

MBS BANCAJA 3 Fondo de Titulización de Activos



Brief report

Date: 05/31/2012  
Currency: EUR

Date of constitution  
04/03/2006

VAT Reg. no.  
V84669332

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

Originator  
Bancaja

Servicer  
Bancaja

Lead Managers  
Bancaja

Deutsche Bank  
Société Générale

Bond Underwriters and Placement Agents  
Bancaja

Deutsche Bank  
Société Générale

Bond Paying Agent  
Bancaja

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Banco Santander S.A

Start-up Loan  
Bancaja

Swap  
JPMorgan Chase

Liquidity Facility A1  
JPMorgan Chase SE

Assets Custodian  
Bancaja

Fund Auditors  
Deloitte (ejercicios 2009 a actual)  
Ernst & Young (hasta ejercicio 2008)

Issued securities: Mortgage-Backed Bonds

| Bonds issue               |                        |                                                               |                                        |                                                            |                                                               |                                               |                                                                                            |                           |              |
|---------------------------|------------------------|---------------------------------------------------------------|----------------------------------------|------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------|--------------|
| Series<br>ISIN Code       | Issue date<br>N° 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<br>Fitch / Moody's |              |
|                           |                        | Current                                                       | Original                               |                                                            |                                                               | Final maturity (legal)                        | Next                                                                                       | Current                   | Original     |
| Series A1<br>ES0361796008 | 04/06/2006<br>1,000    |                                                               | 100,000.00<br>100,000,000.00           | Floating<br>3-M Euribor+0.010%<br>26.Mar/Jun/Sep/Dec       | 06/26/2012                                                    | 09/26/2007<br>Quarterly<br>26.Mar/Jun/Sep/Dec | "Pass-Through"                                                                             | AAA<br>Aaa                | AAA<br>Aaa   |
| Series A2<br>ES0361796016 | 04/06/2006<br>6,680    | 49,127.09<br>328,168,961.20<br>49.13%                         | 100,000.00<br>668,000,000.00           | Floating<br>3-M Euribor+0.150%<br>26.Mar/Jun/Sep/Dec       | 0.9670%<br>06/26/2012<br>121.403957 Gross<br>98.337205 Net    | 12/26/2043<br>Quarterly<br>26.Mar/Jun/Sep/Dec | 06/26/2012<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances | AAA<br>Aa2sf              | AAA<br>Aaa   |
| Series B<br>ES0361796024  | 04/06/2006<br>132      |                                                               | 100,000.00<br>13,200,000.00<br>100.00% | Floating<br>3-M Euribor+0.190%<br>26.Mar/Jun/Sep/Dec       | 1.0070%<br>06/26/2012<br>257.344444 Gross<br>208.449000 Net   | 12/26/2043<br>Quarterly<br>26.Mar/Jun/Sep/Dec | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secutorial           | AA<br>A3sf                | AA<br>Aa2    |
| Series C<br>ES0361796032  | 04/06/2006<br>116      |                                                               | 100,000.00<br>11,600,000.00<br>100.00% | Floating<br>3-M Euribor+0.290%<br>26.Mar/Jun/Sep/Dec       | 1.1070%<br>06/26/2012<br>282.900000 Gross<br>229.149000 Net   | 12/26/2043<br>Quarterly<br>26.Mar/Jun/Sep/Dec | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secutorial           | A<br>Ba1sf                | A<br>A2      |
| Series D<br>ES0361796040  | 04/06/2006<br>72       |                                                               | 100,000.00<br>7,200,000.00<br>100.00%  | Floating<br>3-M Euribor+0.500%<br>26.Mar/Jun/Sep/Dec       | 1.3170%<br>06/26/2012<br>336.566667 Gross<br>272.619000 Net   | 12/26/2043<br>Quarterly<br>26.Mar/Jun/Sep/Dec | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secutorial           | BB+<br>B3sf               | BBB+<br>Baa3 |
| Series E<br>ES0361796057  | 04/06/2006<br>100      |                                                               | 100,000.00<br>10,000,000.00<br>100.00% | Floating<br>3-M Euribor+4.000%<br>26.Mar/Jun/Sep/Dec       | 4.8170%<br>06/26/2012<br>1,231.011111 Gross<br>997.119000 Net | 12/26/2043<br>Quarterly<br>26.Mar/Jun/Sep/Dec | To be determined<br>Due to Cash<br>Reserve reduction                                       | CC<br>Csf                 | CC<br>Ca     |
| Total                     |                        | 370,168,961.20                                                | 810,000,000.00                         |                                                            |                                                               |                                               |                                                                                            |                           |              |

