

**GC FTGENCAT II, F.T.A.**

**INFORME MENSUAL  
SOBRE IMPAGADOS  
DICIEMBRE - 2009**

*DELINQUENCY  
MONTHLY INFORMATION  
DECEMBER - 2009*



**GESTICAIXA, SOCIEDAD GESTORA DE FONDOS DE TITULIZACION, S.A.**

**GESTICAIXA**

Fondo/Fund: GC FTGENCAT II, F.T.A.

## INDICE MOROSIDAD / DELINQUENCY RATE

Fecha Date	Operaciones Fondo Number Op.Pool	Saldo Vivo Pendiente del Fondo Portfolio Outstanding Balance	Operaciones Morosas Number Op.Delinquent	Principal Pendiente de Vencer Moroso Delinquent Principal Outstanding Balance Not Due	Principal Vencido No Cobrado Moroso Delinquent Principal Outstanding Balance Due and Not Paid	Intereses Vencidos No Cobrados Interests Due and Not Paid	Indice Morosidad Delinquency Rate
31/01/2009	2.936	161.087.703,42	19	523.952,18	208.582,28	15.696,24	0,4547 %
28/02/2009	2.892	157.250.749,22	19	499.730,19	233.122,11	16.546,12	0,4660 %
31/03/2009	2.836	152.992.764,16	20	489.715,00	194.048,41	17.779,86	0,4469 %
30/04/2009	2.778	149.278.774,22	21	531.541,19	187.032,60	13.958,20	0,4814 %
31/05/2009	2.714	145.564.857,59	20	575.818,39	185.480,13	14.718,58	0,5230 %
30/06/2009	2.641	140.793.134,87	22	652.654,95	194.372,50	17.983,30	0,6016 %
31/07/2009	2.574	136.537.743,46	21	637.377,34	198.922,45	18.244,88	0,6125 %
31/08/2009	2.537	133.186.827,07	25	904.477,68	209.991,99	21.494,76	0,8368 %
30/09/2009	2.508	129.868.504,58	26	891.673,73	211.056,15	21.754,93	0,8491 %
31/10/2009	2.470	126.534.484,85	28	899.613,31	231.734,56	24.572,43	0,8941 %
30/11/2009	2.430	123.219.867,40	24	952.130,99	135.707,82	23.540,51	0,8828 %
31/12/2009	2.383	119.775.221,80	22	799.414,62	126.110,40	20.541,81	0,7727 %

**INDICE MOROSIDAD** = (Principal Pendiente de Vencer Moroso + Principal Vencido No Cobrado Moroso) / Saldo Vivo Pendiente del Fondo.

**DELINQUENCY RATE** = (Delinquent Principal Outstanding Balance Not Due + Delinquent Principal Outstanding Balance Due and Not Paid) / Portfolio Outstanding Balance



## TASA DE RECUPERACIÓN DE MOROSIDAD / DELINQUENCY RECOVERIES RATE

Fecha Date	Saldo Vivo Pendiente Fondo Portfolio Outstanding Balance	Operaciones Morosas / Operations Delinquent			Recuperaciones Morosidad / Operations Recoveries			Tasas / Rates	
		Principal Pendiente Vencer Delinquent Principal Outstanding Balance Not Due	Principal Vencido No Cobrado Delinquent Principal Outstanding Balance Not Due and Not Paid		Principal Pendiente Vencer Delinquent Principal Outstanding Balance Not Due	Principal Vencido No Cobrado Delinquent Principal Outstanding Balance Not Due and Not Paid		Morosidad Delinquency	Recuperación Morosidad Delinquency Recoveries
31/01/2009	161.087.703,42	8.678.266,90	1.812.099,77		8.154.314,72	1.603.517,49	0,4547 %	93,2376 %	
28/02/2009	157.250.749,22	8.678.266,90	1.836.639,60		8.178.536,71	1.603.517,49	0,4660 %	93,2480 %	
31/03/2009	152.992.764,16	8.709.028,11	1.844.409,12		8.219.313,11	1.650.360,71	0,4469 %	93,8636 %	
30/04/2009	149.278.774,22	8.824.161,85	1.852.495,21		8.292.620,66	1.665.462,61	0,4814 %	94,3587 %	
31/05/2009	145.564.857,59	8.882.433,17	1.857.127,25		8.306.614,78	1.671.647,12	0,5230 %	93,4587 %	
30/06/2009	140.793.134,87	8.968.390,08	1.870.525,39		8.315.735,13	1.676.152,89	0,6016 %	93,0381 %	
31/07/2009	136.537.743,46	8.968.390,08	1.877.175,42		8.331.012,74	1.678.252,97	0,6125 %	92,3456 %	
31/08/2009	133.186.827,07	9.241.080,90	1.888.309,96		8.336.603,22	1.678.317,97	0,8368 %	92,3412 %	
30/09/2009	129.868.504,58	9.257.273,09	1.898.458,54		8.365.599,36	1.687.402,39	0,8491 %	90,3284 %	
31/10/2009	126.534.484,85	9.289.099,99	1.931.430,14		8.389.486,68	1.699.695,58	0,8941 %	90,4394 %	
30/11/2009	123.219.867,40	9.350.551,99	1.941.710,68		8.398.421,00	1.806.002,86	0,8828 %	90,9442 %	
31/12/2009	119.775.221,80	9.350.551,99	1.949.076,01		8.551.137,37	1.822.965,61	0,7727 %	91,8691 %	

