MOODY'S
INVESTORS SERVICE

NEW ISSUE REPORT

FONCAIXA CONSUMO 1, Fondo de Titulización de Activos

RMBS/Prime/ Spain

Closing Date
29 November 2011

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Definitive Ratings

Series	Rating	Amount (Million)	% of Notes	Legal Final Maturity	Coupon	Subordination*	Reserve Fund**	Total Credit Enhance-ment***
A	Aaa (sf)	€2,618.0	85.0%	March 53	3mE +1.50%	15.0%	5.0%	20.0%
B	Ba3 (sf)	€462.0	15.0%	March 53	3mE +2.50%	0.0%	5.0%	5.0%
Total		€3,080.0	100.00					

The ratings address the expected loss posed to investors by the legal final maturity. In Moody's opinion the structure allows for timely payment of interest and ultimate payment of principal at par on or before the rated final legal maturity date. Moody's ratings address only the credit risks associated with the transaction. Other non-credit risks have not been addressed, but may have a significant effect on yield to investors.

* At close.

** As a % of rated notes

*** No benefit attributed to excess spread.

V Score for the sector (Spanish RMBS):	*Medium*
V Score for the subject transaction:	*Medium*

The subject transaction is a static cash securitisation of residential mortgage-backed securities (RMBS) extended to obligors located in Spain. The portfolio consists of mortgage loans secured by residential properties (70%) and (30%) unsecured consumer loans in Spain.

Asset Summary (Cut off date as of 26/11/2011)

Seller(s)/originator(s):	Foncaixa Consumo 1, FTA
Servicer(s):	CaixaBank (Aa3 on review for downgrade /Prime-1)
Receivables:	First and second lien prime mortgage loans to individuals secured by property located in Spain and unsecured consumer loans.
Methodologies Used:	» Moody's Approach to Rating RMBS in Europe, Middle East, and Africa (SF141262) » Moody's Updated Methodology for Rating Spanish RMBS, October 2009 (SF133138) Moody's Approach to Rating Consumer Loan ABS Transactions, July 2011 (SF184265)

Asset Summary (Continued)

Methodologies Used:	» Cash Flow Analysis in EMEA RMBS: Testing Features with the MARCO Model (Moody's Analyser of Residential Cash Flows), January 2006 (SF58290) » A Framework for Stressing House Prices in RMBS Transactions in EMEA, July 2008 (SF131751) » V Scores and Parameter Sensitivities in the Major EMEA RMBS Subsectors, April 2009 (SF158654) » Moody's Enhanced Approach to Originator Assessments in EMEA RMBS Transactions, October 2009 (SF153718)
Models Used:	Moody's Individual Loans Analysis (MILAN) (Spanish settings); Moody's Analyser of Residential Cash Flows (MARCO) & ABSROM
Total Amount:	€ 3,079,999,999 (including unpaid amounts of loans in arrears 0-30)
Length of Revolving Period:	Static
Number of Borrowers:	197,094
Borrower concentration:	Top 20 borrowers account for 0.5% of the pool
WA Remaining Term:	13.6 years
WA Seasoning:	3.8 years
Interest Basis:	24% fixed rate, 76% floating rate loans (of which, 63% indexed and 35% indexed to the Spanish mortgage loan reference rate (*IRPH Cajas*))
WA Current LTV:	54.7%
WA Original LTV:	Not available
Moody's calculated WA indexed LTV:	48.81%
Borrower credit profile:	Prime borrowers
Delinquency Status:	2.4% of the portfolio is in arrears between 1 and 30 days. No loans are more than 30 days in arrears as of closing.

Liabilities, Credit Enhancement and Liquidity

Excess Spread at Closing:	1.0% spread provided through the swap on portfolio net of loans in arrears for more than 90 days
Credit Enhancement/Reserves:	1.0% spread provided through the swap on portfolio net of loans in arrears for more than 90 days 5.0% amortising reserve fund subordination of the notes Guaranteed Investment Contract (GIC) account earning three-month EURIBOR on deposits
Form of Liquidity:	Excess spread guaranteed via swap, amortising reserve fund, principal to pay interest mechanism
Number of Interest Payments Covered by Liquidity:	N/A
Interest Payments:	Quarterly in arrears on each payment date
Principal Payments:	Pass-through on each payment date
Payment Dates:	20 March, 20 June, 20 September, 20 December First payment date: 20 March 2012
Hedging Arrangements:	Interest rate swap to cover interest rate risk

Counterparties

Issuer:	Foncaixa Consumo 1, Fondo de Titulización de Activos
Sellers/Originators:	CaixaBank (Aa3 on review for downgrade /Prime-1)
Contractual Servicer(s):	CaixaBank (Aa3 on review for downgrade /Prime-1)
Sub-Servicer(s):	Not applicable
Back-up Servicer(s):	Not available
Back-up Servicer Facilitator:	Gesticaixa S.G.F.T., S.A (Not Rated)
Cash Manager:	Gesticaixa S.G.F.T., S.A (Not Rated)
Back-up Cash Manager:	Not available
Calculation Agent/Computational agent:	Gesticaixa S.G.F.T., S.A (Not Rated)
Back-up Calculation/Computational Agent:	Not available
Swap Counterparty:	CaixaBank (Aa3 on review for downgrade /Prime-1)
Issuer Account Bank:	CaixaBank (Aa3 on review for downgrade /Prime-1)
Collection Account Bank:	CaixaBank (Aa3 on review for downgrade /Prime-1)
Paying Agent:	CaixaBank (Aa3 on review for downgrade /Prime-1)
Issuer Administrator/Corporate Service Provider:	Gesticaixa S.G.F.T., S.A (Not Rated)
Arranger:	Gesticaixa S.G.F.T., S.A (Not Rated), CaixaBank (Aa3 on review for downgrade /Prime-1)
Lead Manager(s):	CaixaBank (Aa3 on review for downgrade /Prime-1)

Moody's View

Outlook for the Sector:	Negative
Unique Feature:	First and second -lien prime mortgage loans (70%) to individuals secured by property located in Spain and unsecured consumer loans (30%)
Degree of Linkage to Originator:	CaixaBank acts as servicer for its own portfolio. There is no back-up servicing agreement in place at closing; however, if CaixaBank is downgraded below Baa3, CaixaBank will be required to appoint a back-up servicer. CaixaBank also acts as swap counterparty, treasury account holder and paying agent
Originator's Securitisation History:	
Number of Precedent Transactions in Sector:	11 (pure RMBS transactions)
% of Book Securitised:	Not available
Behaviour of Precedent Transactions:	Delinquencies reported on prior transactions of this issuer are better than the average delinquency reported in the Spain index
Key Differences between Subject and Precedent Transactions:	None
Portfolio Relative Performance:	
Expected Loss/Ranking mortgage pool:	2.8% higher than the peer group due to high concentration on second liens and flexible mortgages
Moody's Individual Loans Analysis Aaa Credit Enhancement (MILAN Aaa CE)/Ranking mortgage pool:	12.5 % lower than peer group due to low WALTV
Weighted-Average Aaa Stress Rate For House Prices:	48.5%
Potential Rating Sensitivity:	
Chart Interpretation:	At the time the rating was assigned, the model output indicated that Class A notes would have achieved a Aaa rating even if the Mean Default was as high as 9.0% assuming the Recovery Rate remained at 50% and all other factors were constant.
Factors Which Could Lead to a Downgrade:	In addition to the counterparty issues, the following factors may have a significant impact on the subject transaction's ratings: further deterioration in the real estate market beyond the stress that was modelled; potential regulatory changes and sovereign risk.

TABLE 1*:

Tranche A

		Recovery Rate		
		50.0%	**40.0%**	**30.0%**
Mean Default	**7.0%**	**Aaa***	Aa1 (1)	Aa2 (2)
	8.0%	Aaa (0)	Aa1 (1)	Aa1 (1)
	9.0%	Aaa (0)	Aa1 (1)	Aa1 (1)

* Results under base-case assumptions indicated by asterisk ' * '. Change in model-indicated rating (number of notches) is noted in parentheses.

Composite V Score

Breakdown of the V Scores Assigned to		Spanish RMBS Sector	Trans-action	Remarks
Composite Score: Low (L), Low/Medium (L/M), Medium (M), Medium/High (M/H), or High (H) "Low" reflects lowest level of uncertainty in estimating credit risk relative to other Structured Finance instruments.				
1	**Sector's Historical Data Adequacy and Performance Variability**	**M**	**M**	
1.1	Quality of Historical Data for the Sector	M	M	» Same as sector score
1.2	Sector's Historical Performance Variability	M	M	» Same as sector score
1.3	Sector's Historical Downgrade Rate	L/M	L/M	» Same as sector score
2	**Issuer/Sponsor/Originator Historical Data Adequacy, Performance Variability and Quality of Disclosure**	**M**	**M**	
2.1	Quality of Historical Data for the Issuer/Sponsor/Originator	M	M	» Around five years of quarterly vintage default and recovery data provided (2006-2Q 2011) split by consumer loans and mortgage loans » Data on internal scoring system (validated by the Bank of Spain) » Information on dynamic arrears and prepayment rates was also provided
2.2	Issuer/Sponsor/Originator's Historical Performance Variability	M	L/M	» Lower than market index » Performance variability of past transactions and historical data variability is below the average observed in the Spanish market » No rating actions taken on past transactions
2.3	Disclosure of Securitisation Collateral Pool Characteristics	L/M	L/M	» Information on months current not in line with Moody's criteria » Information on employment was provided for about 70% of the pool » Line-by-line portfolio and stratification tables was provided on both the consumer loan and mortgage sub-portfolios
2.4	Disclosure of Securitisation Performance	L/M	L/M	» Good level of data received from the previous deals managed by Gesticaixa
3	**Complexity and Market Value Sensitivity**	**L/M**	**M**	
3.1	Transaction Complexity	L/M	L/M	» In line with a typical transaction in the sector
3.2	Analytic Complexity	L/M	M	» Analysis slightly more complex due to the fact that the portfolio is a mixed pool composed of consumer loans and mortgage loans. In addition, mortgage loans include flexible features that are not standard in the RMBS market.
3.3	Market Value Sensitivity	L/M	M	» Second-lien mortgages account for 18. 7% of the mortgage loan portfolio (13.1% of total portfolio)
4	**Governance**	**L/M**	**L/M**	
4.1	Experience of, Arrangements Among and Oversight of Transaction Parties	L/M	L/M	» Originator and servicer has securitisation experience since 1999
4.2	Back-up Servicer Arrangement	L	L	» No back-up servicer arrangement in place at closing; however. the servicer role is performed by a rated entity (Aa3 on review for downgraded/Prime-1, and arrangements are in place to appoint a back-up servicer if the service is downgraded below Baa3
4.3	Alignment of Interests	L/M	L/M	» Same as sector score
4.4	Legal, Regulatory, or Other Uncertainty	L/M	L/M	» Same as sector score

