

BANCAJA 3 Fondo de Titulización de Activos

Brief report

Date: 04/30/2009
Currency: EUR

Date of constitution
07/29/2002

VAT Reg. no.
V83385542

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
Banco Popular Español S.A

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 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 Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ESO312882006	07/31/2002 5,001	60,972.82 304,925,072.82 60.97%	100,000.00 500,100,000.00	Floating 3-M Euribor+0.260% 23.Mar/Jun/Sep/Dec	1.8620% 06/23/2009 290.14 Gross 237.91 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	2.1020% 06/23/2009 537.18 Gross 440.49 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% 06/23/2009 1,725.00 Gross 1,414.50 Net	06/23/2034 Quarterly 23.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Secutorial	BBB Baa2	BBB Baa2
Total		325,725,072.82	520,900,000.00						

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	4.72	4.35	4.03	3.73	3.44	3.19	3.00	2.79
		Date		01/15/2014	09/01/2013	05/09/2013	01/22/2013	10/05/2012	07/07/2012	04/27/2012	02/12/2012
		Final Maturity	Years	9.90	9.15	8.65	8.15	7.41	6.90	6.65	6.15
	Without optional redemption *	Date		03/23/2019	06/23/2018	12/23/2017	06/23/2017	09/23/2016	03/23/2016	12/23/2015	06/23/2015
		Average life	Years	4.93	4.58	4.24	3.93	3.66	3.40	3.18	2.97
		Date		04/04/2014	11/25/2013	07/26/2013	04/05/2013	12/24/2012	09/23/2012	07/03/2012	04/19/2012
Series B	With optional redemption *	Final Maturity	Years	14.66	14.16	13.41	12.66	11.90	11.16	10.65	10.15
	Without optional redemption *	Date		12/23/2023	06/23/2023	09/23/2022	12/23/2021	03/23/2021	06/23/2020	12/23/2019	06/23/2019
		Average life	Years	5.43	5.00	4.63	4.29	3.95	3.68	3.44	3.20
	With optional redemption *	Date		10/03/2014	04/30/2014	12/14/2013	08/14/2013	04/12/2013	12/31/2012	10/06/2012	07/12/2012
	Without optional redemption *	Final Maturity	Years	9.90	9.15	8.65	8.15	7.41	6.90	6.65	6.15
		Date		03/23/2019	06/23/2018	12/23/2017	06/23/2017	09/23/2016	03/23/2016	12/23/2015	06/23/2015
Series C	With optional redemption *	Average life	Years	5.69	5.28	4.88	4.53	4.21	3.93	3.65	3.42
	Without optional redemption *	Date		01/04/2015	08/07/2014	03/16/2014	11/07/2013	07/15/2013	04/02/2013	12/23/2012	09/28/2012
	With optional redemption *	Final Maturity	Years	14.66	14.16	13.41	12.66	11.90	11.16	10.65	10.15
	Without optional redemption *	Date		12/23/2023	06/23/2023	09/23/2022	12/23/2021	03/23/2021	06/23/2020	12/23/2019	06/23/2019
	With optional redemption *	Average life	Years	9.90	9.15	8.65	8.15	7.41	6.90	6.65	6.15
	Without optional redemption *	Date		03/23/2019	06/23/2018	12/23/2017	06/23/2017	09/23/2016	03/23/2016	12/23/2015	06/23/2015
Series C	With optional redemption *	Final Maturity	Years	16.44	16.07	15.56	14.98	14.33	13.65	12.98	12.33
	Without optional redemption *	Date		10/04/2025	05/20/2025	11/17/2024	04/17/2024	08/24/2023	12/21/2022	04/20/2022	08/27/2021
	With optional redemption *	Final Maturity	Years	22.66	22.66	22.66	22.66	22.66	22.66	22.66	22.66
	Without optional redemption *	Date		12/23/2031	12/23/2031	12/23/2031	12/23/2031	12/23/2031	12/23/2031	12/23/2031	12/23/2031
	With optional redemption *	Average life	Years	9.90	9.15	8.65	8.15	7.41	6.90	6.65	6.15
	Without optional redemption *	Date		03/23/2019	06/23/2018	12/23/2017	06/23/2017	09/23/2016	03/23/2016	12/23/2015	06/23/2015

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	93.61%	304,925,072.82	7.18%	500,100,000.00	4.50%
Series B	3.19%	10,400,000.00	3.99%	10,400,000.00	2.50%
Series C	3.19%	10,400,000.00	0.80%	10,400,000.00	0.50%
Issue of Bonds		325,725,072.82		520,900,000.00	
Subord. Line of Credit (Available)	0.00%	0.00	0.50%	2,604,500.00	
Principal Reserve Fund	0.80%	2,604,500.00	0.00%	0.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		10,855,979.09	1.602%
Principals Account		0.00	
Servicer ppal collect not yet credited		659,048.36	
Servicer ints collect not yet credited		179,594.56	
Liabilities		Available	Balance Interest
Start-up Loan			0.00
Subordinated Credit		0.00	0.00
Swap collateralized amount		Amount	Credited
CSA *		0.00	
Cash			0.00
Securities			0.00
* Credit Support Amount in favour of the Fund			