**INDICE MOROSIDAD** = (Principal Pendiente de Vencer Moroso + Principal Vencido No Cobrado Moroso) / (Saldo Vivo Pendiente del Fondo)

**DELINQUENCY RATE** = (Delinquent Principal Outstanding Balance Not Due + Delinquent Principal Outstanding Balance Not Due and Not Paid) / (Portfolio Outstanding Balance)

**TASA RECUPERACION MOROSIDAD** = (Principal Pendiente de Vencer Recuperado + Principal Vencido No Cobrado Recuperado) / (Principal Pendiente de Vencer Moroso + Principal Vencido No Cobrado Moroso)

**DELINQUENCY RECOVERIES RATE** = (Delinquent Recoveries Principal Outstanding Balance Not Due + Delinquent Recoveries Principal Outstanding Balance Not Due and Not Paid) / (Delinquent Principal Outstanding Balance Not Due + Delinquent Principal Outstanding Balance Not Due and Not Paid)

**GESTICAIXA**

Fondo/Fund: GC FTGENCAT II, F.T.A.

## TASA DE FALLIDOS - TASA RECUPERACION FALLIDOS DEFAULT RATES - DEFAULT RECOVERIES RATE

Fecha / Date	Saldo Vivo Pendiente Fondo Portfolio Outstanding Balance	Activos Suspenso / Defaulted Assets			Tasas / Rate	
		Incorporaciones Acumuladas Incoming Accumulated	Recuperaciones Acumuladas Recoveries Accumulated	Importe Neto Net Balance	Fallidos Default	Recuperación Fallidos Recoveries Default
31/01/2009	161.087.703,42	2.294.510,44	1.480.101,56	814.408,88	0,5056 %	64,5062 %
28/02/2009	157.250.749,22	2.294.510,44	1.497.809,46	796.700,98	0,5066 %	65,2780 %
31/03/2009	152.992.764,16	2.294.510,44	1.498.815,61	795.694,83	0,5201 %	65,3218 %
30/04/2009	149.278.774,22	2.294.510,44	1.500.330,52	794.179,92	0,5320 %	65,3878 %
31/05/2009	145.564.857,59	2.294.510,44	1.500.330,52	794.179,92	0,5456 %	65,3878 %
30/06/2009	140.793.134,87	2.294.510,44	1.319.973,44	974.537,00	0,6922 %	57,5275 %
31/07/2009	136.537.743,46	2.325.779,18	1.321.785,40	1.003.993,78	0,7353 %	57,6064 %
31/08/2009	133.186.827,07	2.325.779,18	1.321.395,84	1.004.383,34	0,7541 %	56,8152 %
30/09/2009	129.868.504,58	2.325.779,18	1.322.020,15	1.003.759,03	0,7729 %	56,8420 %
31/10/2009	126.534.484,85	2.334.300,69	1.322.020,15	1.012.280,54	0,8000 %	56,8420 %
30/11/2009	123.219.867,40	2.424.397,37	1.322.128,55	1.102.268,82	0,8946 %	56,6392 %
31/12/2009	119.775.221,80	2.560.374,11	1.353.397,29	1.206.976,82	1,0077 %	55,8241 %