Strengths and Concerns

Strengths:

- **Performance on previous CaixaBank deals:** Previous RMBS deals originated by CaixaBank are showing strong performance, with delinquency levels below 1.5% (loans more than 90 days in arrears over current outstanding balance). Moody's has taken into consideration in its modelling assumptions, the current performance of previous deals
- **Credit support:** Amortising fully funded reserve fund equal to 5.00% of the issuance amount to cover potential shortfalls in interest and principal and 15.0% subordination
- **Artificial write-off mechanism:** Excess spread-trapping mechanism through a 12-month "artificial write-off" mechanism.
- **Origination:** No broker-originated loans
- **Hedging arrangement:** An interest rate swap agreement will guarantee the weighted-average margin on the notes plus excess spread of 1.0%
- **Back-up servicer:** CaixaBank will appoint a back-up servicer if it is downgraded below Baa3. Thereafter, the back-up servicer will enter into a back-up servicer arrangement, and will only step in at the discretion of the management company.

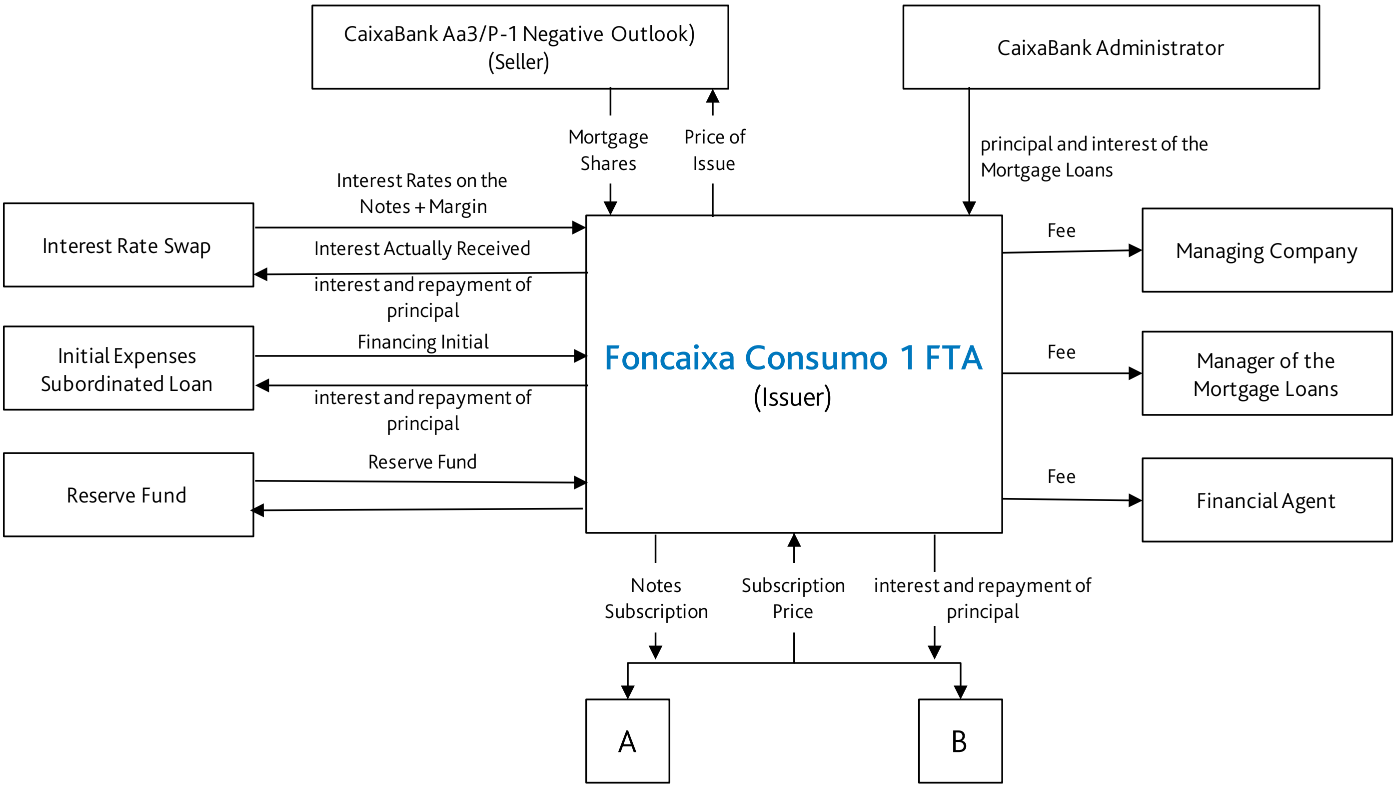
Concerns and Mitigants:

Moody's committees particularly focused on the following factors, listed in order of those most likely to affect the ratings:

- **Pool Composition**: The portfolio comprises unsecured loans for consumer purposes (30%) and we believe the probability of default (PD) on an unsecured loan is higher than the PD on a loan backed by a mortgage. Moody's determined loss distributions of the pool of mortgage and unsecured loans separately. Please refer to 'Credit Analysis' section for more details
- **Flexible Mortgages:** these mortgages account for 70.0% of the pool (100% of the mortgage portfolio). The loans are structured as a line of credit which offers borrowers a degree of flexibility. In the MILAN model, this feature is taken into account considering the maximum drawable amount for the purposes of calculating both the default frequency and the loss severity. Payment holidays are also penalised due to the potential payment shock. For more details refer to the 'Treatment of Concerns' section.
- **Second-Lien Mortgages**: 13.07% of the total portfolio corresponds to second-lien mortgages (18.68% of the mortgage pool). All prior and equal ranking claims on the property (regardless of whether they are securitised) are taken into consideration to calculate the loan to value (LTV)
- **Employment Type:** 24.2% of the pool corresponds to loans granted to customers who are self employed (30.34% of the mortgage pool). Moody's has applied penalties as described in the 'Treatment of Concerns' section
- **Geographical Concentration:** moderate geographical concentration in the region of Catalonia (36%), mitigated by the fact that this is the originator's region of origin, where it has its highest expertise. Concentration risk is calculated in Moody's MILAN framework.
- **Economic Conditions:** Weak economic prospects in Spain. This is mitigated by an increased expected loss to account for this risk.
- **Commingling Risk**: Commingling risk on collections is mitigated – to a limited degree – by (i) the rating of the servicer at closing, and (ii) by the daily sweep of collections. Moody's has taken this into consideration when deriving its modelling assumptions as further explained under the 'Credit Analysis' section.

Structure, Legal Aspects and Associated Risks

CHART 1
Structure Chart



Transaction structure:

Allocation of payments/pre-accelerated revenue waterfall: On each quarterly payment date, the issuer's available funds [(i.e. interest amounts received from the portfolio, the reserve fund, under the swap agreement, and interest earned on the issuer's account)] will be applied in the following simplified order of priority:

1. Cost and fees, including servicing fee in case of substitution
2. Any amount due under the swap agreement (other than swap termination payments due to a default or breach of contract by the swap counterparty)
3. Interest payment to Class A notes
4. Interest payment to Class B notes (if not deferred)
5. Retention of an amount equal to the principal due under the notes to amortise Classes A and B
6. Interest payment to Class B notes (if deferred)
7. Replenishment of the cash reserve
8. Junior payments

Allocation of payments/PDL-like mechanism:

A principal deficiency ledger (PDL) is defined as the negative difference between the principal available funds and a target principal amount. A target principal amount is the difference between the notes' outstanding principal and the performing assets. A non-performing asset is defined as an asset with any amount due but unpaid for more than 12 months or an asset that has been written off according to management's discretion.

Performance Triggers:

Trigger	Conditions	Remedies/Cure
Pro-Rata Amortisation	The arrears level (defined as the percentage of loans that are between 90 days and 12 months in arrears) is less than 1.25% or The reserve fund and liquidity reserve is at the required level or The value of total loans is equal to or exceeds 10% of original pool balance The subordination below Class A is less than 30% the initial subordination. (curable)	If the conditions are not met, principal receipts will be allocated sequentially until fully redeemed to Class A, then to Class B; otherwise it will be allocated on a pro-rata basis (so that Class B is 30% of the sum of Class A and Class B outstanding amount)
Reserve Fund Amortisation	The arrears level (defined as the percentage of loans that are between 90 days and 12 months in arrears) exceeds 1% or The reserve fund is not funded at its required level on the previous payment date	The target amount of the reserve fund will not be reduced on any payment date on which these events occur
Interest Deferral	The cumulative level of written-off loans (defined as the percentage of loans that are more than 12 months in arrears) exceeds 10%	If the conditions are met, interest payment on Class B notes will be postponed to the principal payment of Class A notes in the payment waterfall

Reserve Fund:

» At close: 5% of original notes

» Building up to: 10% of notes balance

» Amortising to: 2.5% of pool balance

» Floor: 2.5% of pool balance

After the first three years from closing, the reserve fund may amortise over the life of the transaction subject to the reserve fund amortisation trigger.

The reserve fund will be replenished after the principal payment of the notes. Through these mechanisms, Moody's considers that the reserve fund in this transaction is in line with other comparable Spanish RMBS transactions.

Liquidity:

» Principal to pay interest mechanism

» The reserve fund is a further source of liquidity.

Subordination of interest:

The payment of interest on Class B will be brought to a more junior position if, on any payment date, the conditions described under the interest deferral triggers are met.