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		12,178	13,589
Principal			
Principal outstanding		318,392,382.76	520,884,293.07
Average loan		26,144.88	38,331.32
Minimum		0.04	17.13
Maximum		682,754.46	221,330.59
Interest rate			
Weighted average (wac)		5.40%	5.03%
Minimum		2.56%	3.75%
Maximum		8.10%	7.38%
Final maturity			
Weighted average (WARM) (months)		122	180
Minimum		05/01/2009	08/06/2002
Maximum		08/26/2039	04/30/2027
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		5.29%	10.74%
1-year EURIBOR/MIBOR (Mortgage Market)		79.38%	62.16%
Mortgage Market: Savings Banks		15.09%	26.77%
Savings Banks Lending Rate (CECA Indicator)		0.24%	0.32%

LTV Distribution			
		Current	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		3.55 6.68	0.21 7.49
10.01 - 20%		12.80 15.62	1.63 16.12
20.01 - 30%		19.90 25.20	4.49 25.53
30.01 - 40%		22.83 35.17	8.65 35.30
40.01 - 50%		24.84 44.85	13.06 45.34
50.01 - 60%		14.43 54.17	20.30 55.47
60.01 - 70%		1.64 62.12	28.18 65.24
70.01 - 80%			23.48 73.95
Weighted average (WALT)		35.26	57.41
Minimum		0.00	0.02
Maximum		64.62	78.80

BANCAJA 3 Fondo de Titulización de Activos

Brief report

Date: 04/30/2009
Currency: EUR

Date of constitution
07/29/2002

VAT Reg. no.
V63385542

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

Originator
Bancaja

Service
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
Banco Popular Español S.A

Principal Account
Bancaja

Subordinated Credit
Bancaja

Start-up Loan
Bancaja

Swap
Bancaja

Assets Custodian
Bancaja

Fund Auditors
Ernst&Young

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.63%	0.66%	0.75%	0.74%	1.02%
Annual Percentage Rate (CPR)	7.26%	7.61%	8.60%	8.48%	11.58%

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)	
End of revolving period	06/23/2007

Geographic distribution

	Current	At constitution date
Andalucia	2.79%	0.20%
Aragon	0.72%	0.54%
Asturias	0.15%	0.02%
Balearic Islands	2.48%	2.76%
Basque Country	0.80%	0.01%
Canary Islands	2.88%	0.20%
Cantabria	0.09%	
Castilla-La Mancha	3.58%	4.16%
Castilla-Leon	1.02%	0.07%
Catalonia	2.70%	0.57%
Extremadura	0.23%	0.01%
Galicia	0.99%	
La Rioja	0.21%	0.01%
Madrid	7.53%	3.74%
Murcia	1.04%	0.14%
Navarra	0.66%	
Valencia	72.11%	87.56%

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	382	70,438.05	28,722.51	0.00	99,160.56	25.67	10,974,750.60	11,073,911.16	67.70	29.59
from > 1 to ≤ 2 months	77	37,805.01	17,217.94	0.00	55,022.95	14.24	2,408,731.56	2,463,754.51	15.06	30.31
from > 2 to ≤ 3 months	33	31,155.47	16,715.28	0.00	47,870.75	12.39	1,371,252.01	1,419,122.76	8.68	39.88
from > 3 to ≤ 6 months	19	21,687.27	14,408.63	0.00	36,095.90	9.34	622,551.99	658,647.89	4.03	30.01
from > 6 to < 12 months	13	31,456.32	15,280.01	0.00	46,736.33	12.10	299,649.33	346,385.66	2.12	29.10
from ≥ 12 to < 18 months	2	13,808.33	5,493.70	0.00	19,302.03	5.00	87,948.17	107,250.20	0.66	32.00
from ≥ 18 to < 24 months	1	3,223.11	306.24	0.00	3,529.35	0.91	2,258.96	5,788.31	0.04	12.58
from ≥ 2 years	6	45,079.02	33,521.69	0.00	78,600.71	20.35	204,603.53	283,204.24	1.73	36.16
Subtotal	533	254,652.58	131,666.00	0.00	386,318.58	100.00	15,971,746.15	16,358,064.73	100.00	30.48
<i>Doubt debts (subjectives)</i>										
	0	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	533	254,652.58	131,666.00	0.00	386,318.58		15,971,746.15	16,358,064.73		30.48

Additional information