**TASA FALLIDOS** = (Importe Neto de los Activos en Suspenso) / (Saldo Vivo Pendiente del Fondo)

**DEFAULT RATE** = (Net Balance Defaulted Assets) / (Portfolio Outstanding Balance)

**TASA RECUPERACION FALLIDOS** = (Recuperaciones Acumuladas de los Activos en Suspenso) / (Incorporaciones Acumuladas de los Activos en Suspenso)

**DELINQUENCY RECOVERIES RATE** = (Recoveries Accumulated Defaulted Assets) / (Incoming Accumulated Defaulted Assets)



## Impagados al / Delinquency Loans at 31/12/2009

### Clasificación por Antigüedad. Primera Cuota Vencida y no Pagada

### Classification by Aging First Overdue Instalments

Total Impagados / Total Delinquency		Importe Impagado / Overdue Amount			Principal pendiente no vencido Outstanding Debt	Deuda Total Total Debt		
Antigüedad Deuda Aging	Nº de Activos Number	Principal Principal	Intereses Ordinarios Ordinary Interests	Total Total				
HASTA 1 MES / Up to 1 month	111	134.876,86	20.090,66	154.967,52	5.851.788,42	6.006.755,94		
DE 1 A 2 MESES / From 1 to 2 months	13	28.800,23	4.415,63	33.215,86	712.910,99	746.126,85		
DE 2 A 3 MESES / From 2 to 3 months	2	10.099,37	2.063,48	12.162,85	199.807,11	211.969,96		
DE 3 A 6 MESES / From 3 to 6 months	6	27.097,44	6.501,74	33.599,18	257.547,89	291.147,07		
DE 6 A 12 MESES / From 6 to 12 months	9	24.223,69	11.458,65	35.682,34	540.787,47	576.469,81		
DE 12 A 18 MESES / From 12 to 18 months	6	55.169,89	1.429,45	56.599,34	0,00	56.599,34		
DE 18 A 2 AÑOS / From 18 months to 2 year:	1	19.619,38	1.151,97	20.771,35	1.079,26	21.850,61		
DE 2 A 3 AÑOS / From 2 to 3 years	0	0,00	0,00	0,00	0,00	0,00		
MAS DE 3 AÑOS / More than 3 years	0	0,00	0,00	0,00	0,00	0,00		
<b>Totales/Totals</b>	<b>148</b>	<b>299.886,86</b>	<b>47.111,58</b>	<b>346.998,44</b>	<b>7.563.921,14</b>	<b>7.910.919,58</b>		

  

Impagado con Garantía Real / Mortgage-Backed Delinquency		Importe Impagado / Overdue Amount			Principal pendiente no vencido Outstanding Debt	Deuda Total Total Debt	Valor Garantía Appraisal Value	%Deuda / v.Tasación %Debt / Appraisal
Antigüedad Deuda Aging	Nº de Activos Number	Principal Principal	Intereses ordinarios Ordinary Interests	Total Total				
HASTA 1 MES / Up to 1 month	99	113.291,06	19.060,72	132.351,78	5.533.576,10	5.665.927,88	267.311.764,81	2,11960
DE 1 A 2 MESES / From 1 to 2 months	13	28.800,23	4.415,63	33.215,86	712.910,99	746.126,85	129.258.561,67	0,57724
DE 2 A 3 MESES / From 2 to 3 months	2	10.099,37	2.063,48	12.162,85	199.807,11	211.969,96	1.272.552,98	16,65706
DE 3 A 6 MESES / From 3 to 6 months	6	27.097,44	6.501,74	33.599,18	257.547,89	291.147,07	1.403.760,69	20,74051
DE 6 A 12 MESES / From 6 to 12 months	7	24.176,30	11.458,65	35.634,95	310.921,52	346.556,47	1.230.581,28	28,16201
DE 12 A 18 MESES / From 12 to 18 months	3	28.358,80	475,40	28.834,20	0,00	28.834,20	256.857,46	11,22576
DE 18 A 2 AÑOS / From 18 months to 2 year:	0	0,00	0,00	0,00	0,00	0,00	0,00	0,00000
DE 2 A 3 AÑOS / From 2 to 3 years	0	0,00	0,00	0,00	0,00	0,00	0,00	0,00000
MAS DE 3 AÑOS / More than 3 years	0	0,00	0,00	0,00	0,00	0,00	0,00	0,00000
<b>Totales/Totals</b>	<b>130</b>	<b>231.823,20</b>	<b>43.975,62</b>	<b>275.798,82</b>	<b>7.014.763,61</b>	<b>7.290.562,43</b>	<b>400.734.078,89</b>	<b>1,81930</b>