| 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 A2                                                                                                           | With optional redemption *    | Average life            | Years | 6.22       | 6.22       | 6.22       | 6.22       | 6.22       | 6.22       | 6.22       | 6.22       |
|                                                                                                                     |                               | Final Maturity          | Years | 06/14/2018 | 06/14/2018 | 06/14/2018 | 06/14/2018 | 06/14/2018 | 06/14/2018 | 06/14/2018 | 06/14/2018 |
|                                                                                                                     |                               |                         | Date  | 12/26/2023 | 12/26/2023 | 12/26/2023 | 12/26/2023 | 12/26/2023 | 12/26/2023 | 12/26/2023 | 12/26/2023 |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 7.49       | 6.55       | 5.78       | 5.15       | 4.63       | 4.19       | 3.82       | 3.50       |
|                                                                                                                     |                               | Final Maturity          | Years | 09/21/2019 | 10/11/2018 | 01/04/2018 | 05/19/2017 | 11/09/2016 | 06/02/2016 | 01/18/2016 | 09/25/2015 |
|                                                                                                                     |                               |                         | Date  | 17.52      | 16.26      | 14.76      | 13.51      | 12.51      | 11.51      | 10.51      | 9.76       |
| Series B                                                                                                            | With optional redemption *    | Average life            | Years | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      |
|                                                                                                                     |                               | Final Maturity          | Years | 12/26/2023 | 12/26/2023 | 12/26/2023 | 12/26/2023 | 12/26/2023 | 12/26/2023 | 12/26/2023 | 12/26/2023 |
|                                                                                                                     |                               |                         | Date  | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 18.46      | 17.18      | 15.89      | 14.56      | 13.35      | 12.34      | 11.44      | 10.60      |
|                                                                                                                     |                               | Final Maturity          | Years | 09/04/2030 | 05/25/2029 | 02/11/2028 | 10/14/2026 | 07/28/2025 | 07/23/2024 | 08/30/2023 | 10/30/2022 |
|                                                                                                                     |                               |                         | Date  | 19.52      | 18.26      | 17.01      | 15.76      | 14.51      | 13.26      | 12.26      | 11.51      |
| Series C                                                                                                            | With optional redemption *    | Average life            | Years | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      |
|                                                                                                                     |                               | Final Maturity          | Years | 12/26/2023 | 12/26/2023 | 12/26/2023 | 12/26/2023 | 12/26/2023 | 12/26/2023 | 12/26/2023 | 12/26/2023 |
|                                                                                                                     |                               |                         | Date  | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 20.63      | 19.47      | 18.25      | 17.07      | 15.90      | 14.75      | 13.68      | 12.73      |
|                                                                                                                     |                               | Final Maturity          | Years | 11/06/2032 | 09/07/2031 | 06/19/2030 | 04/15/2029 | 02/15/2028 | 12/20/2026 | 11/26/2025 | 12/15/2024 |
|                                                                                                                     |                               |                         | Date  | 21.77      | 21.01      | 20.01      | 18.76      | 17.52      | 16.52      | 15.51      | 14.51      |
| Series D                                                                                                            | With optional redemption *    | Average life            | Years | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      |
|                                                                                                                     |                               | Final Maturity          | Years | 12/26/2023 | 12/26/2023 | 12/26/2023 | 12/26/2023 | 12/26/2023 | 12/26/2023 | 12/26/2023 | 12/26/2023 |
|                                                                                                                     |                               |                         | Date  | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      | 11.76      |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 23.06      | 22.44      | 21.71      | 20.85      | 19.89      | 18.91      | 17.93      | 16.94      |
|                                                                                                                     |                               | Final Maturity          | Years | 04/11/2035 | 08/28/2034 | 12/05/2033 | 01/24/2033 | 02/09/2032 | 02/18/2031 | 02/24/2030 | 03/01/2029 |
|                                                                                                                     |                               |                         | Date  | 28.52      | 28.52      | 28.52      | 28.52      | 28.52      | 28.52      | 28.52      | 28.52      |
| Series E                                                                                                            | With optional redemption *    | Average life            | Years | 13.01      | 11.76      | 10.51      | 9.51       | 8.51       | 7.76       | 7.00       | 6.51       |
|                                                                                                                     |                               | Final Maturity          | Years | 03/26/2025 | 12/26/2023 | 09/26/2022 | 09/26/2021 | 09/26/2020 | 12/26/2019 | 03/26/2019 | 09/26/2018 |
|                                                                                                                     |                               |                         | Date  | 13.01      | 11.76      | 10.51      | 9.51       | 8.51       | 7.76       | 7.00       | 6.51       |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 28.52      | 28.52      | 28.52      | 28.52      | 28.52      | 28.52      | 28.52      | 28.52      |
|                                                                                                                     |                               | Final Maturity          | Years | 09/26/2040 | 09/26/2040 | 09/26/2040 | 09/26/2040 | 09/26/2040 | 09/26/2040 | 09/26/2040 | 09/26/2040 |
|                                                                                                                     |                               |                         | Date  | 28.52      | 28.52      | 28.52      | 28.52      | 28.52      | 28.52      | 28.52      | 28.52      |

