,714    | 81,616.27<br>303,122,826.78<br>81.62%                         | 100,000.00<br>371,400,000.00 | Floating<br>3-M Euribor+0.300%<br>23.Jan/Apr/Jul/Oct       | 1.4950%<br>04/23/2012<br>308.430151 Gross<br>249.828422 Net | 07/23/2051<br>Quarterly<br>23.Jan/Apr/Jul/Oct | 04/23/2012<br>"Pass-Through"<br>Secuential /<br>Pro rata under<br>certain<br>circumstances       | Aa2sf<br>Asf | Aaa      |
| Series B<br>ES0312980016 | 04/07/2009<br>78       | 100,000.00<br>7,800,000.00<br>100.00%                         | 100,000.00<br>7,800,000.00   | Floating<br>3-M Euribor+0.700%<br>23.Jan/Apr/Jul/Oct       | 1.8950%<br>04/23/2012<br>479.013889 Gross<br>388.001250 Net | 07/23/2051<br>Quarterly<br>23.Jan/Apr/Jul/Oct | To Be Determined<br>"Pass-Through"<br>Secuential /<br>Pro rata under<br>certain<br>circumstances | A1<br>n.c.   | A1       |
| Series C<br>ES0312980024 | 04/07/2009<br>51       | 100,000.00<br>5,100,000.00<br>100.00%                         | 100,000.00<br>5,100,000.00   | Floating<br>3-M Euribor+1.200%<br>23.Jan/Apr/Jul/Oct       | 2.3950%<br>04/23/2012<br>605.402778 Gross<br>490.376250 Net | 07/23/2051<br>Quarterly<br>23.Jan/Apr/Jul/Oct | To Be Determined<br>"Pass-Through"<br>Secuential /<br>Pro rata under<br>certain<br>circumstances | Baa2<br>n.c. | Baa2     |
| Series D<br>ES0312980032 | 04/07/2009<br>57       | 100,000.00<br>5,700,000.00<br>100.00%                         | 100,000.00<br>5,700,000.00   | Floating<br>3-M Euribor+2.000%<br>23.Jan/Apr/Jul/Oct       | 3.1950%<br>04/23/2012<br>807.625000 Gross<br>654.176250 Net | 07/23/2051<br>Quarterly<br>23.Jan/Apr/Jul/Oct | To Be Determined<br>"Pass-Through"<br>Secuential /<br>Pro rata under<br>certain<br>circumstances | Ba3<br>n.c.  | Ba3      |
| Total                    |                        | 321,722,826.78                                                | 390,000,000.00               |                                                            |                                                             |                                               |                                                                                                  |              |          |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) |                               |                         |            |            |            |            |            |            |            |            |            |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
|                                                                                                                     |                               | % 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      | 6.67       | 6.01       | 5.45       | 4.97       | 4.54       | 4.19       | 3.84       | 3.56       |
|                                                                                                                     |                               |                         | Date       | 09/22/2018 | 01/22/2018 | 07/05/2017 | 01/09/2017 | 08/06/2016 | 03/30/2016 | 11/26/2015 | 08/15/2015 |
|                                                                                                                     |                               | Final Maturity          | Years      | 13.01      | 12.01      | 11.25      | 10.50      | 9.76       | 9.25       | 8.50       | 8.01       |
|                                                                                                                     |                               | Date                    | 01/23/2025 | 01/23/2024 | 04/23/2023 | 07/23/2022 | 10/23/2021 | 04/23/2021 | 07/23/2020 | 01/23/2020 |            |
|                                                                                                                     | Without optional redemption * | Average life            | Years      | 7.12       | 6.46       | 5.88       | 5.36       | 4.91       | 4.52       | 4.18       | 3.88       |
|                                                                                                                     |                               |                         | Date       | 03/06/2019 | 07/08/2018 | 12/06/2017 | 06/02/2017 | 12/20/2016 | 07/30/2016 | 03/27/2016 | 12/07/2015 |
| Final Maturity                                                                                                      |                               | Years                   | 30.52      | 30.52      | 30.52      | 30.52      | 30.52      | 30.52      | 30.52      | 30.52      |            |
|                                                                                                                     | Date                          | 07/23/2042              | 07/23/2042 | 07/23/2042 | 07/23/2042 | 07/23/2042 | 07/23/2042 | 07/23/2042 | 07/23/2042 |            |            |
| Series B                                                                                                            | With optional redemption *    | Average life            | Years      | 9.54       | 8.69       | 7.95       | 7.28       | 6.68       | 6.17       | 5.67       | 5.26       |
|                                                                                                                     |                               |                         | Date       | 08/06/2021 | 09/28/2020 | 01/04/2020 | 05/04/2019 | 09/25/2018 | 03/25/2018 | 09/22/2017 | 04/25/2017 |
|                                                                                                                     |                               | Final Maturity          | Years      | 13.01      | 12.01      | 11.25      | 10.50      | 9.76       | 9.25       | 8.50       | 8.01       |
|                                                                                                                     |                               | Date                    | 01/23/2025 | 01/23/2024 | 04/23/2023 | 07/23/2022 | 10/23/2021 | 04/23/2021 | 07/23/2020 | 01/23/2020 |            |