Assets:

Asset transfer:

» True Sale

Interest rate mismatch:

» Fixed-Floating mismatch: At closing, 24.1% of the pool balance comprised fixed-rate loans. The notes pay three-month EURIBOR which leads to an interest rate mismatch in the transaction.

» Base rate mismatch: 75.9% of the pool balance will be exposed to the risk of variance between base rate (received on the mortgage loans) and three-month EURIBOR payable on the notes.

Mitigant:

To mitigate the fixed-floating rate and base rate mismatch, the issuer has entered into a swap agreement with CaixaBank. Under the swap agreement:

» The issuer will pay an amount calculated by applying a rate equal to the resulting figure calculated from dividing (i) the sum of interest actually received on the loans, by (ii) the notional as defined below, all multiplied by the result of dividing 360 by the number of days of the settlement period.

» The swap counterparty will pay the index reference rate of the notes plus the weighted margin of the notes and a guaranteed margin of 100 bps over a notional defined as the daily average outstanding balance of the loans not in arrears for more than 90 days.

» The swap framework applied is Contracto Marco de Operaciones Financieras (CMOF) 2009, and is in line with Moody's swap criteria

Cash Commingling: All of the payments under the loans in this pool are collected by CaixaBank under a direct debit scheme into the collection account in the name of CaixaBank. Consequently, in the event of insolvency of the originator and until notification is delivered to the relevant debtors to redirect their payments, the payments by the underlying debtors will continue to be collected by the servicer and may be commingled with other funds belonging to the originator.

Mitigant*:*

» Payments are transferred daily to the issuer account in the name of the issuer held by CaixaBank (Aa3 on review for downgraded/Prime-1).

Set-off: 100% of obligors have accounts with the seller.

Mitigant: Set-off is very limited because only unpaid instalments that are regarded as fully due and payable prior to the declaration of insolvency might be offset against the deposits held by the originator.

Permitted variations: Any renegotiation of the terms and conditions of the loans is subject to the management company's approval. The management company may authorise the originator to renegotiate the interest rate or maturity of the loans without requiring its approval.

Mitigant: The originator is not allowed to renegotiate any interest rate of a loan if previously or after margin re-negotiation, the weighted-average margin of the pool is lower than 50 bps.

The originator will not be able to extend the maturity of any loan beyond 1 September 2049. Moreover, the renegotiation of the maturity of the loans is subject to various conditions, of which the following are the most significant:

- » The global initial amount of loans on which the maturity has been extended cannot be greater than 10% of the initial amount of the pool.
- » The frequency of payments cannot be decreased.
- » The amortisation profile cannot be modified.

Further Advance: The mortgage pool (70%) consists of the securitisation of a flexible mortgage product which is structured like a line of credit and it is currently CaixaBank's flagship product. Under this product, borrowers are allowed to make additional drawdowns up to a certain LTV limit (as explained below) and for an amount equal to the amortised principal. Generally, such additional drawdowns are subject to CaixaBank's credit review and approval.

Mitigant: Triggers, eligibility criteria and adjustment in the MILAN model (Please refer to the 'Credit Analysis' section for more details).

The key eligibility criteria for further advances are as follows:

- » Subsequent redraws are not automatic, with CaixaBank having full discretion as to whether a subsequent redraw is feasible.
- » There is a period during the last four years of the life of the loan during which subsequent redraws will not be allowed.
- » Each additional redraw on the line of credit will be treated as an independent loan, although a *pari passu* treatment will be applied to all the different loans in the portfolio.
- » Each client will receive a single monthly statement although each different redraw will be separately stated.
- » The first redraw cannot exceed an 80% LTV limit, with additional redraws capped at 70% LTV levels. In any case, the combination of both first and second drawdowns on the line of credit will never exceed the 80% LTV limit.
- » Disposal of additional drawdowns is never automatic, with CaixaBank having full discretion (based on factors such as the borrower's payment history and the loan purpose) as to whether an additional drawdown is feasible.

Moody's considers that the triggers and criteria for adding further advances in the Foncaixa Consumo 1 pool is stronger than the criteria seen in other flexible RMBS transactions.

Payment Holiday:

Each borrower has the option to request a maximum 36-month grace period, during which interest must be paid, but not principal. Once again, CaixaBank has full control over whether to grant these grace periods.

Originator Profile, Servicer Profile and Operating Risks

Date of Operations Review:	30 September 2011

Originator Background: CaixaBank

Rating:	» Aa3 on review for downgraded/Prime-1
Financial Institution Group Outlook for Sector:	» Negative
Ownership Structure:	» Not Available
Asset Size:	» Not Available
% of Total Book Securitised:	» Not Available
Transaction as % of Total Book:	» Not Available
% of Transaction Retained:	» 100%

Originator Assessment	Main Strengths (+) and Challenges(-)
Overall Assessment:	**Good**
Originator Ability	
Sales & Marketing Practices	- CaixaBank is the country's third-largest banking group and the biggest financial institution in Catalonia and the Balearic Islands, where it holds market shares of 35.6% of customer funds, 20.3% of loans and 21.5% of branches. Catalonia is one of Spain's wealthiest regions and has a diversified economy - CaixaBank is one of the biggest players in the residential mortgage market in Spain. €2.600 billion and €3.700 billion of new mortgages were originated in 2009 and 2010, respectively. - The bulk of its business derives from standardised banking products, primarily mortgages (representing 67% of loan book), where it has a 10.6% market share in Spain - Retail banking represents 47% of its total book, which shows the historical importance of this segment to the entity. - The only origination channel is the branch and the bank has never used brokers to originate loans. - The pricing strategy is based on the risk profile of the debtor. . - CaixaBank uses an automatic pricing tool that captures the default probability (DP) from the scoring model, sets a severity for the transaction and calculates a risk premium. An additional margin is then added to this risk premium depending on the level (higher at the branch level, and lower at the regional management level), but the risk premium can never be breached at any level. With this policy CaixaBank has successfully tested the correlation on how riskier products have indeed carried higher margins. - The bank has set the target of reducing the administrative work at the branch level in a 75% (i.e. by including more cash points), thus enabling the branch to focus on the commercial side.
Underwriting Policies & Procedures	The initial contact for all the underwriting starts at the branch offices; however, these contracts are often granted at the next level in the origination process depending on the features of the transaction. These levels are: 1. Branch The branch has very limited capabilities based on: (i) risk profile (the scoring output must be approved), (ii) price (the pricing model sets a price for the branch that can´t be overruled), (iii) volume (generally up to €200,000, and up to €300,000 for first residences), (iv) LTV (no loans above 80% LTV), (v) maturity (there are maximum tenures depending on the type of product), (vi) debt to income (DTI) (no DTI greater than 45%), (vii) purpose (no refinancing), and (viii) number of borrowers (no more than four). In addition, only the branch manager and the deputy branch manager have faculty to approve risk. 2. Business Management and General Risk Management: These two areas are totally independent but approval from both areas is required in order to grant a loan 3. Risk Credit Units at Regional Management Level 4. Executive Committee - The branch is responsible for collecting all the information related to credit quality of the debtors, and it is responsible for elaborating the electronic file and inputting the main fields into the system (both the scoring and the internal pricing tool). - Required documentation includes the Spanish national identity card, three most recent payslips, the most recent tax return, recent loan statement (if borrower has additional debt), proof of additional assets and statement of employment history, among others. CaixaBank also checks the Credit Bureaus for adverse credit. - The DTI calculation uses net income plus any proved additional income, against total financial debts as per the system, rent (if any) and spousal/child maintenance (if any). - The credit-scoring model is approved by the Bank of Spain and it has been in place since 1997, although the current model had undergone a thorough update in 2002. CaixaBank also performs annual recalibrations, and monthly reports are produced. - There are two different types of credit-scoring models: the client model (more than seven months of history with CaixaBank subject to a minimum balance and a number of transactions) and the non-client model (for the rest). Currently, the client model is applied to 80% of CaixaBank's borrowers and the non-client model to the remaining 20%. The predictive power of the models is deemed to be of 70% for the client model , and 55% for the non-client model. - The credit-scoring model only provides two outputs at the branch level: Approved (65%), and Denied (35%); but within the 'denied' category there are different types that can be passed onto the next level.
Property Valuation Policies & Procedures	- CaixaBank works with five valuers: TINSA, *Sociedad de Tasacion*, Valtecnic, CATSA and VTH (which is part of the group). - Quality of valuations in Spain is standardised by the Bank of Spain, which certifies valuers or *Sociedades de Tasacion*. - VTH, the valuers owned by the group, is in charge of the quality control and monitors the other valuers. - Valuations are requested at the branch level through a centralised and automated system. - The valuer is assigned randomly by the system, but also taking into account demographic aspects and expertise. - The valuation is then received in the centralised unit already in electronic format, and automatically stored with the electronic file. There is no contact between branch and valuer. - CaixaBank is working on an application that will eliminate manual input once the report is received. After this upgrade, CaixaBank will receive an electronic file that will be compatible with its system and therefore easy to upload. - In the case of further drawdowns in flexible mortgages, CaixaBank will update the valuation, and if the house price has dropped sharply, a new valuation might be requested (this is new a element in this procedure).

