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COMUNICACIÓN DE HECHO RELEVANTE

MADRID RMBS 2 TDA , FONDO DE TITULIZACIÓN DE ACTIVOS Bonos A2, A3, B y C puestos bajo “Creditwatch negative”

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 Standard and Poor's con fecha 16 de septiembre, donde se pone bajo “Creditwatch negative” las series A2, A3, B y C.

En Madrid a 16 de septiembre de 2010

Ramón Pérez Hernández
Director General

Ratings Put On CreditWatch Negative In Spanish RMBS Transaction MADRID RMBS II

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OVERVIEW

- We have observed continuing deterioration in the performance of the Spanish residential mortgage portfolio that backs MADRID RMBS II.
- As a consequence we have placed on CreditWatch negative our ratings on MADRID RMBS II's classes A2, A3, B, and C notes.
- Caja Madrid originated the Spanish mortgage loans that back this RMBS transaction.

MADRID (Standard & Poor's) Sept. 16, 2010--Standard & Poor's Ratings Services today placed on CreditWatch negative its ratings on MADRID RMBS II, Fondo de Titulizacion de Activos' class A2, A3, B, and C notes. The ratings on the class D and E notes remain unaffected (see list below).

Today's rating action is the result of continuing deterioration in the collateral performance of these transactions with cumulative arrears at 1.52% and cumulative defaults at 7.72%. In addition, the reserve fund is only at 29.79% of its required level, although we understand that Caja Madrid has started to enhance its workout process which may have a positive effect on the transaction's performance.

The high levels of arrears and defaults in this transaction continue to increase at a rapid pace, and in our opinion could have a negative effect on the creditworthiness of the class A2, A3, B, and C notes. For this reason we have placed our ratings on these classes on CreditWatch negative.

This transaction defines defaults as arrears greater than six months, which is generally more conservative than in other Spanish residential mortgage-backed securities (RMBS) transactions that we rate.

Ratings Put On CreditWatch Negative In Spanish RMBS Transaction MADRID RMBS II

We will now perform a further credit and cash flow analysis, including a review of Caja Madrid's workout process, with the aim to resolve these CreditWatch placements in due course.

MADRID RMBS II closed in December 2006 and is backed by a portfolio of residential mortgage loans secured over properties in Spain. Caja de Ahorros y Monte de Piedad de Madrid (Caja Madrid) originated the loans and acts as servicer.

RELATED CRITERIA AND RESEARCH

- Use Of CreditWatch And Outlooks, Sept. 14, 2009
- Ratings Lowered To 'D' On Junior Notes In MADRID RMBS II And MADRID RMBS III, May 22, 2009
- Methodology And Assumptions: Update To The Criteria For Rating Spanish Residential Mortgage-Backed Securities, Jan. 6, 2009
- Methodology And Assumptions: Update To The Cash Flow Criteria For European RMBS Transactions, Jan. 6, 2009
- Criteria for Rating Spanish Residential Mortgage-Backed Securities, March 1, 2002

Related articles are available on RatingsDirect. Criteria, presales, servicer evaluations, and ratings information can also be found on Standard & Poor's Web site at www.standardandpoors.com. Alternatively, call one of the following Standard & Poor's numbers: Client Support Europe (44) 20-7176-7176; London Press Office (44) 20-7176-3605; Paris (33) 1-4420-6708; Frankfurt (49) 69-33-999-225; Stockholm (46) 8-440-5914; or Moscow (7) 495-783-4011.

RATINGS LIST

Class	To	Rating	From
MADRID RMBS II, Fondo de Titulizacion de Activos €1.8 Billion Mortgage-Backed Floating-Rate Notes			

Ratings Placed On CreditWatch Negative

A2	AA (sf)/Watch Neg	AA (sf)
A3	AA (sf)/Watch Neg	AA (sf)
B	BB (sf)/Watch Neg	BB (sf)
C	B (sf)/Watch Neg	B (sf)

Ratings Unaffected

D	CCC (sf)
E	D (sf)

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