

BANCAJA 3 Fondo de Titulización de Activos

Brief report

Date: 09/30/2007
Currency: EUR

Date of constitution
07/29/2002

VAT Reg. no.
G83385542

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

Originator
Bancaja

Servicer
Bancaja

Lead Managers
Bancaja
Credit Suisse First Boston

Bond Underwriters and Placement Agents
Bancaja
Credit Suisse First Boston

Bond Paying Agent
Bancaja

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Bancaja

Principal Account
Bancaja

Subordinated Credit
Bancaja

Start-up Loan
Bancaja

Swap
Bancaja

Assets Custodian
Bancaja

Fund Auditors
Ernst&Young

Issued securities: Asset-Backed Bonds

Bonds issue									
Series	Issue date	Principal outstanding		Interest type	Interest Rate	Redemption		Rating	
ISIN Code	Nº bonds	(Bond Unit / Series Total / %Factor)		Reference rate and margin	Next coupon	Final maturity (legal)	Next	Fitch / Moody's	
		Current	Original	Payment Date				Current	Original
Series A ESO312882006	07/31/2002 5,001	100,000.00 500,100,000.00 100.00%	100,000.00 500,100,000.00	Floating 3-M Euribor+0.260% 23.Mar/Jun/Sep/Dec	4.9860% 12/24/2007 1,260.35 Gross 1,071.30 Net	06/23/2034 Quarterly 23.Mar/Jun/Sep/Dec	06/23/2009 except certain circumstances "Pass-Through"	AAA Aaa	AAA Aaa
Series B ESO312882014	07/31/2002 104	100,000.00 10,400,000.00 100.00%	100,000.00 10,400,000.00	Floating 3-M Euribor+0.500% 23.Mar/Jun/Sep/Dec	5.2260% 12/24/2007 1,321.02 Gross 1,122.87 Net	06/23/2034 Quarterly 23.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start	A+ A1	A+ A1
Series C ESO312882022	07/31/2002 104	100,000.00 10,400,000.00 100.00%	100,000.00 10,400,000.00	Fixed 6.75% 23.Mar/Jun/Sep/Dec	6.7500% 12/24/2007 1,706.25 Gross 1,450.31 Net	06/23/2034 Quarterly 23.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Secutential	BBB Baa2	BBB Baa2
Total		520,900,000.00	520,900,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
		% Monthly CPR (SMM)		0.34	0.51	0.69	0.87	1.06	1.25	1.44	1.64
		% Annual equivalent CPR		4.00	6.00	8.00	10.00	12.00	14.00	16.00	18.00
Series A	With optional redemption *	Average life	Years	3.44	3.22	3.03	2.87	2.72	2.60	2.50	2.41
		Final Maturity	Years	03/09/2011	12/17/2010	10/09/2010	08/10/2010	06/19/2010	05/07/2010	03/29/2010	02/24/2010
			Date	9.24	8.48	7.73	7.24	6.73	6.24	5.99	5.99
	Without optional redemption *	Average life	Years	12/23/2016	03/23/2016	06/23/2015	12/23/2014	06/23/2014	12/23/2013	09/23/2013	09/23/2013
		Final Maturity	Years	5.01	4.60	4.23	3.93	3.88	3.65	3.46	3.50
			Date	03/08/2011	12/16/2010	10/08/2010	08/10/2010	06/19/2010	05/06/2010	03/29/2010	02/24/2010
Series B	With optional redemption *	Average life	Years	9.24	8.48	7.73	7.24	6.73	6.24	5.99	5.48
		Final Maturity	Years	12/23/2016	03/23/2016	06/23/2015	12/23/2014	06/23/2014	12/23/2013	09/23/2013	03/23/2013
			Date	10/02/2012	05/05/2012	12/21/2011	09/02/2011	08/14/2011	05/25/2011	03/16/2011	03/30/2011
	Without optional redemption *	Average life	Years	9.24	8.48	7.73	7.24	6.73	6.24	5.99	5.48
		Final Maturity	Years	12/23/2016	03/23/2016	06/23/2015	12/23/2014	06/23/2014	12/23/2013	09/23/2013	03/23/2013
			Date	10/02/2012	05/05/2012	12/21/2011	09/02/2011	08/14/2011	05/25/2011	03/16/2011	03/30/2011
Series C	With optional redemption *	Average life	Years	9.24	8.48	7.73	7.24	6.73	6.24	5.99	5.48
		Final Maturity	Years	12/23/2016	03/23/2016	06/23/2015	12/23/2014	06/23/2014	12/23/2013	09/23/2013	03/23/2013
			Date	12/23/2016	03/23/2016	06/23/2015	12/23/2014	06/23/2014	12/23/2013	09/23/2013	03/23/2013
	Without optional redemption *	Average life	Years	9.24	8.48	7.73	7.24	6.73	6.24	5.99	5.48
		Final Maturity	Years	12/23/2016	03/23/2016	06/23/2015	12/23/2014	06/23/2014	12/23/2013	09/23/2013	03/23/2013
			Date	02/26/2017	06/08/2016	10/15/2015	03/13/2015	09/04/2014	03/24/2014	10/31/2013	06/17/2013

Delinquency and default assumptions of the securitised assets: 0%

The Mortgage Loan Revolving Period shall end on June 23,2007 and, during the period, the Mortgage Loans shall be repaid on each of the Payment Dates and in the aggregate Acquisition Amount available on each dates.

