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COMUNICACIÓN DE HECHO RELEVANTE

TDA CAM 12, FONDO DE TITULIZACIÓN DE ACTIVOS Descenso de las calificaciones de las series A1, A2 , A3 y A4, por parte de Moody's.

Titulización de Activos, Sociedad Gestora de Fondos de Titulización, S.A. comunica el siguiente Hecho Relevante:

Respecto al fondo de referencia, adjuntamos nota de prensa publicada por Moody's con fecha 26 de agosto de 2011, donde comunica la bajada de calificación a las siguientes series:

- Serie A1, de **Aaa (sf)/Placed Under Review for Possible Downgrade** a **Aa2**
- Serie A2 de **Aaa (sf)/Placed Under Review for Possible Downgrade** a **Aa2**
- Serie A3, de **Aaa (sf)/Placed Under Review for Possible Downgrade** a **Aa2**
- Serie A4, de **Aaa (sf)/Placed Under Review for Possible Downgrade** a **Aa2**

En Madrid a 30 de agosto de 2011

Ramón Pérez Hernández
Director General

Rating Action: Moody's takes action on senior notes in 12 Spanish RMBS by Banco CAM

Global Credit Research - 26 Aug 2011

London, 26 August 2011 -- Moody's Investors Service has today downgraded the ratings of senior notes issued by TDA9, TDA CAM 1, 2, 3, 4, 5, 6, 7, 8, 11 and 12 and confirmed the ratings of senior notes issued by TDA CAM 9. Banco CAM (Ba1/NP) acts as servicer in all 12 RMBS transactions. The rating action reflects the lack of back-up servicing (BUS) arrangements in the transactions and takes into consideration the intervention of the Bank of Spain on Banco CAM (rated Ba1). This rating action concludes the rating review of the transactions. A detailed list of the rating actions appears at the end of this press release.

Moody's placed the ratings of the senior notes in TDA CAM 5 & 6 on review for downgrade following the implementation on 2 March 2011 of Moody's rating guidance entitled "Global Structured Finance Operational Risk Guidelines: Moody's Approach to Analyzing Performance Disruption Risk." The rating agency placed the rating of the senior notes in TDA9, TDA CAM 1, 2, 3, 4, 7, 8 & 9 on review for downgrade following the downgrade to Ba1 of Caja de Ahorros del Mediterraneo (CAM, WR) on 19 April 2011. Moody's placed the ratings of the senior notes in TDA CAM 11 & 12 on review for downgrade on 30 June 2011 because of increased operational risks associated with delays to appoint a back-up-servicer in the transactions.

RATINGS RATIONALE

Today's rating action reflects the lack of back-up servicing (BUS) arrangements to support payments on the rated tranches in the event of servicer disruption. In its rating analysis, Moody's considered the intervention by Bank of Spain on Banco CAM which helps mitigating servicer disruption in the short term.

On 22 July 2011, the Bank of Spain took control of Caja de Ahorros del Mediterraneo (CAM, WR). Banco CAM, a wholly owned subsidiary of CAM, has been created as part of the CAMs recapitalisation plan. Please refer to the press release "Moody's assigns Ba1/NP/D to Banco CAM", published on 27 July 2011. All servicing obligations of CAM (WR), former servicer in all transactions, have been transferred to Banco CAM (Ba1/NP).

--LACK OF BUS ARRANGEMENT

Moody's notes that the transactions are exposed to operational risk as there is no BUS arrangement to deal with a potential servicer disruption. While TDA CAM 11 & 12 include a trigger to appoint a BUS upon the loss of the servicer's Baa3 rating, no BUS has yet been appointed.

Moody's has been informed by Banco CAM that they are considering the appointment of a third party as BUS. However, Moody's expects that the BUS arrangements will not be concluded within the next few months.

Once Banco CAM enters into formal BUS arrangements, Moody's will reassess the operational risks in the transactions. Moody's analysis will focus on the strength of the BUS arrangements, the experience of the BUS in terms of servicing loan portfolios, the time required for the BUS to replace the initial servicer and the liquidity available in the transaction to cover the transition period. In particular, Moody's will assess (i) the time needed for the BUS to become fully operational; (ii) the compatibility between the BUS IT system and the servicer's IT system; and (iii) the plan of the transfer process.