Originator Assessment	Main Strengths (+) and Challenges(-)
Closing Policies & Procedures	- Random internal audits are carried out to double check the inputs fed into the system and all the documentation. - All the documentation is scanned and a digital file is created. - It is mandatory that all transactions are signed and closed by two representatives of CaixaBank (each with power of attorney).
Credit Risk Management	- The bank has a solid well-defined team to assess credit risk, comprising analysis, modelling and monitoring. - Four different reports on arrears are generated on a monthly basis for senior management: 1. Client coverage: Evaluating the different risk profiles of the debtors 2. Internal Diagnosis: Evaluating the origination by areas and branches 3. Type of Asset: Evaluating the different products 4. Price: Evaluating the correlation between applying the right premiums to the right risk - Stress testing on a macroeconomic level is also carried out.
Originator Stability	
Quality Control & Audit	- CaixaBank is regulated by the Bank of Spain and also carries out annual external audits. - The pool to be securitised will be audited. - The underwriting process at branch level is permanently monitored. There are several alerts in place and all the IT applications permit a full observation.
Management Strength & Staff Quality	- All new recruits receive a formalised training programme
Technology	- Arrears are tracked through an automatic IT system, integrated with the bank's general IT system - Automatic alerts that can be searched by users and central department

Servicer Background: CaixaBank

Rating:	» Aa3 on review for downgraded/Prime-1
Total Number of Mortgages Serviced:	» Not available
Number of Staff:	» Not available

Servicer Assessment:	Main Strengths (+) and Challenges (-)
Overall Assessment:	**Good**
Servicer Ability	
Loan Administration	- CaixaBank has an Integral Arrears Management tool that holds all the information on the intranet and makes daily follow-up with the branches. This system also establishes automatic courses of action. - Additionally CaixaBank also has a system of alerts in place (pre-classifying the debtors) that is fed into the Integral Arrears Management tool - In 2009, a new team to cover refinanced loans was created - Also, in 2009, new alerts for unemployed borrowers were included. CaixaBank recognises the payments linked to subsidies for unemployment and estimates the end of such a subsidy. - Since 1999, a company (CUSA) was created by CaixaBank. CUSA operates within the group that deals with all the external recovery agents
Early Arrears Management	- At day six in arrears, a letter is sent. Letters are also always sent to guarantors (if any). - In parallel with the aforementioned developments, between day 10 and 20, external recovery companies can also telephone the borrower (CaixaBank works with three companies at this point) - At day 30 in arrears, a new letter is sent - From day 35 up to 110, new recovery companies (here, CaixaBank works with 35 companies) join efforts to try and resolve the issue. Payment is based on success. - At day 45 in arrears, the notification for taking legal actions is delivered. It usually takes a further 70 days for the claim to be formally submitted. - In summary, during this time the branch aided by the Integral Arrears Management tool, plus CUSA and all its external recovery agents, work together to resolve the situation. - Historically, 63% of the loans in arrears for more than 30 days do not roll into 90 days in arrears, and 65%-70% of the loans in arrears for more than 90 days are recovered before any auction procedures commence.
Loss Mitigation and Asset Management	- The judicial claim is submitted by CUSA, which also selects the external lawyers. The foreclosure period up to and including a potential auction is deemed to be 10 months on average, plus 3-4 more months to complete any repossession procedures. - CaixaBank has its own real estate company within the group. CaixaBank's policy has always been to assign to its real estate company those properties that have not been sold through auction.
Servicer Stability	
Management Strength & Staff Quality	- There are 250 analyst solely dedicated to arrears at the General Risk Management level.
IT & Reporting	- CaixaBank has a very sophisticated system in place that enables it to generate good monitoring reports.
Quality control & Audit	Quality control is achieved via the detailed reports generated by the Credit Risk Management.

Strength of Back-up Servicer Arrangement:	» Not available

Back-up Servicer Background

Rating:	Not available
Ownership Structure:	Not available
Total Number of Receivables Serviced:	Not available
Number of Staff:	Not available
Type of back-up:	Not available

Cash Manager Background: Gesticaixa S.G.F.T.; S.A

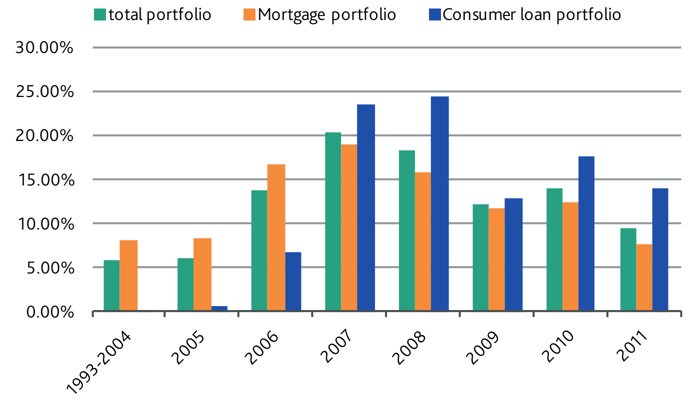
Rating:	Not Rated
Main Responsibilities:	» Complying with its formal, documentary and reporting duties to the Spanish stock market regulator (Comisión Nacional del Mercado de Valores or CNMV), the rating agencies and any other supervisory body. » Complying with the calculation duties (including calculation of available funds, withholding obligations) provided for, and taking the actions laid down in the Deed of Constitution and the Prospectus. » Calculating and determining on each determination date the principal to be amortised and repaid on each bond series on the relevant payment date. » Instructing transfers of funds between the various borrowing and lending accounts, and issuing all relevant payment instructions. » The management company may extend or amend the agreements entered into on behalf of the issuer
Calculation Timeline:	Determination date (three business days before the payment date)

Originator/Servicer/Cash Manager Related Triggers

Key Servicer Termination Events:	» Insolvency, administration by the Bank of Spain, breach of servicer's obligations, or servicer's financial condition being detrimental to the Fund or noteholders' interests (always at discretion of the management company).
Appointment of Back-up Servicer Upon:	» Insolvency, administration by the Bank of Spain, breach of servicer's obligations, or servicer's financial condition being detrimental to the Fund or noteholders' interests (always at discretion of the management company).
Key Cash Manager Termination Events:	» Insolvency
Notification of Obligors of True Sale	» Insolvency, administration by the Bank of Spain, liquidation or substitution of the servicer, or because the management company deems it reasonable (always at discretion of the management company).
Conversion to Daily Sweep (if original sweep is not carried out on a daily basis)	» Original sweep is immediate upon receipt and up to a maximum of 48 hours.
Notification of Redirection of Payments to SPV's Account	» Solvency, administration by the Bank of Spain, liquidation or substitution of the servicer, or because the management company deems it reasonable (always at discretion of the management company).
Accumulation of Set Off Reserve	N/A
Accumulation of Liquidity Reserve	N/A
Set up Liquidity Facility	N/A

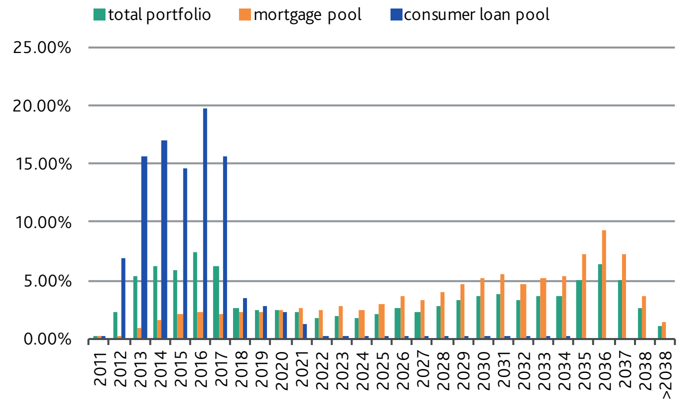
Collateral Description (Definitive Pool as of November 2011)

CHART 2
Portfolio Breakdown by Year of Origination



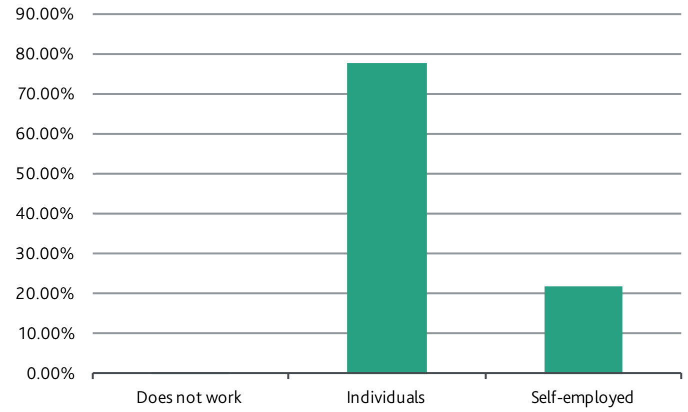
Source: CaixaBank

CHART 3
Portfolio Breakdown by Year of Maturity



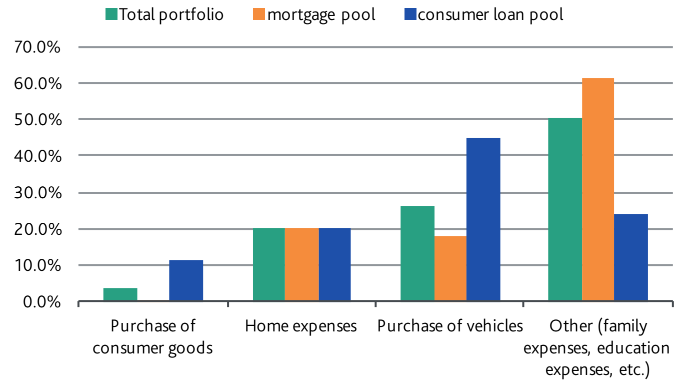
Source: CaixaBank

CHART 4
Portfolio Breakdown by Type of Debtor



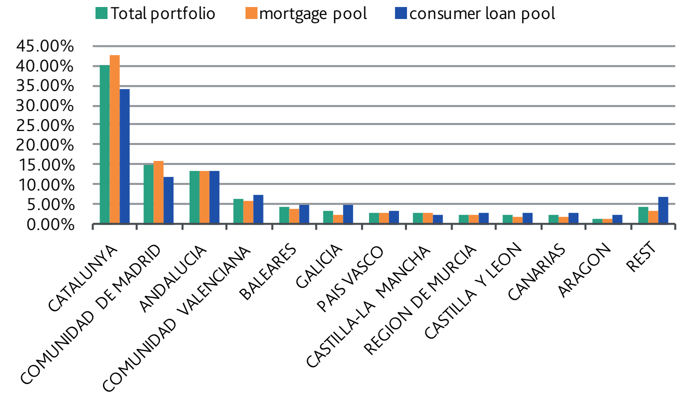
Source: CaixaBank

CHART 5
Portfolio Breakdown by Loan Purpose



Source: CaixaBank

CHART 6
Portfolio Breakdown by Geographical Distribution



Source: CaixaBank

Product Description: The assets backing the notes are first- and second-lien prime mortgage loans and unsecured loans originated by CaixaBank. All the loans in the mortgage pool are secured on residential properties located in Spain.

