

GC SABADELL 1, F.T.H.

**INFORME MENSUAL
SOBRE IMPAGADOS
DICIEMBRE - 2012**

*DELINQUENCIES
MONTHLY INFORMATION
DECEMBER - 2012*



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

**GESTICAIXA**

Fondo/Fund: GC SABADELL 1, F.T.H.

INDICE MOROSIDAD / DELINQUENCY RATE

Fecha Date	Nº Op. Cartera Number Op.Pool	Saldo Vivo Pendiente Cartera Portfolio Outstanding Balance	Nº Op. 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
31/01/2012	7.537	397.182.682,69	24	2.001.110,69	44.872,69	26.301,08	0,5151 %
29/02/2012	7.495	393.459.710,31	28	1.893.548,25	51.145,71	27.946,55	0,4943 %
31/03/2012	7.459	389.460.072,61	23	1.613.792,62	46.309,88	24.637,93	0,4263 %
30/04/2012	7.420	385.155.893,38	22	1.522.649,53	43.164,06	22.830,47	0,4065 %
31/05/2012	7.376	380.962.349,33	26	2.088.889,58	53.963,91	32.304,96	0,5625 %
30/06/2012	7.319	376.587.303,54	17	1.294.851,59	30.052,86	20.022,34	0,3518 %
31/07/2012	7.275	372.443.085,38	21	1.800.750,13	43.750,25	24.050,15	0,4952 %
31/08/2012	7.239	368.510.964,66	22	1.724.865,55	42.645,95	22.646,25	0,4796 %
30/09/2012	7.207	364.967.161,04	18	1.226.790,06	34.711,43	16.781,96	0,3456 %
31/10/2012	7.157	361.341.795,64	30	1.938.660,76	50.320,24	25.945,21	0,5504 %
30/11/2012	7.110	356.917.559,00	30	2.227.903,53	58.737,80	27.974,02	0,6407 %
31/12/2012	7.055	351.493.865,66	38	2.654.656,83	65.905,79	30.948,60	0,7740 %

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

**GESTICAIXA**

Fondo/Fund: GC SABADELL 1, F.T.H.

TASA DE RECUPERACIÓN DE MOROSIDAD / DELINQUENCY RECOVERIES RATE

Fecha Date	Saldo Vivo Pendiente Cartera Portfolio Outstanding Balance	Operaciones Morosas Acumuladas Accumulated Delinquent Transactions		Recuperaciones Morosidad Acumuladas Accumulated Recovered Transactions		Tasas / Rates	
		Principal Pendiente Vencer Principal Outstanding Balance Not Due	Principal Vencido No Cobrado Principal Outstanding Balance Due and Not Paid	Principal Pendiente Vencer Principal Outstanding Balance Not Due	Principal Vencido No Cobrado Principal Outstanding Balance Due and Not Paid	Morosidad Delinquency	Recuperación Morosidad Delinquency Recoveries
31/01/2012	397.182.682,69	15.736.900,84	419.194,33	13.735.790,15	374.321,64	0,5151 %	90,8048 %
29/02/2012	393.459.710,31	16.036.996,84	430.407,42	14.143.448,59	379.261,71	0,4943 %	89,8900 %
31/03/2012	389.460.072,61	16.185.716,34	439.604,98	14.571.923,72	393.295,10	0,4263 %	90,8778 %
30/04/2012	385.155.893,38	16.353.178,72	448.731,57	14.830.529,19	405.567,51	0,4065 %	91,6439 %
31/05/2012	380.962.349,33	17.118.500,98	468.062,90	15.029.611,40	414.098,99	0,5625 %	91,9164 %
30/06/2012	376.587.303,54	17.149.303,30	470.773,71	15.854.451,71	440.720,85	0,3518 %	92,6569 %
31/07/2012	372.443.085,38	18.000.734,06	492.542,77	16.199.983,93	448.792,52	0,4952 %	94,4875 %
31/08/2012	368.510.964,66	18.250.360,72	502.220,65	16.525.495,17	459.574,70	0,4796 %	91,8446 %
30/09/2012	364.967.161,04	18.487.542,95	514.648,61	17.260.752,89	479.937,18	0,3456 %	94,6040 %
31/10/2012	361.341.795,64	19.549.745,75	545.664,61	17.611.084,99	495.344,37	0,5504 %	95,2860 %
30/11/2012	356.917.559,00	20.278.969,74	568.880,74	18.051.066,21	510.142,94	0,6407 %	92,3654 %
31/12/2012	351.493.865,66	21.128.715,64	588.900,54	18.474.058,81	522.994,75	0,7740 %	91,1224 %

INDICE MOROSIDAD = (Principal Pendiente de Vencer Moroso + Principal Vencido No Cobrado Moroso) / (Saldo Vivo Pendiente de la Cartera)

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

**GESTICAIXA**

Fondo/Fund: GC SABADELL 1, F.T.H.