* The Fund, through the Gestora, may repay all the Bonds, if the remaining balance of Mortgage Participations is less than 10% of the initial, when the Mortgage Loan Revolving Period is over.

Credit enhancement and financial operations

Credit enhancement (CE)					
		Current		At issue date	
			% CE		% CE
Series A	96.01%	500,100,000.00	4.50%	96.01%	500,100,000.00
Series B	2.00%	10,400,000.00	2.50%	2.00%	10,400,000.00
Series C	2.00%	10,400,000.00	0.50%	2.00%	10,400,000.00
Issue of Bonds		520,900,000.00			520,900,000.00
Subord. Line of Credit (Available)	0.50%	2,604,500.00	0.50%		2,604,500.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	2,563,753.00	4.726%	
Principals Account	77,285,961.11	4.726%	
Servicer ppal collect not yet credited	2,072,248.80		
Servicer ints collect not yet credited	437,446.05		
Liabilities	Available	Balance	Interest
Start-up Loan		0.00	
Subordinated Credit	2,604,500.00	0.00	5.726%

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		15,051	13,589
Principal			
Principal outstanding		439,276,950.70	520,884,293.07
Average loan		29,185.90	38,331.32
Minimum		0.04	17.13
Maximum		758,775.19	221,330.59
Interest rate			
Weighted average (wac)		4.98%	5.03%
Minimum		3.05%	3.75%
Maximum		9.75%	7.38%
Final maturity			
Weighted average (WARM) (months)		133	180
Minimum		10/01/2007	08/06/2002
Maximum		08/31/2031	04/30/2027
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		5.45%	10.74%
1-year EURIBOR/MIBOR (Mortgage Market)		79.44%	62.16%
Mortgage Market: Savings Banks		14.63%	26.77%
Savings Banks Lending Rate (CECA Indicator)		0.48%	0.32%

LTV Distribution			
		Current	At constitution date
		% Pool	% LTV
0.01 - 10%		2.54	6.60
10.01 - 20%		9.32	15.64
20.01 - 30%		17.18	25.41
30.01 - 40%		21.32	35.29
40.01 - 50%		24.33	45.05
50.01 - 60%		20.25	54.62
60.01 - 70%		5.06	62.68
70.01 - 80%			23.52
Weighted average (WALT)		38.71	57.41
Minimum		0.00	0.02
Maximum		67.86	78.80

Additional information

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month mort. (SMM)	0.63%	0.79%	0.90%	0.99%	1.09%
Annual Percentage Rate (CPR)	7.35%	9.12%	10.25%	11.20%	12.33%

Replenishment of securitised assets

Last acquisition (date)	12/27/2006
Number of loans acquired	672
Additional loan principal	39,910,766.88
Cumulative acquisitions	
Number of loans acquired	12,742
Additional loan principal	480,136,857.22
Next acquisition (date)	12/24/2007
End of revolving period	06/23/2007

Geographic distribution

	Current	At constitution date
Andalucia	2.76%	0.20%
Aragon	0.65%	0.54%
Asturias	0.14%	0.02%
Balearic Islands	2.42%	2.76%
Basque Country	0.73%	0.01%
Canary Islands	2.73%	0.20%
Cantabria	0.07%	
Castilla-La Mancha	3.65%	4.16%
Castilla-Leon	1.00%	0.07%
Catalonia	2.66%	0.57%
Extremadura	0.23%	0.01%
Galicia	0.91%	
La Rioja	0.23%	0.01%
Madrid	7.18%	3.74%
Murcia	0.99%	0.14%
Navarra	0.61%	
Valencia	73.04%	87.56%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Up to 1 month	655	97,465.40	29,545.79	0.00	127,011.19	51.01	17,388,065.65	17,515,076.84	82.92	29.73
1 to 2 months	97	36,339.38	15,917.77	0.00	52,257.15	20.99	2,535,435.54	2,587,692.69	12.25	33.49
2 to 3 months	23	12,082.88	5,950.51	0.00	18,033.39	7.24	618,871.55	636,904.94	3.02	35.02
3 to 6 months	8	7,929.88	2,471.67	0.00	10,401.55	4.18	125,984.14	136,385.69	0.65	33.59
6 to 12 months	6	6,194.84	3,318.13	0.00	9,512.97	3.82	89,233.71	98,746.68	0.47	46.34
12 to 18 months	2	1,006.73	1,043.27	0.00	2,050.00	0.82	4,782.94	6,832.94	0.03	14.97
18 to 24 months	2	19,263.05	10,469.88	0.00	29,732.93	11.94	111,215.56	140,948.49	0.67	26.07
Total	793	180,282.16	68,717.02	0.00	248,999.18		20,873,589.09	21,122,588.27		30.32

Each range includes the beginning but not the ending time

Additional information