Eligibility Criteria:

The key eligibility criteria (among others) are:

» The loans exist and are valid and enforceable.

» The loans are all denominated and payable exclusively in euros.

» The mortgaged properties are all completed and located in Spain and have been appraised by duly qualified institutions approved by the Bank of Spain.

» None of the loans have any payments more than one month overdue at the date the mortgage certificate was issued, or have ever had more than three months overdue in the past.

» Each loans has been originated according to the policies in force for granting credit at the time of each loan was granted.

» Each mortgage certificate must be registered in the relevant property registry and represent an economic or legal claim on the corresponding property.

» All loans are granted to Spanish persons or residents.

» At least one instalment received.

» Properties must be insured

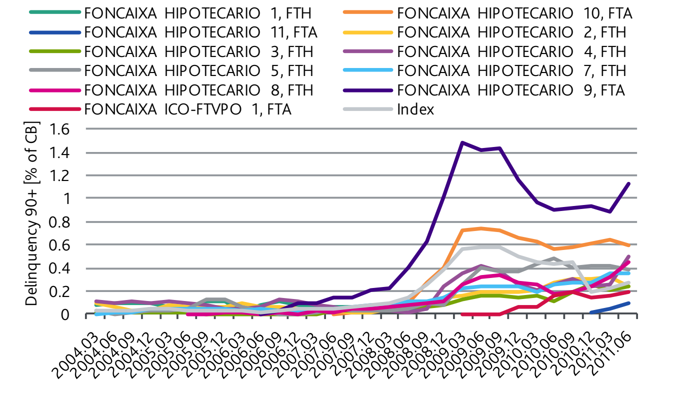
Credit Analysis

Precedent Transactions' Performance:

» The performance of the originator's precedent transactions is better than the average (See also 'Benchmark Analysis' section).

CHART 7

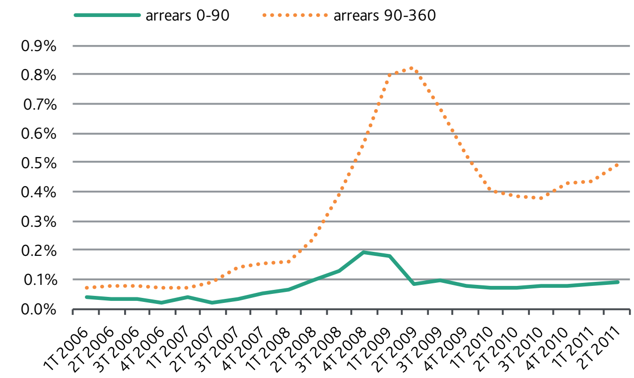
90+ Days Delinquency Rates for Previous Foncaixa Hipotecario Deals



Source: Moody's Investors Service, Moody's Performance Data Service, periodic investor/servicer reports

CHART 8

Delinquency Rates for CaixaBank's Total Residential Mortgage Book



Source: Moody's Investors Service, Moody's Performance Data Service, periodic investor/servicer reports

Data Quantity and Content:

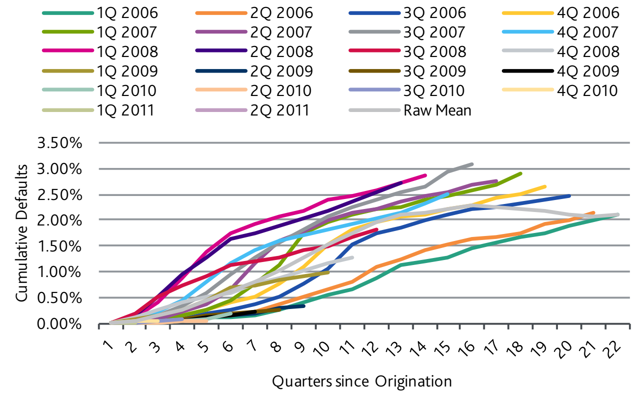
» Moody's monitoring team has detailed information on 90+ days delinquencies, prepayments, cumulative defaults and recoveries for the 11 previous Foncaixa Hipotecario deals rated by Moody's from 1999 to 2010. In addition, the originator has provided dynamic historical information from 2005 to 2010 on 90+ days delinquencies and prepayments for its total residential mortgage book and consumer loan book. In Moody's view, the quantity and quality of data received is average compared to that received from other originators.

» Chart 7 shows 90+ days delinquencies for the previous Foncaixa Hipotecario deals and Chart 8 shows delinquencies for the originator's total residential mortgage book.

» The 90+ days delinquencies for the previous Foncaixa Hipotecario deals have peaked at 1.48%, with an overall average of 0.16%.

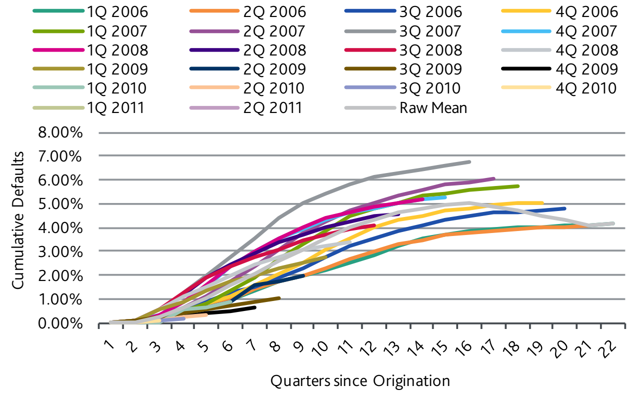
CHART 9

Cumulative Defaults (90+ days in arrears) for CaixaBank Mortgage Book



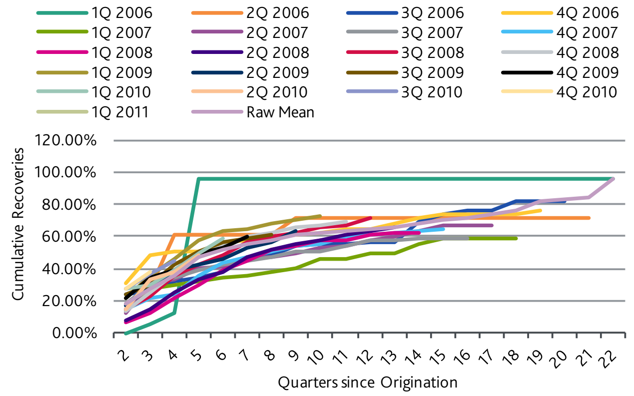
Source: CaixaBank

CHART 10
Cumulative Defaults (90+ days in arrears) for CaixaBank Consumer loan Book



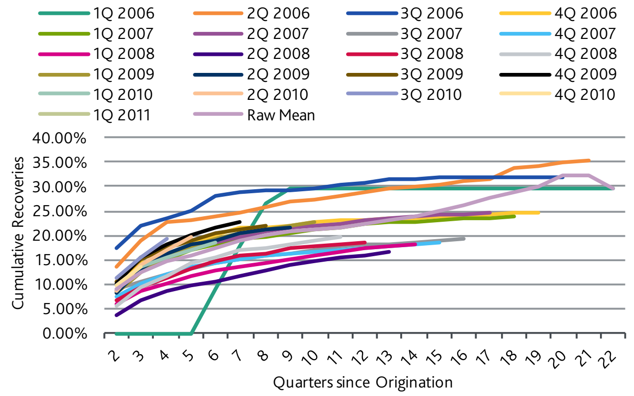
Source: CaixaBank

CHART 11
Cumulative Recoveries (90+ days in arrears) for CaixaBank Mortgage Book



Source: CaixaBank

CHART 12
Cumulative Recoveries (90+ days in arrears) for CaixaBank Consumer loan Book



Source: CaixaBank

Assumptions and definitions Other values within a range of the notional amount listed below may result in achieving the same ratings.

Assumptions	
Spread compression / margin analysis	WA coupon on the notes plus 50 bps guaranteed by the swap
Stressed Fees	0.30% p.a. + €50,000 fixed fees
Recovery rate	50% for the total portfolio* (60% assumed for the mortgage pool and 20% for the unsecured consumer loan pool)
Default rate	7% for the total portfolio* (6.5% assumed for the mortgage pool and 7.0% for the unsecured consumer loan pool)
Recovery lag	2 years
Equivalent MILAN Aaa Credit Enhancement	16.3%
DEFINITIONS	
WA asset margin after reset	Not Applicable
Asset reset date	Spread over the year
Liabilities reset date	Quarterly on the determination date
Interest on cash	EURIBOR
Actual Fees	0.01% of initial portfolio
PDL Definition	12 months
Default Definition	12 months

* weighted average of the assumptions taken for each sub-pool, rounded up to the nearest integer.

Modelling Approach:

Default Distribution: Due to the large number of loans in the individual pool and supporting historical data, Moody's uses continuous distribution to approximate the default distribution: the lognormal distribution.

In order to determine the shape of the curve, two parameters are needed: the mean default and the volatility around this mean default.

Moody's split the portfolio into two sub-pools based on the debtor characteristics (secured loans & unsecured loans). The first step in the analysis was to determine assumptions of the pool of mortgages and unsecured separately.

Unsecured consumer loan pool:

Moody's has mainly based its analysis on the historical cohort performance data provided by the originator for a portfolio that is representative of the portfolio being securitised. The historical analysis has then been complemented with the evaluation of (1) the general Spanish market trend, (2) CaixaBank's internal PD estimations, and (3) other qualitative considerations.

Moody's has stressed the results obtained from the historical data analysis to account for (1) the fact that the historical data do not cover a full economic cycle, and (2) Spain's current economic environment.

The standard deviation of the default distribution has been defined following analysis of the historical data, as well as by benchmarking this portfolio with past and similar transactions.

Mortgage pool: The expected loss and volatility associated with it are derived from two important sources: historical loss data and the loan-by-loan model.

Moody's uses performance data provided by the originator in addition to other relevant data in order to extrapolate expected losses for the loan pool. Examples of data include market and sector-wide performance data, the performance of other securitisations, and other originators' data.

To obtain the volatility under "stressed" scenarios, Moody's takes into account historical data. However, observed historical volatility may not be significant (given insufficient data points, or incomplete data), and, in addition, may not be representative for the future, as it is based on the previous economic environments experienced.