Moody's notes that Titulización de Activos (TdA), the management company, will coordinate the appointment of the BUS if Banco CAM is not able to perform its duties. The management company also acts as an independent cash manager and will be able to use available funds, including the reserve fund, to support timely payments on the notes in case of a temporary servicer disruption.

-- INTERVENTION OF THE BANK OF SPAIN TO MITIGATE SERVICER DISRUPTION IN THE SHORT TERM

On 22 July 2011, the Bank of Spain announced that it had agreed to initiate a process aimed at capitalising Banco CAM to facilitate its subsequent disposal to another institution by means of a competitive sale. Moody's considers that, in the short term, the risk of servicer disruption on securitisation transactions is mitigated by the intervention of the Bank of Spain, but uncertainties remain in the longer term.

Moody's downgrades reflect the lack of BUS arrangement in the transactions while incorporating the intervention by the Bank of Spain, leading us to downgrade senior notes of Banco CAM's Spanish RMBS to Aa-range.

In taking today's rating action, Moody's has also considered the benefit of (i) the liquidity available in the transactions; (ii) the independent cash manager; and (iii) the BUS facilitator to help support continuity of payment in case of servicer default.

- HIGH LIQUIDITY LEVELS IN TDA9, A MULTI-SERVICER TRANSACTION, AND IN TDA CAM 1, 2, 3, 4, 5, 11 & 12 CONSISTENT WITH Aa2(SF) RATING

TDA9: Banco CAM and Caja Laboral (Baa2/P2) are servicing about 75% and 25% of the TDA9 portfolio respectively. The transaction benefits from a good level of liquidity. The reserve fund, the sole source of liquidity in the transaction, currently represents 8.7% of the current balance of the notes. This is a multi-servicers transaction, which partly mitigates servicer disruption risk. If a servicer were to default, the fondo could use the principal received from any of the other two servicers to make payment of interest under the notes.

TDA CAM 1, 2, 3, 4, 5, 11 & 12: The reserve funds currently represent between 2% and 5.7% of current pool balance, which is sufficient to support more than eight months of interest payments on the senior notes in the event of a servicer disruption.

The performance of the pools is in line with expectations and Moody's does not anticipate that the reserve fund will be drawn. Given the extent of liquidity in the deals, any payment disruption upon servicer default is consistent with a Aa2(sf) rating.

- LIMITED LEVEL OF LIQUIDITY IN TDA CAM 6, 7, 8 AND 9 CONSISTENT WITH Aa3(SF) RATING

The reserve funds in all four transactions have been drawn and currently stand at between 60% and 79% of target. The reserve funds currently represent 0.8%, 1.0%, 1.3% and 1.6% of current pool balance in TDA CAM 8, 9, 7 and 6, respectively. Given current performance, Moody's anticipates that the reserve fund will be drawn further. As a result, Moody's has downgraded the senior notes in TDA CAM 6, 7 and 8 to Aa3(sf) and confirmed the Aa3(sf) rating of the senior notes in TDA CAM 9.

PREVIOUS RATING ACTIONS & PRINCIPAL METHODOLOGIES

The principal methodology used in this rating was "Moody's Approach to Rating RMBS in Europe, Middle East, and Africa", published in October 2009. Please see the Credit Policy page on www.moodys.com for a copy of this methodology. The other methodology used in this rating was "Moody's Updated Methodology for Rating Spanish RMBS", published in October 2009.

The Operational Risk Guidelines described in this press release complement the applicable principal methodologies for each asset class. To identify the primary methodology for each of the asset classes of the affected transactions, please refer to the index of methodologies under the research and ratings tab on Moodys.com.

Moody's ratings address the expected loss posed to investors by the legal final maturity of the notes. The rating agency's ratings address only the credit risks associated with the transaction. Moody's has not addressed non-credit risks, which may have a significant effect on yield to investors.