Nota: Los intervalos se entenderán excluido el inicio e incluido el final

Note: The intervals exclude the beginning of de period and include the ending



## Movimiento Mensual Impagados Monthly Arrears Rate

Fecha / Date	Incorporaciones / Incoming Arrears			Recuperaciones / Recoveries			SALDO / BALANCE		
	Principal Principal	Intereses Interests	Total Total	Principal Principal	Intereses Interests	Total Total	Principal Principal	Intereses Interests	Total Total
Saldo anterior / Previous Balance							362.694,22	66.156,98	428.851,20
31/01/2009	143.716,72	46.053,38	189.770,10	64.096,84	16.222,96	80.319,80	442.314,10	95.987,40	538.301,50
28/02/2009	99.464,51	21.662,65	121.127,16	139.907,30	56.724,66	196.631,96	401.871,31	60.925,39	462.796,70
31/03/2009	115.675,19	34.185,27	149.860,46	131.049,61	22.650,09	153.699,70	386.496,89	72.460,57	458.957,46
30/04/2009	118.944,09	26.476,11	145.420,20	105.672,17	27.513,08	133.185,25	399.768,81	71.423,60	471.192,41
31/05/2009	76.070,78	19.735,58	95.806,36	110.105,87	35.711,91	145.817,78	365.733,72	55.447,27	421.180,99
30/06/2009	106.284,19	31.085,80	137.369,99	74.778,43	17.958,52	92.736,95	397.239,48	68.574,55	465.814,03
31/07/2009	89.337,52	20.856,43	110.193,95	93.544,22	33.129,82	126.674,04	393.032,78	56.301,16	449.333,94
31/08/2009	92.479,61	14.309,62	106.789,23	69.875,26	17.432,20	87.307,46	415.637,13	53.178,58	468.815,71
30/09/2009	82.880,11	15.136,87	98.016,98	77.955,34	17.821,78	95.777,12	420.561,90	50.493,67	471.055,57
31/10/2009	119.521,70	24.447,98	143.969,68	85.383,59	14.575,36	99.958,95	446.278,47	60.192,92	506.471,39
30/11/2009	75.808,34	14.650,30	90.458,64	99.848,43	17.025,16	116.873,59	318.065,82	53.493,42	371.559,24
31/12/2009	77.296,80	13.138,99	90.435,79	79.521,05	14.757,48	94.278,53	299.886,86	47.116,82	347.003,68
	1.197.479,56	281.738,98	1.479.218,54	1.131.738,11	291.523,02	1.423.261,13			

Nota: El concepto "Impagados" incluye las operaciones no pagadas a partir de un día hasta su entrada a fallidos.

Note: The term "Arrears" takes into account the unpaid loans from one day until the day they are considered as default.