Consequently, Moody's determines a number representing the enhancement that would be required for a pool of mortgages to obtain a rating consistent with **Aaa** under highly stressed conditions. This enhancement number (the "MILAN **Aaa** CE" number) is produced by using a loan-by-loan model, which looks at each loan in the pool individually and based on its individual characteristics such as LTV or other identified drivers of risk, will produce a benchmark CE number. This assumes stressed recovery rates (through house price decline), time to recovery, interest rates and costs to foreclosure. The weighted-average benchmark CE number will then be adjusted according to positive and negative characteristics of each loan or of the pool as a whole to produce the MILAN **Aaa** CE number.

Modelling assumption: The MILAN Aaa CE number and the expected loss number form the basis of Moody's Rating Committee discussions and are used to derive the lognormal distribution of the pool losses.

The standard deviation of the distribution is found by setting the expected loss of the area of the lognormal distribution beyond the MILAN Aaa CE equal to the expected loss that is consistent with the idealised expected loss of a Aaa tranche.

The mean default was found by dividing the expected loss assumption by one minus the recovery rate assumption.

Once assumptions for both pools (unsecured pool and mortgage pool) have been obtained, Moody's has combined the assumptions between both pools. The distribution of the overall pool, Moody's has assumed such distribution to follow a lognormal law. The parameter on such lognormal distribution is the weighted average mean default of both pools. The volatility, assuming 100% correlations between both pools, is equal to the weighted-average volatility assumed for each pool.

Tranching of the Notes: Once the default distribution of the pool under consideration has been computed, a cash flow model is used to assess the impact of structural features of the transaction. This model calculates the average lives and the losses experienced by the notes for every loss scenario for the portfolio. Based on these numbers, the expected loss and the weighted-average lives for the notes are calculated as weighted averages based on the probabilities of the respective scenarios. The expected loss on each tranche together with the notes' weighted-average life determines the rating, which is consistent with Moody's target losses for each rating category.

The rating of the notes is therefore based on an analysis of:

» The characteristics of the mortgage and unsecured loans pools backing the notes

» The relative roll-rate levels and arrears in this type of lending compared to conventional lending

» Sector-wide and originator specific performance data

» Protection provided by credit enhancement and liquidity support against defaults and arrears in the portfolio

» The roles of the swap and hedging providers

» The legal and structural integrity of the issue

When calculating the assumptions for both sub-pools Moody's has taken into consideration impact on Spanish structured finance transactions following sovereign downgrade to A1. Moody's believes that for Spanish structured finance transactions to achieve a Aaa(sf) rating, credit enhancement levels are expected to be (i) 15%-20% for RMBS (depending on pool characteristics) and (ii) 25%-30% for consumer asset-backed securities (ABS). The overall credit enhancement for Class A is 20% in this transaction (without considering any excess spread).

Treatment of Concerns:

» **Flexible Mortgages:** these mortgages account for 70.0% of the pool (100% of the loans in the mortgage pool). The loans are structured as a line of credit which offers borrowers a degree of flexibility. In the MILAN model, this feature is taken into account considering the maximum drawable amount for the purposes of calculating both the default frequency and the loss severity.

  In addition, a 30% adjustment on the default probability for those loans that can still qualify for payment holidays (30.3% of the mortgage pool) has been applied to account for the additional risk of payment shocks

» **Second-Lien Mortgages: 13.07%** of the portfolio corresponds to second-lien mortgages. In the MILAN model, this feature was taken into account considering the previous lien amount (current loan balance plus outstanding amount of the previous lien) for the purposes of calculating both the default frequency and the loss severity of each of the loans in the pool

» **Employment characteristics:** 30.34% of the mortgage pool comprises self-employed borrowers, 6.5% corresponds to temporary workers and there is no employment data for around 28.80% of the mortgage pool (information as of origination). In mitigation, the MILAN Aaa CE accounts for a penalty in this respect (MILAN adjustment 30% due to missing information on employment data).

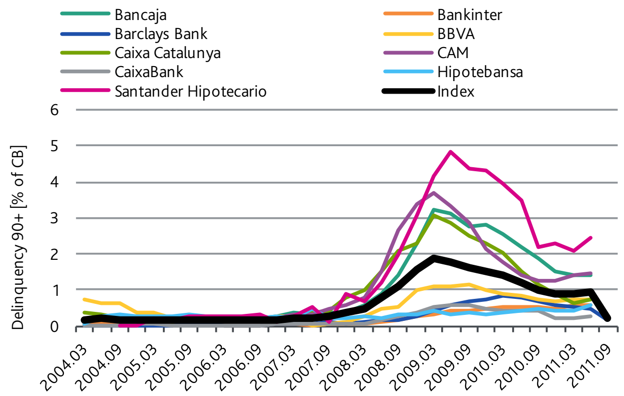
In addition, 5% of the borrowers have been identified as currently unemployed (i.e. receiving government unemployment subsidy) as of pool cut date. We have an increased default assumption to account for this risk.

Commingling risk: Commingling risk on collections is mitigated – to a limited degree – by (i) the rating of the servicer at closing, and (ii) the daily sweep of collections. In order to treat potential exposure to commingling, Moody's has modelled the loss of the equivalent of one month's collections upon the servicer default.

Benchmark Analysis

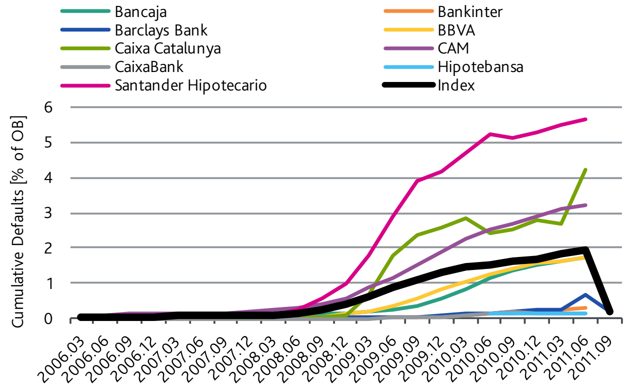
Performance Relative to Sector: In Moody's view, the historical performance of 90+ days delinquencies of CaixaBank transactions compares positively to other recent transactions in this sector. Compared to its peer group of Spanish RMBS transactions rated in 2006 and 2007, Foncaixa pools reflect lower delinquencies and loss trends.

CHART 13
90+ days Delinquency Rates for Spanish Originators



Source: Moody's Investors Service, Moody's Performance Data Service, periodic investor/servicer reports

CHART 14
Cumulative defaults for Spanish Originators



Source: Moody's Investors Service, Moody's Performance Data Service, periodic investor/servicer reports

Benchmark Table Best Practice:

Deal Name	Foncaixa Consumo 1, FTA (Mortgage Pool)	Foncaixa Hipotecario 11, FTA	Bankinter 20	Rural Hipotecario XII	IM BCG RMBS 1
Closing date	November 2011	27 July 2010	12 July 2010	6 November 2009	5 November 2009
Information from	Definitive pool as of 26 November 2011	Definitive pool as of 22 July 2010	Provisional pool as of 15 May 2010	Definitive pool as of 4 November 2009	Definitive pool as of 29 October 2009
Originator	CaixaBank	LA CAIXA	BANKINTER	16 SPANISH RURAL SAVING BANKS	BANCO CAIXA GERAL
Servicer	CaixaBank	LA CAIXA	BANKINTER	16 SPANISH RURAL SAVING BANKS	BANCO CAIXA GERAL
MILAN Aaa CE	**12.5%**	**6.0%**	**6.0%**	**8.0%**	**6.6%**
EL	2.8%	1.5%	1.2%	2.0%	1.7%
PORTFOLIO STRATIFICATION					
Average Current LTV	54.69%	50.8%	55.4%	63.7%	62.7%
% Current LTV > 70%*	22.87%	9.6%	25.9%		
% Current LTV > 80%*	4.89%	2.1%	4.7%	10.2%	0.0%
% Current LTV > 90%*	1.62%	0.6%	1.8%		0.0%
Average Current LTV indexed*	48.81%	46.9%	55.4%	62.5%	61.4%
% Self Employed	30.34%	14.7% (21% no data on employment)	15.0%	24% (14% no data on employment)	No data provided
% Non-owner Occupied (Includes: Partial Owner)	5.53%	0.0%	16.1%	7.0%	5.4%
% in Arrears		0.0%	3.4%	9.2%	1.5%
Max regional concentration	Catalonia (42.83%)	Catalonia (36%)	Madrid (27%)	Castilla La Mancha (33%)	Galicia (26%)
Foreign nationals	1.65%	2.2%	4.0%	4.0%	1.7%
Broker originated	0.0%	0.0%	6.3%	0.0%	0.0%
PORTFOLIO DATA					
Current Balance	€2,154,545,947	€ 6,499,999,893	€ 1,824,350,341	€ 910,099,987	€ 400,000,000
Average Loan (Borrower)	€ 12,617	€ 113,959	€ 115,065	€ 110,395	€ 113,540
Borrower top 20 (as % of pool bal)	0.59%	0.4%	1.7%	0.9%	1.9%
WA interest rate at cut-off		2.3%	2.1%	3.2%	2.5%
Stabilised margin**	N/A	N/A	N/A	N/A	N/A
Average seasoning in years	6.43	4.9	3.5	2.9	2.7
Average time to maturity in years	17.68	22.9	23.2	24.6	30.2
Maximum maturity date	Sep-49	Mar-50	Mar-50	Nov-49	Dec-53
Average House Price stress rate***	48.5%	45.1%	45.3%	45.0%	41.7%
Average House Price change*	7.80%	8.1%	-0.1%	1.9%	2.1%
STRUCTURAL FEATURES					
Notes Payment Frequency	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly
Replenishment periods	None	None	None	None	None
Total Aaa size	**75.00%**	**94.00%**	**100.00%**	**94.75%**	**97.00%**
Reserve Fund (RF) at Closing[§§]	**5.00%**	**2.00%**	**8.00%**	**4.60%**	**4.50%**
RF Fully Funded at Closing?	Yes	Yes	Yes	Yes	Yes
RF Floor[§]	2.50%	1.00%	4.00%	2.30%	2.25%
Hedge in place	Yes	Yes	Yes	Yes	Yes
Swap rate or guaranteed excess spread (if applicable)	1%	50 bppa	No	0 bppa (basis swap)	30 bppa (swap on notes)
Aaa CE	**20%**	**8%**	**8%**	**9.85%**	**7.5%**

* As per Moody's calculation based on the provisional portfolio as of November 2011.