|                                                                                                                     | Without optional redemption * | Average life            | Years      | 10.93      | 9.79       | 8.85       | 8.05       | 7.37       | 6.77       | 6.25       | 5.80       |
|                                                                                                                     |                               |                         | Date       | 12/23/2022 | 11/05/2021 | 11/25/2020 | 02/07/2020 | 06/03/2019 | 10/29/2018 | 04/24/2018 | 11/08/2017 |
| Final Maturity                                                                                                      |                               | Years                   | 35.52      | 35.52      | 35.52      | 35.52      | 35.52      | 35.52      | 35.52      | 35.52      |            |
|                                                                                                                     | Date                          | 07/23/2047              | 07/23/2047 | 07/23/2047 | 07/23/2047 | 07/23/2047 | 07/23/2047 | 07/23/2047 | 07/23/2047 |            |            |
| Series C                                                                                                            | With optional redemption *    | Average life            | Years      | 9.54       | 8.69       | 7.95       | 7.28       | 6.68       | 6.17       | 5.67       | 5.26       |
|                                                                                                                     |                               |                         | Date       | 08/05/2021 | 09/28/2020 | 01/03/2020 | 05/04/2019 | 09/25/2018 | 03/25/2018 | 09/22/2017 | 04/25/2017 |
|                                                                                                                     |                               | Final Maturity          | Years      | 13.01      | 12.01      | 11.25      | 10.50      | 9.76       | 9.25       | 8.50       | 8.01       |
|                                                                                                                     |                               | Date                    | 01/23/2025 | 01/23/2024 | 04/23/2023 | 07/23/2022 | 10/23/2021 | 04/23/2021 | 07/23/2020 | 01/23/2020 |            |
|                                                                                                                     | Without optional redemption * | Average life            | Years      | 10.92      | 9.79       | 8.85       | 8.05       | 7.36       | 6.77       | 6.25       | 5.80       |
|                                                                                                                     |                               |                         | Date       | 12/23/2022 | 11/05/2021 | 11/25/2020 | 02/07/2020 | 06/03/2019 | 10/29/2018 | 04/23/2018 | 11/08/2017 |
| Final Maturity                                                                                                      |                               | Years                   | 35.52      | 35.52      | 35.52      | 35.52      | 35.52      | 35.52      | 35.52      | 35.52      |            |
|                                                                                                                     | Date                          | 07/23/2047              | 07/23/2047 | 07/23/2047 | 07/23/2047 | 07/23/2047 | 07/23/2047 | 07/23/2047 | 07/23/2047 |            |            |
| Series D                                                                                                            | With optional redemption *    | Average life            | Years      | 9.54       | 8.69       | 7.95       | 7.28       | 6.68       | 6.17       | 5.67       | 5.26       |
|                                                                                                                     |                               |                         | Date       | 08/06/2021 | 09/28/2020 | 01/04/2020 | 05/04/2019 | 09/25/2018 | 03/25/2018 | 09/22/2017 | 04/25/2017 |
|                                                                                                                     |                               | Final Maturity          | Years      | 13.01      | 12.01      | 11.25      | 10.50      | 9.76       | 9.25       | 8.50       | 8.01       |
|                                                                                                                     |                               | Date                    | 01/23/2025 | 01/23/2024 | 04/23/2023 | 07/23/2022 | 10/23/2021 | 04/23/2021 | 07/23/2020 | 01/23/2020 |            |
|                                                                                                                     | Without optional redemption * | Average life            | Years      | 10.93      | 9.79       | 8.85       | 8.05       | 7.37       | 6.77       | 6.25       | 5.80       |
|                                                                                                                     |                               |                         | Date       | 12/23/2022 | 11/05/2021 | 11/25/2020 | 02/07/2020 | 06/03/2019 | 10/29/2018 | 04/23/2018 | 11/08/2017 |
| Final Maturity                                                                                                      |                               | Years                   | 35.52      | 35.52      | 35.52      | 35.52      | 35.52      | 35.52      | 35.52      | 35.52      |            |
|                                                                                                                     | Date                          | 07/23/2047              | 07/23/2047 | 07/23/2047 | 07/23/2047 | 07/23/2047 | 07/23/2047 | 07/23/2047 | 07/23/2047 |            |            |

