

**Hecho Relevante de**                    **MBS BANCAJA 3 FONDO DE TITULIZACIÓN DE ACTIVOS**

En virtud de lo establecido en el Folleto Informativo de **MBS BANCAJA 3 FONDO DE TITULIZACIÓN DE ACTIVOS** (el “Fondo”) se comunica a la COMISIÓN NACIONAL DEL MERCADO DE VALORES el presente hecho relevante:

- La Agencia de Calificación **Fitch Ratings** (“Fitch”), con fecha 22 de julio de 2014, comunica que ha retirado la observación positiva y confirmado la calificación asignada a la siguiente Serie de Bonos emitidos por el Fondo:
  - **Serie A2:** **AA-sf**, perspectiva estable (anterior **AA-sf**, observación positiva)

Asimismo, Fitch ha confirmado las calificaciones asignadas a las restantes Series de Bonos:

- **Serie B:** **AA-sf**, perspectiva estable
- **Serie C:** **Asf**, perspectiva estable
- **Serie D:** **BB+sf**, perspectiva negativa
- **Serie E:** **CCsf**

Se adjunta la comunicación emitida por Fitch.

Madrid, 23 de julio de 2014.

Mario Masiá Vicente  
Director General



[Click Here for Printer-Friendly Version](#)

## Fitch Takes Rating Actions on 4 Spanish RMBS Deals Ratings Endorsement Policy

22 Jul 2014 3:40 PM (EDT)

Fitch Ratings-London-22 July 2014: Fitch Ratings has upgraded two and affirmed nine tranches of AyT Caja Murcia Hipotecario I (Caja Murcia), AyT Goya Hipotecario III (Goya III), AyT Goya Hipotecario V (Goya V) and MBS Bancaja 3. A full list of rating actions is at the end of this commentary.

### KEY RATING DRIVERS

#### Upgrades Driven by Sovereign Ceiling Revision

Fitch placed the class A notes (A2 in MBS Bancaja 3) of all four transactions on Rating Watch Positive (RWP) following the revision of Spain's Country Ceiling to 'AA+', six notches above its sovereign Issuer Default Rating (IDR) of 'BBB+'.

With the publication of its updated criteria assumptions for Spanish RMBS on 05 June 2014, Fitch set its assumptions for 'AA+sf' rating stresses used to analyse the ability of some senior tranches to withstand higher rating stresses. The analysis showed that the credit enhancement (CE) available to the class A notes of Goya III and V is sufficient to warrant a two-notch upgrade, while Caja Murcia's class A notes and MBS Bancaja 3's A2 notes are not able to support rating stresses higher than those of 'AA-sf' and so have been affirmed.

#### Solid Asset Performance

The affirmation of the remaining tranches reflects the performance of the transactions. As of the latest reporting periods, three-months plus arrears (excluding defaults) ranged from 2.7% (MBS Bancaja 3) to 1.0% (Goya V) of the current pool balances. The cumulative gross defaults (defined as loans in arrears for more than 18 months) ranged between 0.1% (Caja Murcia) and 3.1% (MBS Bancaja 3) of the initial portfolio balance, all of which have been fully provisioned by using excess spread in Caja Murcia and Goya V, leaving their reserve funds fully funded. Meanwhile, gross excess spread in Goya III and MBS Bancaja 3 has been insufficient to fully cover period defaults and consequently there have been drawings on the reserve funds. The reserve fund levels were 97% and 74% in Goya III and MBS Bancaja 3, respectively.

#### Partial Credit Given to Strong Performance in Caja Murcia

Fitch believes that the originator of Caja Murcia has been offering financial support to troubled borrowers by refinancing securitised loans with new loans outside the pool. This support is visible in the performance, with only four loans having been recognised as defaulted to date since the transaction closed in December 2005. As a result Fitch has not given full credit to the strong past performance because it believes this support is not sustainable, particularly in times of stress and has consequently applied standard default and recovery assumptions.

#### Material Counterparty Dependency in Goya Deals

Goya III and V are highly exposed to a single counterparty, as Barclays Bank S.A. acts as originator, servicer, swap provider and financial agent. This dependency is mitigated by downgrade language linked to its parent company Barclays Bank plc's rating (A/Stable/F1). The transaction documents require Barclays Bank plc to maintain at least 90% of all existing shares of Barclays Bank S.A., or the ratings of the parent company will not be eligible for its Spanish subsidiary. Fitch is aware Barclays Bank plc is currently seeking buyers for its Spanish retail bank and will monitor the effect of any sale on the transactions' credit quality.

### RATING SENSITIVITIES

Deterioration in asset performance may result from economic factors, in particular the increasing effect of unemployment. A corresponding increase in new defaults and associated pressure on excess spread levels and reserve funds could result in negative rating action.