** Margin after all loans reset.

*** As per Moody's MILAN methodology for Aaa scenario.

§ As per Moody's calculation.

§§ Of original note balance.

Parameter Sensitivities

Parameter Sensitivities provide a quantitative, model-indicated calculation of the number of notches by which a Moody's-rated structured finance security may vary if certain input parameters used in the initial rating process differed. The analysis assumes that the deal has not aged. The intention is to measure how the initial rating of the security might differ as certain key parameters vary rather than to measure how the rating of the security might migrate over time. For more information on V Score and Parameter sensitivity methodology for RMBS, please refer to Moody's Rating Implementation Guidance: "V Scores and Parameter Sensitivities in the Major EMEA RMBS Sectors", published in April 2009.

Parameter sensitivities for this transaction were calculated in the following manner: Moody's assumed nine loss distributions derived from the combinations of Mean Default: 7.0% (base case), 8.0% (base x 1.15) and 9.0% (base x 1.30) and recovery rates: 50.0% (base case), 40% (base x 0.8) and 30% (base x 0.6). The 7.0% / 50.0% scenario would represent the base-case assumptions used in the initial rating process.

The tables below show the parameter sensitivities for this transaction with respect to all Moody's rated tranches.

TABLE 2*:
Tranche A

		Recovery Rates		
		50.0%	40.0%	30.0%
Mean Default	7.0%	Aaa*	Aa1 (1)	Aa2 (2)
	8.0%	Aaa (0)	Aa1 (1)	Aa1 (1)
	9.0%	Aaa (0)	Aa1 (1)	Aa1 (1)

* Results under base case assumptions indicated by asterisk ' * '. Change in model-indicated rating (number of notches) is noted in parentheses.

TABLE 3*:
Tranche B

		Recovery Rates		
		50.0%	40.0%	30.0%
Mean Default	7.0%	Ba2*	Ba3 (1)	B1 (2)
	8.0%	Ba3 (1)	B1 (2)	B2 (3)
	9.0%	B1 (2)	B2 (3)	B3 (4)

* Results under base case assumptions indicated by asterisk ' * '. Change in model-indicated rating (number of notches) is noted in parentheses.

Worse-case scenarios: At the time the rating was assigned, the model output indicated that Class A would have achieved the Aaa rating even if Mean Default was as high as 9.0% assuming recovery rates remained at 50.0% and all other factors remained the same. The model output further indicated that the Class A would not have been assigned a Aaa rating with Mean Default of 7.0%, and recovery of 40.0%.

Monitoring

Moody's will monitor the transaction on an ongoing basis to ensure that it continues to perform in the manner expected, including checking all supporting ratings and reviewing periodic servicing reports. Any subsequent changes in the rating will be publicly announced and disseminated through Moody's Client Service Desk.

Originator Linkage: The originator will act as servicer, swap counterparty, paying agent and treasury account holder. There is no back-up servicing agreement, but there are triggers in place for both swap counterparty and paying agent functions.

Significant Influences: In addition to the aforementioned counterparty issues, the following factors may have a significant impact on the subject transaction's ratings: further deterioration in the real estate market.

Counterparty Rating Triggers	Condition	Remedies
Interest Rate Swap Counterparty	In accordance with Moody's swap guidelines*	
Issuer Account Bank	Downgrade below Prime-1	Replace
Servicer	Downgrade below Baa3	Back up servicer will be appointed

* See Framework for De-Linking Hedge Counterparty Risks from Global Structured Finance Transactions Rating Implementation Guidance, October 18 2010.

Monitoring Report:

Data Quality:

» Moody's has reviewed the template for the investor report and found it to be in line with the Spanish market standards.

» Key performance indicators used by the primary analysts to rate the transaction are reported by the management company (delinquencies, defaults and recovery information).

» As of the date of publication there is no commitment from the management company to provide Moody's with updated pool cut on a periodic basis.

Data Availability:

The management company (Gesticaixa) will be in charge of providing periodically the investor reports (quarterly) and the pool updated information reports (monthly).

» The investor report will be provided within seven days after the payment date.

Investor report will be available on the management company website: http://empresa.lacaixa.es/gesticaixa/gesticaixa_es.html

Representations and Warranties

The Rule 17g-7 Report of Representations and Warranties is hereby incorporated by reference and can be found at http://www.moodys.com/researchdocumentcontentpage.aspx?docid=PBS_SF268894

Moody's Related Research

For a more detailed explanation of Moody's approach to this type of transaction as well as similar transactions please refer to the following reports:

Methodologies Used:

» Moody's Updated Methodology for Rating Spanish RMBS, October 2009 (SF133138)

» Cash Flow Analysis in EMEA RMBS: Testing Features with the MARCO Model (Moody's Analyser of Residential Cash Flows), January 2006 (SF58290)

» A Framework For Stressing House Prices in RMBS Transactions in EMEA, July 2008 (SF131751)

» V Scores and Parameter Sensitivities in the Major EMEA RMBS Subsectors, April 2009 (SF158654)

» Moody's Enhanced Approach to Originator Assessments in EMEA RMBS Transactions, October 2009 (SF153718)

» Moody's Approach to Rating Consumer Loan ABS Transactions, July 2011 (SF184265)

Performance Overviews of Previous Deals from the Same Originator:

» Foncaixa Hipotecario 1

» Foncaixa Hipotecario 2

» Foncaixa Hipotecario 3

» Foncaixa Hipotecario 4

» Foncaixa Hipotecario 5

» Foncaixa Hipotecario 7

» Foncaixa Hipotecario 8

» Foncaixa Hipotecario 9

» Foncaixa Hipotecario 10

» Foncaixa Hipotecario 11

Pre-Sale Reports:

» Foncaixa Hipotecario 2, February 2001 (SF9980)

» Foncaixa Hipotecario 3, June 2001 (SF10750)

» Foncaixa Hipotecario 5, October 2002 (SF16788)

» Foncaixa Hipotecario 7, October 2003 (SF26519)

» Foncaixa Hipotecario 8, March 2005 (SF52069)

» Foncaixa Hipotecario 9, March 2006 (SF71080)

» Foncaixa Hipotecario 10, May 2007 (SF97209)

New Issue Reports:

» Foncaixa Hipotecario 1, August 1999 (SF7794)

» Foncaixa Hipotecario 2, March 2001 (SF10139)

» Foncaixa Hipotecario 3, July 2001 (SF10909)

» Foncaixa Hipotecario 4, December 2001 (SF11682)

» Foncaixa Hipotecario 5, October 2002 (SF16982)

» Foncaixa Hipotecario 11, July 2010 (SF211932)

To access any of these reports, click on the entry above. Note that these references are current as of the date of publication of this report and that more recent reports may be available. All research may not be available to all clients.

Appendix 1: Summary of Originator's Underwriting Policies and Procedures (mortgage loan portfolio)

Originator Ability	At Closing
Sales and Marketing Practices	
Origination channels:	100% branch
Underwriting Procedures	
Underwriting composition	100% branch
Ratio of loans underwritten per FTE* per day:	Not available. No employees solely dedicated to loan underwriting.
Average experience in underwriting:	20% 0-5 years, 40% 5-10 and 40% with 10+ years (years of experience)
Criteria for compensation of underwriters	Bonus based on achieved goals (one of the factors considered is origination volume, but no direct linkage between compensation and volumes)
Approval rate:	76.66% (2011); 79.03% (2010)
Percentage of exceptions to underwriting policies:	28.49% (current year) – 32.80% (last two years). Percentages applied to loans accepted by the branch.
Underwriting Policies	Initial contact with the client always starts at branch level. 1. Branch: limited decision making based on: (i) risk profile, (ii) price (branch cannot overrule the Price set by the pricing model), (iii) loan amount, (iv) loan tenor (v), DTI (cannot exceed 45%), (vi) loan purpose (cannot be a refinancing loan), and (vii) number of joint debtors (cannot exceed 4). In addition, only the branch director and direct assistants can approve a loan issuance. 2. Business Management and General Risk Management: Risk management department is completely independent from the commercial department, but both must agree on loan underwriting criteria. 3. Risk Credit Units and Regional Management. 4. Executive committee Each branch is responsible of obtaining all the debtor information required for the issuance of the loan, and of introducing the loan information in the IT system. Required documentation includes the Spanish national identity card, three most recent payslips, the most recent tax return, recent loan statement (if borrower has additional debt), proof of additional assets and 'Labour Life Statement' of employment history, among others. CaixaBank also checks the Credit Bureaus for adverse credit. The debt-to-income (DTI) calculation uses net income plus any proved additional income, against total financial debts as per the system, rent (if any) and spousal/child maintenance (if any). A loan cannot be approved at branch level if the DTI is higher than 45%. The credit-scoring model is approved by the Bank of Spain and it has been in place since 1997, although the current model had undergone a thorough update in 2002. CaixaBank also performs annual recalibrations, and monthly reports are produced. There are two different types of credit-scoring models: the client model (more than seven months of history with CaixaBank subject to a minimum balance and a number of transactions) and the non-client model (for the rest). Currently, the client model is applied to 80% of CaixaBank's borrowers and the non-client model to the remaining 20%. The predictive power of the models is deemed to be of 70% for the client model , and 55% for the non-client model. The credit-scoring model only provides two outputs at the branch level: Approved (65%), and Denied (35%); but within the 'denied' category there are different types that can be passed onto the next level.
Source of credit history checks:	Internal database of CaixaBank. External sources: ASNEF, Experian, and CIRBE.
Methods used to assess borrowers' repayment capabilities:	See underwriting policies
Income taken into account in affordability calculations:	Net salary
Other borrower's exposures (i.e. other debts) taken into account in affordability calculations:	All outstanding loans with CaixaBank or other entities.
Is interest rate stressed to calculate affordability?	No
Affordability for I/O/balloon loans:	Same as for an amortising loan
Method used for income verification:	Tax declaration / Income information (e.g. last two salary slips, real estate income) / Internal check on current account
Criteria for non income verified:	Not applicable
Maximum age at maturity:	No limit; scoring system sends an alert based on the age of the debtor at loan issuance
Maximum loan size:	No limit; amount granted based on repayment capabilities and collateral.
Valuation types used for purchase & LTV limits:	Full valuation (on-site inspection)
Valuation types used for remortgage & LTV limits:	Full valuation
Valuation types used for further advances & LTV limits:	Indexed valuation
Valuation types & procedure for construction loans & LTV limits:	Not applicable
Valuation types & procedure for new built properties & LTV limits:	Not applicable
LTV limit for first-time-buyers:	First loan draws: 80%; subsequent redraws: 60%
Collateral Valuation Policies and Procedures	
Value in the LTV calculation / in the IT system:	External valuation