\* 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           |       |
| Series A                | 94.22% | 303,122,826.78 | 12.87% | 95.23%        | 371,400,000.00 | 6.72% |
| Series B                | 2.42%  | 7,800,000.00   | 10.45% | 2.00%         | 7,800,000.00   | 4.72% |
| Series C                | 1.59%  | 5,100,000.00   | 8.86%  | 1.31%         | 5,100,000.00   | 3.41% |
| Series D                | 1.77%  | 5,700,000.00   | 7.09%  | 1.46%         | 5,700,000.00   | 1.95% |
| Issue of Bonds          |        | 321,722,826.78 |        |               | 390,000,000.00 |       |
| Reserve Fund            | 7.09%  | 22,815,000.00  |        | 1.95%         | 7,605,000.00   |       |

| Other financial operations (current)          |                                                                                  |                         |          |
|-----------------------------------------------|----------------------------------------------------------------------------------|-------------------------|----------|
| Assets                                        |                                                                                  | Balance                 | Interest |
|                                               | Treasury Account                                                                 | 30,647,093.26           | 1.410%   |
|                                               | Servicer ppal collect not yet credited<br>Servicer ints collect not yet credited | 159,313.50<br>53,418.28 |          |
| Liabilities                                   | Available                                                                        | Balance                 | Interest |
|                                               | Subordinated Loan L/T                                                            | 22,815,000.00           | 2.658%   |
|                                               | Subordinated Loan S/T                                                            | 0.00                    |          |
|                                               | Start-up Loan L/T                                                                | 284,667.77              | 3.195%   |
|                                               | Start-up Loan S/T                                                                | 227,734.24              |          |
| Swap collateralized amount                    | Amount                                                                           | Credited                |          |
|                                               | CSA *                                                                            | 0.00                    |          |
|                                               | Cash                                                                             | 0.00                    |          |
|                                               | Securities                                                                       | 0.00                    |          |
| * Credit Support Amount in favour of the Fund |                                                                                  |                         |          |

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V85674323

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Originator  
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Assets Custodian  
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Register of Book Securities  
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Start-up Loan  
Bancaja

Subordinated Loan  
Bancaja

Fund Auditors  
Deloitte

Collateral: Residential mortgage loans

| General                                    |                |                      |
|--------------------------------------------|----------------|----------------------|
|                                            | Current        | At constitution date |
| Count                                      | 6,623          | 6,905                |
| Principal                                  |                |                      |
| Principal outstanding                      | 317,933,748.96 | 390,048,739.32       |
| Average loan                               | 48,004.49      | 56,487.87            |
| Minimum                                    | 423.84         | 1,353.75             |
| Maximum                                    | 628,474.84     | 650,000.00           |
| Interest rate                              |                |                      |
| Weighted average (wac)                     | 2.52%          | 4.91%                |
| Minimum                                    | 2.05%          | 2.69%                |
| Maximum                                    | 3.64%          | 6.86%                |
| Final maturity                             |                |                      |
| Weighted average (WARM) (months)           | 187            | 218                  |
| Minimum                                    | 03/04/2016     | 12/31/2011           |
| Maximum                                    | 10/15/2047     | 10/15/2047           |
| Index (principal outstanding distribution) |                |                      |
| 1-year EURIBOR/MIBOR (Mortgage Market)     | 15.92%         | 14.40%               |
| Housing Plan 1998-2001                     | 27.47%         | 29.37%               |
| Housing Plan 2002-2005                     | 56.61%         | 56.23%               |

