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Ratings On MADRID RMBS III Class D And E Notes Placed On CreditWatch Negative

Surveillance Credit Analyst:

Rocio Romero Castillo, Madrid (34) 91-389-6968; rocio_romero@standardandpoors.com

MADRID (Standard & Poor's) July 14, 2008—Standard & Poor's Ratings Services said today that it has placed on CreditWatch with negative implications its credit ratings on the class D and E notes issued by MADRID RMBS III, Fondo de Titulizacion de Activos (see list below). The ratings on all other classes remain unaffected.

Today's CreditWatch placements are due to the deterioration of the underlying pool quality. We will now carry out a more detailed analysis of this transaction to investigate whether any change to the ratings assigned to the notes is warranted. The results of this review and any changes in the ratings are expected in due course.

We have also reviewed MADRID RMBS I, Fondo de Titulizacion de Activos and MADRID RMBS IV, Fondo de Titulizacion de Activos, and our review concluded that there has been no effect on the ratings at this point in time. However, we have comparatively less visibility on the performance of MADRID RMBS IV given its relative seasoning. If performance metrics mirror those of MADRID RMBS II or III, the ratings on MADRID RMBS IV could potentially come under pressure.

In contrast, current levels of available structural enhancement and a relatively stronger performance have meant that MADRID RMBS I is currently better positioned to withstand further deterioration than the other three transactions.

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The MADRID RMBS III notes, issued in July 2007, were backed at closing by a €3 billion portfolio comprising residential mortgage-backed loans secured over residential properties in Spain. The loans were originated and are serviced by Caja de Ahorros y Monte de Piedad de Madrid.

Further information on MADRID RMBS III is available to subscribers of RatingsDirect, the real-time Web-based source for Standard & Poor's credit ratings, research, and risk analysis, at www.ratingsdirect.com. Alternatively, call Client Support Europe on (44) 20-7176-7176. Members of the media may contact the Press Office Hotline on (44) 20-7176-3605 or via media_europe@standardandpoors.com. Local media contact numbers are: Paris (33) 1-4420-6657; Frankfurt (49) 69-33-999-225; Stockholm (46) 8-440-5914; or Moscow (7) 495-783-4017.

RATINGS LIST

MADRID RMBS III, Fondo de Titulizacion de Activos
€3 Billion Mortgage-Backed Floating-Rate Notes

Class	Rating	
	To	From

Ratings Placed On CreditWatch With Negative Implications

D	BBB/Watch Neg	BBB
E	BB/Watch Neg	BB

Additional Contact:

Structured Finance Europe; StructuredFinanceEurope@standardandpoors.com

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