\* 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  |
| Class A                 | 88.65% | 328,168,961.20 | 11.66% | 768,000,000.00 | 5.25% |
| Series A1               | 0.00%  | 0.00           | 12.35% | 100,000,000.00 |       |
| Series A2               | 88.65% | 328,168,961.20 | 82.47% | 668,000,000.00 |       |
| Series B                | 3.57%  | 13,200,000.00  | 8.00%  | 13,200,000.00  | 3.60% |
| Series C                | 3.13%  | 11,600,000.00  | 4.78%  | 11,600,000.00  | 2.15% |
| Series D                | 1.95%  | 7,200,000.00   | 2.78%  | 7,200,000.00   | 1.25% |
| Series E                | 2.70%  | 10,000,000.00  | 1.23%  | 10,000,000.00  |       |
| Issue of Bonds          |        | 370,168,961.20 |        | 810,000,000.00 |       |
| Reserve Fund            | 2.78%  | 10,000,000.00  | 1.25%  | 10,000,000.00  |       |

| Other financial operations (current)   |           |               |          |
|----------------------------------------|-----------|---------------|----------|
| Assets                                 |           | Balance       | Interest |
| Treasury Account                       |           | 17,065,323.48 | 0.832%   |
| Servicer ppal collect not yet credited |           | 79,880.95     |          |
| Servicer ints collect not yet credited |           | 36,522.60     |          |
| Liabilities                            | Available | Balance       | Interest |
| Start-up Loan L/T                      |           | 0.00          |          |
| Start-up Loan S/T                      |           | 0.00          |          |
| Liquidity Facility A1                  | 0.00      | 0.00          |          |

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.  
Only the information communicated by Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

Additional information  
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Deloitte (ejercicios 2009 a actual)  
Ernst & Young (hasta ejercicio 2008)

Collateral: Mortgage loans

| General                                    |                |                      |
|--------------------------------------------|----------------|----------------------|
|                                            | Current        | At constitution date |
| Count                                      | 4,238          | 7,093                |
| Principal                                  |                |                      |
| Principal outstanding                      | 359,149,800.52 | 800,012,981.57       |
| Average loan                               | 84,745.12      | 112,789.09           |
| Minimum                                    | 0.00           | 0.52                 |
| Maximum                                    | 515,515.26     | 600,000.00           |
| Interest rate                              |                |                      |
| Weighted average (wac)                     | 2.89%          | 3.40%                |
| Minimum                                    | 1.00%          | 2.10%                |
| Maximum                                    | 5.00%          | 6.22%                |
| Final maturity                             |                |                      |
| Weighted average (WARM) (months)           | 207            | 273                  |
| Minimum                                    | 06/10/2012     | 04/10/2006           |
| Maximum                                    | 10/05/2040     | 10/05/2040           |
| Index (principal outstanding distribution) |                |                      |
| 1-year EURIBOR/MIBOR                       | 0.05%          | 0.13%                |
| 1-year EURIBOR/MIBOR (Mortgage Market)     | 99.95%         | 99.86%               |

| LTV Distribution         |         |       |                      |       |
|--------------------------|---------|-------|----------------------|-------|
|                          | Current |       | At constitution date |       |
|                          | % Pool  | % LTV | % Pool               | % LTV |
| 0.01 - 10%               | 0.59    | 7.02  | 0.14                 | 7.86  |
| 10.01 - 20%              | 2.68    | 15.94 | 0.90                 | 16.41 |
| 20.01 - 30%              | 6.38    | 25.83 | 2.20                 | 25.62 |
| 30.01 - 40%              | 13.71   | 35.52 | 4.89                 | 35.39 |
| 40.01 - 50%              | 20.41   | 45.20 | 10.54                | 45.61 |
| 50.01 - 60%              | 29.06   | 55.34 | 16.38                | 55.53 |
| 60.01 - 70%              | 18.72   | 64.66 | 27.70                | 65.74 |
| 70.01 - 80%              | 5.78    | 74.73 | 26.61                | 75.70 |
| 80.01 - 90%              | 2.67    | 83.45 | 5.42                 | 84.94 |
| 90.01 - 100%             |         |       | 5.23                 | 95.16 |
| Weighted average (WALTV) | 50.94   |       | 64.29                |       |
| Minimum                  | 0.00    |       | 0.00                 |       |
| Maximum                  | 88.73   |       | 99.98                |       |