Type, qualification and appointment of valuers:	Valuations are requested at the branch level through a centralised and automated system. Quality of valuations in Spain is standardised by the Bank of Spain, which certifies valuers or "*Sociedades de Tasacion*".
Closing Policies and Procedures	
Quality check before releasing funds:	Check on the debtor identity and loan purpose. For subsequent redraws, checks are made on any changes on the risk profile of the debtor or decrease of the value of the guarantees.
Credit Risk Management	
Reporting line of Chief Risk Officer :	CEO
Track loan performance by loan characteristics?	Monitoring of unpaid instalments, monitoring of the CaixaBank's portfolio based on the PD at loan issuance, etc.

* FTE: Full-Time Equivalent

Originator Stability:	At Closing
Quality Controls and Audits	
Responsibility of quality assurance:	Internal audit and Risk management department
Number of files per underwriter per month being monitored:	Not available
Management Strength and Staff Quality	
Training of new recruits and existing staff:	E-learning) and training through risk management committees
Technology	
Tools/infrastructure available:	Monitoring of the portfolio performance enables CaixaBank to update and enhance their internal risk models.

Appendix 2: Summary of Servicer's Collection Procedures (mortgage loan portfolio)

Servicer Ability	At Closing
Loan Administration	
Entities involved in loan administration:	Branches and central office
Operating hours:	Monday to Friday from 8 a.m. to 3 p.m.
Early Arrears Management	
Entities involved in early stage arrears:	Branch
Ratio of loans per collector (FTE) in early arrears stage:	Not available
Arrears strategy for 1-29 days delinquent	After day 10 of the first missed payment, phone collection recovery activity is initiated.
Arrears strategy for 30 to 59 days delinquent	After day 35 (loans with LTV more than 80%) CUSA initiates legal actions. After day 60 (loans with LTV less than 80%) CUSA initiates legal actions.
Arrears strategy for 60 to 89 days delinquent	See above
Arrears strategy for 90 days and more delinquent to late stage	See above
Prioritisation rules for delinquent accounts:	Based on number of days in arrears, risk profile of the debtor, arrears records in the banking system.
Use of updated information in the collection strategy:	Solvency reports requested to external companies, consultation of real estate assets official registry
Loss Mitigation and Asset Management Practices:	
Transfer of a loan to the late stage arrears team/stage:	After day 35 (loans with LTV more than 80%) After day 60 (loans with LTV less than 80%)
Entities involved in late stage arrears:	External companies specialised in loan recovery activities
Ratio of loans per collector (FTE) in late arrears stage:	Not available
Analysis performed to assess/propose loss mitigation solutions:	Not available
Time from first default to litigation and from litigation to sale:	From first missed payment to legal action: 60 days; From legal action inception to sale of the asset: 15 months on average
Average recovery rate (including accrued interest & costs):	99% in 2011 (similar figures for 2010)

Servicer Stability	
Management and Staff	
Average experience in servicing or tenure with company:	More than 10 years of experience and tenure with the company
Training of new recruits specific to the servicing function (i.e. excluding the company induction training)	Specific training, on-the-job training with experienced staff
Quality control and audit	
Responsibility of quality assurance:	Independent team
Number of files (and calls) per agent per month being monitored:	Not available
IT and Reporting	
Tools/infrastructure available:	Arrears are tracked through an automatic IT system, integrated with the bank's general IT system
Automatic tracking and reporting of specific characteristics:	Automatic alerts that can be searched by users and central department

Appendix 3: Summary of Originator's Underwriting Policies and Procedures (unsecured consumer loan portfolio)

Originator Ability	At Closing
Sales and Marketing Practices	
Origination Channels:	100% branch
Underwriting Procedures	
% of Loans Automatically Underwritten:	0%
% of Loans Manually Underwritten:	100%
Ratio of Loans Underwritten per FTE* per Day:	Not available. No employees solely dedicated to loan underwriting.
Average Experience in Underwriting or Tenure with Company:	20% 0-5 years, 40% 5-10 and 40% with 10+ years (years of experience)
Approval Rate:	88.87% (2011); 89.42% (2010)
Percentage of Exceptions to Underwriting Policies:	24.82% (current year) – 28.41% (last two years). Percentages applied to loans accepted by the branch.
Underwriting Policies	Initial contact with the client always starts at branch level. • Branch: limited decision capability based on: (i) risk profile, (ii) price (branch cannot overrule the price set by the pricing model), (iii) loan amount, (iv) loan tenor (v), DTI (cannot exceed 45%), (vi) loan purpose (cannot be a refinancing loan), and (vii) number of debtors (cannot exceed 4). In addition, only the branch director and direct assistants can approve a loan issuance. • Business Management and General Risk Management: Risk management department is completely independent from the commercial department, but both must agree on loan underwriting criteria. • Risk Credit Units and Regional Management. • Executive committee Each branch is responsible of obtaining all the debtor information required for the issuance of the loan, and of introducing the loan information in the IT system. Required documentation includes the Spanish national identity card, three most recent payslips, the most recent tax return, recent loan statement (if borrower has additional debt), proof of additional assets and 'Labour Life Statement' of employment history, among others. CaixaBank also checks the Credit Bureaus for adverse credit. The debt-to-income (DTI) calculation uses net income plus any proved additional income, against total financial debts as per the system, rent (if any) and alimony (if any). A loan cannot be approved at branch level if the DTI is higher than 45%. The credit-scoring model is approved by the Bank of Spain and it has been in place since 1997, although the current model had undergone a thorough update in 2002. CaixaBank also performs annual recalibrations, and monthly reports are produced. There are two different types of credit-scoring models: the client model (more than seven months of history with CaixaBank subject to a minimum balance and a number of transactions) and the non-client model (for the rest). Currently, the client model is applied to 80% of CaixaBank's borrowers and the non-client model to the remaining 20%. The predictive power of the models is deemed to be of 70% for the client model , and 55% for the non-client model. The credit-scoring model only provides two outputs at the branch level: Approved (65%), and Denied (35%); but within the 'denied' category there are different types that can be passed onto the next level.
Source of Credit History Checks:	Internal database of CaixaBank. External sources: ASNEF, EXPERIAN, and CIRBE.
Methods Used to Assess Borrowers' Repayment Capabilities:	» See underwriting policies
Income Taken into Account in Affordability Calculations:	Net salary
Other Borrower's Exposures (i.e. other debts) Taken into Account in Affordability Calculations:	All outstanding loans with CaixaBank or other entities.
Method Used for Income Verification:	Tax declaration / Income information (e.g., last two salary slips, real estate income) / Internal check on current account
Maximum Loan Size:	No limit; amount granted based on repayment capabilities and collateral
Closing Policies and Procedures	
Quality Check Before Releasing Funds:	Check on the debtor identity and loan purpose.
Credit Risk Management	
Reporting Line of Chief Risk Officer:	CEO
Ability to Track Loan Performance for Specific Loan Characteristics:	Monitoring of unpaid instalments, monitoring of the CaixaBank's portfolio based on the PD at loan issuance

* FTE: Full Time Employee

Originator Stability	At Closing
Quality Controls and Audits	
Responsibility of Quality Assurance:	Internal audit and Risk management department.
Number of Files per Underwriter per Month Being Monitored:	Not available
Management Strength and Staff Quality	
Average Turnover of Underwriters:	Not available
Training of New Recruits and Existing Staff:	E-learning) and training through risk management committees.
Technology	
Frequency of Disaster Recovery Plan Test:	Twice a year

Appendix 4: Summary of Servicer's Collection Procedures (unsecured consumer loan portfolio)

Servicer Ability	At Closing
Loan Administration	
Entities Involved in Loan Administration:	Branches and central office
Early Stage Arrears Practices:	Automatic current account debit attempt (either total or partial); branch collection activity, phone collection activity
Entities Involved in Early Stage Arrears:	Branches, central offices, CUSA (CaixaBank subsidiary in charge of phone collection activity).
Definition of Arrears:	
Arrears Strategy for 1-29 Days Delinquent	After day 10 of the first missed payment, phone collection recovery activity is initiated.
Arrears Strategy for 30 to 59 Days Delinquent	From day 30 to day 55, CUSA is in charge of phone collection recovery activity.
Arrears Strategy for 60 to 89 Days Delinquent	From day 55 to day 110, recovery activity performed by external companies. If viable, after 60 days, judicial actions are taken by CUSA.
Data Enhancement in Case Borrower is Not Contactable:	Branches are in charge of updating contact details of the clients by sending SMS, contacting neighbours
Loss Mitigation and Asset Management Practices:	
Transfer of a Loan to the Late Stage Arrears Team:	After 55 days
Entities Involved in Late Stage Arrears:	External companies specialised in loan recovery activities
Ratio of Loans per Collector (FTE):	Not available
Time from First Default to Litigation:	60 days from first missed payment
Average Recovery Rate:	98% in 2011 (similar figures for 2010)

Servicer Stability	At Closing
Management and Staff	
Average Experience in Servicing or Tenure with Company:	More than 10 years of experience and tenure with the company
Training of New Recruits Specific to the Servicing Function:	Specific training, on-the-job training with experienced staff
Quality Control and Audit	
Responsibility of Quality Assurance:	Independent team

» contacts continued from page 1

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