| Prepayments                  |               |               |               |                |            |
|------------------------------|---------------|---------------|---------------|----------------|------------|
|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM)    | 0.11%         | 0.20%         | 0.18%         | 0.14%          | 0.16%      |
| Annual Percentage Rate (CPR) | 1.30%         | 2.36%         | 2.09%         | 1.66%          | 1.86%      |

| Geographic distribution |         |                      |
|-------------------------|---------|----------------------|
|                         | Current | At constitution date |
| Andalucia               | 3.72%   | 3.36%                |
| Aragon                  | 0.28%   | 0.26%                |
| Asturias                | 0.47%   | 0.40%                |
| Balearic Islands        | 1.26%   | 1.09%                |
| Basque Country          | 0.12%   | 0.11%                |
| Canary Islands          | 0.53%   | 0.49%                |
| Cantabria               | 0.15%   | 0.13%                |
| Castilla-La Mancha      | 5.25%   | 4.96%                |
| Castilla-Leon           | 0.87%   | 0.76%                |
| Catalonia               | 2.20%   | 2.15%                |
| Extremadura             | 0.09%   | 0.10%                |
| Galicia                 | 0.66%   | 0.58%                |
| La Rioja                | 0.01%   | 0.01%                |
| Madrid                  | 2.27%   | 2.08%                |
| Murcia                  | 4.66%   | 4.68%                |
| Navarra                 |         | 0.02%                |
| Valencia                | 77.45%  | 78.82%               |

| Current delinquency              |        |              |           |       |            |        |                  |               |        |
|----------------------------------|--------|--------------|-----------|-------|------------|--------|------------------|---------------|--------|
| Aging                            | Assets | Overdue debt |           |       |            |        | Outstanding debt | Total debt    |        |
|                                  |        | Principal    | Interest  | Other | Total      | %      |                  |               | %      |
| <i>Delinquencies</i>             |        |              |           |       |            |        |                  |               |        |
| Up to 1 month                    | 193    | 34,807.83    | 10,555.99 | 0.00  | 45,363.82  | 18.40  | 10,243,183.34    | 10,288,547.16 | 58.98  |
| from > 1 to ≤ 2 months           | 43     | 19,381.74    | 10,008.00 | 0.00  | 29,389.74  | 11.92  | 3,339,531.23     | 3,368,920.97  | 19.31  |
| from > 2 to ≤ 3 months           | 20     | 12,860.71    | 4,788.50  | 0.00  | 17,649.21  | 7.16   | 1,023,275.80     | 1,040,925.01  | 5.97   |
| from > 3 to ≤ 6 months           | 7      | 7,775.74     | 3,529.39  | 0.00  | 11,305.13  | 4.59   | 346,005.77       | 357,310.90    | 2.05   |
| from > 6 to < 12 months          | 13     | 21,722.90    | 30,907.80 | 0.00  | 52,630.70  | 21.35  | 1,444,071.97     | 1,466,702.67  | 8.58   |
| from ≥ 12 to < 18 months         | 9      | 21,490.26    | 20,728.55 | 0.00  | 42,218.81  | 17.13  | 501,809.45       | 544,028.26    | 3.12   |
| from ≥ 18 to < 24 months         | 3      | 7,605.30     | 3,966.48  | 0.00  | 11,571.78  | 4.69   | 89,786.21        | 101,357.99    | 0.58   |
| from ≥ 2 years                   | 6      | 23,212.61    | 13,166.38 | 0.00  | 36,378.99  | 14.76  | 211,330.64       | 247,709.63    | 1.42   |
| Subtotal                         | 294    | 148,857.09   | 97,651.09 | 0.00  | 246,508.18 | 100.00 | 17,198,994.41    | 17,445,502.59 | 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                            | 294    | 148,857.09   | 97,651.09 | 0.00  | 246,508.18 |        | 17,198,994.41    | 17,445,502.59 |        |