## Movimiento Mensual Operaciones Morosas Monthly Delinquency Rate

Fecha / Date	Incorporaciones / Incoming Delinquencies			Recuperaciones / Recoveries			SALDO / BALANCE		
	Principal Principal	Intereses Interests	Total Total	Principal Principal	Intereses Interests	Total Total	Principal Principal	Intereses Interests	Total Total
Saldo anterior / Previous Balance	1.798.542,27	148.453,70	1.946.995,97	1.601.101,20	134.568,49	1.735.669,69	197.441,07	13.890,45	211.331,52
31/01/2009	13.557,50	1.830,28	15.387,78	2.416,29	19,25	2.435,54	208.582,28	15.701,48	224.283,76
28/02/2009	24.539,83	879,65	25.419,48	0,00	29,77	29,77	233.122,11	16.551,36	249.673,47
31/03/2009	7.769,52	1.233,74	9.003,26	46.843,22	0,00	46.843,22	194.048,41	17.785,10	211.833,51
30/04/2009	8.086,09	911,97	8.998,06	15.101,90	4.733,63	19.835,53	187.032,60	13.963,44	200.996,04
31/05/2009	4.632,04	927,10	5.559,14	6.184,51	166,72	6.351,23	185.480,13	14.723,82	200.203,95
30/06/2009	13.398,14	3.290,90	16.689,04	4.505,77	26,18	4.531,95	194.372,50	17.988,54	212.361,04
31/07/2009	6.650,03	1.294,77	7.944,80	2.100,08	1.033,19	3.133,27	198.922,45	18.250,12	217.172,57
31/08/2009	11.134,54	3.451,05	14.585,59	65,00	201,17	266,17	209.991,99	21.500,00	231.491,99
30/09/2009	10.148,58	2.412,24	12.560,82	9.084,42	2.152,07	11.236,49	211.056,15	21.760,17	232.816,32
31/10/2009	32.971,60	3.342,65	36.314,25	12.293,19	525,15	12.818,34	231.734,56	24.577,67	256.312,23
30/11/2009	10.280,54	3.348,00	13.628,54	106.307,28	4.379,92	110.687,20	135.707,82	23.545,75	159.253,57
31/12/2009	7.365,33	2.229,13	9.594,46	16.962,75	5.227,83	22.190,58	126.110,40	20.547,05	146.657,45
	1.949.076,01	173.605,18	2.122.681,19	1.822.965,61	153.063,37	1.976.028,98			

Nota: El concepto "Morosas" incluye las operaciones impagadas a partir de más noventa días hasta su entrada a fallidos.

Note: The term "Delinquencies" takes into account the unpaid loans from more than ninety days until the day they are considered as default.

**GESTICAIXA**

Fondo/Fund: GC FTGENCAT II, F.T.A.

## Movimiento Mensual Fallidos Monthly Default Rates

Fecha / Date	Incorporaciones / Incoming Defaults			Recuperaciones / Recoveries			SALDO / BALANCE		
	Activos Suspenso Defaulted Assets	Rendimientos Susp. Defaulted Returns	Total Total	Activos Suspenso Defaulted Assets	Rendimientos Susp. Defaulted Returns	Total Total	Activos Suspenso Defaulted Assets	Rendimientos Susp. Defaulted Returns	Total Total
Saldo anterior / Previous Balance	2.294.510,44	305.591,27	2.600.101,71	-1.479.801,56	-19.978,66	-1.499.780,22	814.708,88	285.612,61	1.100.321,49
31/01/2009	0,00	5.663,80	5.663,80	-300,00	0,00	-300,00	814.408,88	291.276,41	1.105.685,29
28/02/2009	0,00	5.132,40	5.132,40	-17.707,90	0,00	-17.707,90	796.700,98	296.408,81	1.093.109,79
31/03/2009	0,00	5.740,98	5.740,98	-1.006,15	0,00	-1.006,15	795.694,83	302.149,79	1.097.844,62
30/04/2009	0,00	5.525,92	5.525,92	-1.514,91	0,00	-1.514,91	794.179,92	307.675,71	1.101.855,63
31/05/2009	0,00	5.729,27	5.729,27	0,00	0,00	0,00	794.179,92	313.404,98	1.107.584,90
30/06/2009	0,00	5.564,01	5.564,01	180.357,08	0,00	180.357,08	974.537,00	318.968,99	1.293.505,99
31/07/2009	31.268,74	10.619,62	41.888,36	-1.811,96	0,00	-1.811,96	1.003.993,78	329.588,61	1.333.582,39
31/08/2009	0,00	5.790,79	5.790,79	389,56	0,00	389,56	1.004.383,34	335.379,40	1.339.762,74
30/09/2009	0,00	0,00	0,00	-624,31	-20.393,29	-21.017,60	1.003.759,03	314.986,11	1.318.745,14
31/10/2009	8.521,51	6.884,98	15.406,49	0,00	0,00	0,00	1.012.280,54	321.871,09	1.334.151,63
30/11/2009	90.096,68	10.719,53	100.816,21	-108,40	0,00	-108,40	1.102.268,82	332.590,62	1.434.859,44
31/12/2009	135.976,74	52,87	136.029,61	-31.268,74	0,00	-31.268,74	1.206.976,82	332.643,49	1.539.620,31
	2.560.374,11	373.015,44	2.933.389,55	-1.353.397,29	-40.371,95	-1.393.769,24			