LIST OF ACTIONS

Issuer: TDA 9

...EUR167.5MA3 Notes, Downgraded to Aa2 (sf); previously on Apr 28, 2011 Aaa (sf) Placed Under Review for Possible Downgrade

Issuer: TdA CAM 1

...EUR973.5MANotes, Downgraded to Aa2 (sf); previously on Apr 28, 2011 Aaa (sf) Placed Under Review for Possible Downgrade

Issuer: TDA CAM 2 Fondo de Titulizacion de Activos

...EUR1072.8MANotes, Downgraded to Aa2 (sf); previously on Apr 28, 2011 Aaa (sf) Placed Under Review for Possible Downgrade

Issuer: TDA CAM 3 FONDO DE TITULIZACION DE ACTIVOS

...EUR1171.2MANotes, Downgraded to Aa2 (sf); previously on Apr 28, 2011 Aaa (sf) Placed Under Review for Possible Downgrade

Issuer: TDA CAM 4 Fondo de Titulización de Activos

...EUR1952MANotes, Downgraded to Aa2 (sf); previously on Apr 28, 2011 Aaa (sf) Placed Under Review for Possible Downgrade

Issuer: TdA CAM 5 Fondo de Titulización de Activos

...EUR1944MANotes, Downgraded to Aa2 (sf); previously on Mar 2, 2011 Aaa (sf) Placed Under Review for Possible Downgrade

Issuer: TdA CAM 6 Fondo de Titulización de Activos

...EUR343MA1 Notes, Downgraded to Aa3 (sf); previously on Mar 2, 2011 Aaa (sf) Placed Under Review for Possible Downgrade

...EUR155MA2 Notes, Downgraded to Aa3 (sf); previously on Apr 28, 2011 Aa2 (sf) Placed Under Review for Possible Downgrade

...EUR752MA3 Notes, Downgraded to Aa3 (sf); previously on Apr 28, 2011 Aa2 (sf) Placed Under Review for Possible Downgrade

Issuer: TdA CAM 7 FONDO DE TITULIZACION DE ACTIVOS

...EUR1207.3MA2 Notes, Downgraded to Aa3 (sf); previously on Apr 28, 2011 Aa2 (sf) Placed Under Review for Possible Downgrade

...EUR200MA3 Notes, Downgraded to Aa3 (sf); previously on Apr 28, 2011 Aa2 (sf) Placed Under Review for Possible Downgrade

Issuer: TDA CAM 8

...EUR1635.4MANotes, Downgraded to Aa3 (sf); previously on Apr 28, 2011 Aa1 (sf) Placed Under Review for Possible Downgrade

Issuer: TDA CAM 9 Fondo de Titulización de Activos

...EUR250MA1 Notes, Confirmed at Aa3 (sf); previously on Apr 28, 2011 Aa3 (sf) Placed Under Review for Possible Downgrade

...EUR943.5MA2 Notes, Confirmed at Aa3 (sf); previously on Apr 28, 2011 Aa3 (sf) Placed Under Review for Possible Downgrade

...EUR230MA3 Notes, Confirmed at Aa3 (sf); previously on Apr 28, 2011 Aa3 (sf) Placed Under Review for Possible Downgrade

Issuer: TDA CAM 11 Fondo de Titulizacion de Activos

...EUR334.8MA1 Notes, Downgraded to Aa2 (sf); previously on Jun 30, 2011 Aaa (sf) Placed Under Review for Possible Downgrade

...EUR517.9MA2 Notes, Downgraded to Aa2 (sf); previously on Jun 30, 2011 Aaa (sf) Placed Under Review for Possible Downgrade

...EUR403.2MA3 Notes, Downgraded to Aa2 (sf); previously on Jun 30, 2011 Aaa (sf) Placed Under Review for Possible Downgrade

...EUR229.1MA4 Notes, Downgraded to Aa2 (sf); previously on Jun 30, 2011 Aaa (sf) Placed Under Review for Possible Downgrade

Issuer: TDACAM 12, FTA

...EUR380MA1 Notes, Downgraded to Aa2 (sf); previously on Jun 30, 2011 Aaa (sf) Placed Under Review for Possible Downgrade

...EUR665MA2 Notes, Downgraded to Aa2 (sf); previously on Jun 30, 2011 Aaa (sf) Placed Under Review for Possible Downgrade

...EUR418MA3 Notes, Downgraded to Aa2 (sf); previously on Jun 30, 2011 Aaa (sf) Placed Under Review for Possible Downgrade

...EUR228MA4 Notes, Downgraded to Aa2 (sf); previously on Jun 30, 2011 Aaa (sf) Placed Under Review for Possible Downgrade

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The rating has been disclosed to the rated entity or its designated agent(s) and issued with no amendment resulting from that disclosure.

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