| Prepayments                  |               |               |               |                |            |
|------------------------------|---------------|---------------|---------------|----------------|------------|
|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM)    | 0.19%         | 0.23%         | 0.29%         | 0.27%          | 0.74%      |
| Annual Percentage Rate (CPR) | 2.25%         | 2.68%         | 3.37%         | 3.19%          | 8.50%      |

| Geographic distribution |         |                      |
|-------------------------|---------|----------------------|
|                         | Current | At constitution date |
| Andalucia               | 7.72%   | 7.36%                |
| Aragon                  | 0.56%   | 0.49%                |
| Asturias                | 0.25%   | 0.23%                |
| Balearic Islands        | 5.82%   | 5.83%                |
| Basque Country          | 1.17%   | 1.11%                |
| Canary Islands          | 4.70%   | 4.44%                |
| Cantabria               | 0.09%   | 0.15%                |
| Castilla-La Mancha      | 2.24%   | 2.13%                |
| Castilla-Leon           | 2.62%   | 2.54%                |
| Catalonia               | 8.49%   | 8.67%                |
| Extremadura             | 0.25%   | 0.31%                |
| Galicia                 | 2.16%   | 1.76%                |
| La Rioja                | 0.57%   | 0.57%                |
| Madrid                  | 10.23%  | 10.33%               |
| Meillia                 | 0.03%   | 0.03%                |
| Murcia                  | 1.92%   | 1.78%                |
| Navarra                 | 4.22%   | 4.08%                |
| Valencia                | 46.98%  | 48.19%               |

| 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                    | 263    | 63,146.53    | 35,249.81  | 0.00  | 98,396.34    | 4.78   | 24,158,158.90    | 24,256,555.24 | 40.35                          |
| from > 1 to ≤ 2 months           | 112    | 71,435.84    | 42,220.02  | 0.00  | 113,655.86   | 5.53   | 10,585,206.07    | 10,698,861.93 | 17.80                          |
| from > 2 to ≤ 3 months           | 67     | 91,887.40    | 58,849.50  | 0.00  | 150,736.90   | 7.33   | 8,753,178.28     | 8,903,815.18  | 14.81                          |
| from > 3 to ≤ 6 months           | 50     | 95,633.58    | 51,057.15  | 0.00  | 146,690.73   | 7.13   | 4,821,996.53     | 4,968,887.26  | 8.27                           |
| from > 6 to ≤ 12 months          | 32     | 130,210.55   | 73,568.70  | 0.00  | 203,779.25   | 9.91   | 3,175,759.44     | 3,379,538.69  | 5.62                           |
| from ≥ 12 to < 18 months         | 17     | 96,867.08    | 63,836.77  | 0.00  | 160,703.85   | 7.81   | 1,711,613.27     | 1,872,317.12  | 3.11                           |
| from ≥ 18 to < 24 months         | 13     | 121,438.35   | 63,264.95  | 0.00  | 184,703.30   | 8.98   | 1,207,205.26     | 1,391,908.56  | 2.32                           |
| from ≥ 2 years                   | 44     | 506,787.08   | 491,633.69 | 0.00  | 998,420.77   | 48.54  | 3,642,474.45     | 4,640,895.22  | 7.72                           |
| Subtotal                         | 598    | 1,177,406.41 | 879,680.59 | 0.00  | 2,057,087.00 | 100.00 | 58,055,592.20    | 60,112,679.20 | 100.00                         |
| <i>Doubt debts (subjectives)</i> |        |              |            |       |              |        |                  |               |                                |
| from > 3 to ≤ 6 months           | 1      | 1,888.85     | 169.82     | 0.00  | 2,058.67     | 1.45   | 0.00             | 2,058.67      | 1.45                           |
| from > 6 to < 12 months          | 1      | 0.00         | 8.69       | 0.00  | 8.69         | 0.01   | 0.00             | 8.69          | 0.01                           |
| from ≥ 12 to < 18 months         | 5      | 87,737.81    | 20,210.16  | 0.00  | 107,947.97   | 76.03  | 0.00             | 107,947.97    | 76.03                          |
| from ≥ 18 to < 24 months         | 2      | 30,001.09    | 1,960.30   | 0.00  | 31,961.39    | 22.51  | 0.00             | 31,961.39     | 22.51                          |
| Subtotal                         | 9      | 119,627.75   | 22,348.97  | 0.00  | 141,976.72   | 100.00 | 0.00             | 141,976.72    | 100.00                         |
| Total                            | 607    | 1,297,034.16 | 902,029.56 | 0.00  | 2,199,063.72 |        | 58,055,592.20    | 60,254,655.92 | 45.98                          |