The rating actions are as follows:

#### AyT Caja Murcia Hipotecario I

Class A (ISIN ES0312282009): affirmed at 'AA-sf'; off RWP, Outlook Stable

Class B (ISIN ES0312282017): affirmed at 'Asf'; Outlook Stable

Class C (ISIN ES0312282025): affirmed at 'BB+sf'; Outlook Stable

#### AyT Goya Hipotecario III

Class A (ISIN ES0312274006): upgraded to 'AA+sf'; off RWP, Outlook Stable

Class B (ISIN ES0312274014): affirmed at 'BBB+sf'; Outlook Stable

#### AyT Goya Hipotecario V

Class A (ISIN ES0312276001): upgraded to 'AA+sf'; off RWP, Outlook Stable

#### MBS Bancaja 3

Class A2 (ISIN ES0361796016): affirmed at 'AA-sf'; off RWP, Outlook Stable

Class B (ISIN ES0361796024): affirmed at 'AA-sf'; Outlook Stable

Class C (ISIN ES0361796032): affirmed at 'Asf'; Outlook Stable

Class D (ISIN ES0361796040): affirmed at 'BB+sf'; Outlook Negative  
Class E (ISIN ES0361796057): affirmed at 'CCsf'; Recovery Estimate 85%

Contact:

Lead Surveillance Analyst  
Michal Kiska  
Analyst  
+44 20 3530 1275  
Fitch Ratings Limited  
30 North Colonnade  
London E14 5GN

Committee Chairperson  
Andrew Currie  
Managing Director  
+44 20 3530 1447

Media Relations: Athos Larkou, London, Tel: +44 203 530 1549, Email: athos.larkou@fitchratings.com.

Additional information is available at [www.fitchratings.com](http://www.fitchratings.com).

Sources of information - in addition to those mentioned in the applicable criteria, the sources of information used to assess the ratings were Investor and Servicer reports and loan-by-loan data provided by Ahorro y Titulizacion SGFT, SA.

Applicable criteria 'Global Structured Finance Rating Criteria', dated 20 May 2014; 'EMEA RMBS Master Rating Criteria' dated 28 May 2014; 'EMEA Residential Mortgage Loss Criteria', dated 28 May 2014; 'EMEA RMBS Cash Flow Analysis Criteria' dated 28 May 2014; 'Criteria Addendum: Spain- Residential Mortgage Loss and Cash Flow Assumptions Criteria Addendum', dated 4 June 2014; 'Counterparty Criteria for Structured Finance Structured Finance and Covered Bonds' and 'Counterparty Criteria for Structured Finance Structured Finance and Covered Bonds: Derivative Addendum', dated 13 May 2014; 'Criteria for Sovereign Risk in Developed Markets for Structured Finance and Covered Bonds', dated 11 April 2014 are available at [www.fitchratings.com](http://www.fitchratings.com).

**Applicable Criteria and Related Research:**

EMEA Residential Mortgage Loss Criteria  
EMEA RMBS Cash Flow Analysis Criteria  
Criteria Addendum: Spain - Residential Mortgage Loss and Cash Flow Assumptions  
Counterparty Criteria for Structured Finance and Covered Bonds  
Global Structured Finance Rating Criteria  
EMEA RMBS Master Rating Criteria  
Counterparty Criteria for Structured Finance and Covered Bonds: Derivative Addendum

**Additional Disclosure**

Solicitation Status

ALL FITCH CREDIT RATINGS ARE SUBJECT TO CERTAIN LIMITATIONS AND DISCLAIMERS. PLEASE READ THESE LIMITATIONS AND DISCLAIMERS BY FOLLOWING THIS LINK: [HTTP://FITCHRATINGS.COM/UNDERSTANDINGCREDITRATINGS](http://FITCHRATINGS.COM/UNDERSTANDINGCREDITRATINGS). IN ADDITION, RATING DEFINITIONS AND THE TERMS OF USE OF SUCH RATINGS ARE AVAILABLE ON THE AGENCY'S PUBLIC WEBSITE [WWW.FITCHRATINGS.COM](http://WWW.FITCHRATINGS.COM). PUBLISHED RATINGS, CRITERIA AND METHODOLOGIES ARE AVAILABLE FROM THIS SITE AT ALL TIMES. FITCH'S CODE OF CONDUCT, CONFIDENTIALITY, CONFLICTS OF INTEREST, AFFILIATE FIREWALL, COMPLIANCE AND OTHER RELEVANT POLICIES AND PROCEDURES ARE ALSO AVAILABLE FROM THE 'CODE OF CONDUCT' SECTION OF THIS SITE. FITCH MAY HAVE PROVIDED ANOTHER PERMISSIBLE SERVICE TO THE RATED ENTITY OR ITS RELATED THIRD PARTIES. DETAILS OF THIS SERVICE FOR RATINGS FOR WHICH THE LEAD ANALYST IS BASED IN AN EU-REGISTERED ENTITY CAN BE FOUND ON THE ENTITY SUMMARY PAGE FOR THIS ISSUER ON THE FITCH WEBSITE.

Copyright © 2014 by Fitch Ratings, Inc., Fitch Ratings Ltd. and its subsidiaries.