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

Fecha / Date	Saldo Vivo Pendiente Cartera Portfolio Outstanding Balance	Activos Suspenso / Defaulted Assets			Tasas / Rate	
		Incorporaciones Acumuladas Accumulated Incomings	Recuperaciones Acumuladas Accumulated Recoveries	Importe Neto Net Balance	Fallidos Defaults	Recuperación Fallidos Default Recoveries
31/01/2012	397.182.682,69	4.708.675,97	-2.601.647,17	2.107.028,80	0,5305 %	56,0442 %
29/02/2012	393.459.710,31	4.708.675,97	-2.828.620,19	1.880.055,78	0,4778 %	60,0725 %
31/03/2012	389.460.072,61	4.845.653,41	-3.030.345,09	1.815.308,32	0,4661 %	64,3566 %
30/04/2012	385.155.893,38	5.011.315,19	-3.030.345,09	1.980.970,10	0,5143 %	62,5374 %
31/05/2012	380.962.349,33	5.127.446,15	-3.181.646,38	1.945.799,77	0,5108 %	63,4892 %
30/06/2012	376.587.303,54	5.272.761,41	-3.182.046,38	2.090.715,03	0,5552 %	62,0591 %
31/07/2012	372.443.085,38	5.395.591,09	-3.186.491,99	2.209.099,10	0,5931 %	60,4331 %
31/08/2012	368.510.964,66	5.548.258,05	-3.188.406,93	2.359.851,12	0,6404 %	59,0928 %
30/09/2012	364.967.161,04	5.548.258,05	-3.191.282,22	2.356.975,83	0,6458 %	57,5186 %
31/10/2012	361.341.795,64	5.553.332,98	-3.300.308,40	2.253.024,58	0,6235 %	59,4837 %
30/11/2012	356.917.559,00	5.680.846,87	-3.301.464,86	2.379.382,01	0,6666 %	59,4502 %
31/12/2012	351.493.865,66	5.680.972,09	-3.584.398,51	2.096.573,58	0,5965 %	63,0962 %

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)

DEFAULT RECOVERIES RATE = (Accumulated Recoveries of Defaulted Assets) / (Accumulated Incomings)



Impagados al / Loans in Arrears at 31/12/2012
Clasificación por Antigüedad. Primera Cuota Vencida y no Pagada
Classification by Aging. First Overdue Instalment

Total Impagados / Total Delinquency		Importe Impagado / Overdue Amount							
Antigüedad Deuda Aging	Nº de Activos Number	Principal Principal	Intereses Ordinarios Ordinary Interests	Total Total	Principal pendiente no vencido Principal Not Due	Deuda Total Total Debt			
HASTA 1 MES / Up to 1 month	323	130.130,85	42.785,82	172.916,67	18.005.708,01	18.178.624,68			
DE 1 A 2 MESES / From 1 to 2 months	57	52.833,44	18.840,27	71.673,71	3.360.431,53	3.432.105,24			
DE 2 A 3 MESES / From 2 to 3 months	19	25.877,81	14.660,02	40.537,83	1.546.159,73	1.586.697,56			
DE 3 A 6 MESES / From 3 to 6 months	29	55.171,64	23.497,70	78.669,34	2.006.271,37	2.084.940,71			
DE 6 A 12 MESES / From 6 to 12 months	9	10.734,15	7.450,90	18.185,05	648.385,46	666.570,51			
DE 12 A 18 MESES / From 12 to 18 months	0	0,00	0,00	0,00	0,00	0,00			
DE 18 A 2 AÑOS / From 18 months to 2 year:	0	0,00	0,00	0,00	0,00	0,00			
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			
Totales/Totals	437	274.747,89	107.234,71	381.982,60	25.566.956,10	25.948.938,70			
Impagado con Garantía Real / Mortgage-Backed Delinquency		Importe Impagado / Overdue Amount							
Antigüedad Deuda Aging	Nº de Activos Number	Principal Principal	Intereses ordinarios Ordinary Interests	Total Total	Principal pendiente no vencido Principal Not Due	Deuda Total Total Debt	Valor Garantía Appraisal Value	%Deuda / v.Tasación %Debt / Appraisal	
HASTA 1 MES / Up to 1 month	323	130.130,85	42.785,82	172.916,67	18.005.708,01	18.178.624,68	51.819.095,48	35,08094	
DE 1 A 2 MESES / From 1 to 2 months	57	52.833,44	18.840,27	71.673,71	3.360.431,53	3.432.105,24	9.132.765,70	37,58013	
DE 2 A 3 MESES / From 2 to 3 months	19	25.877,81	14.660,02	40.537,83	1.546.159,73	1.586.697,56	3.482.982,71	45,55571	
DE 3 A 6 MESES / From 3 to 6 months	29	55.171,64	23.497,70	78.669,34	2.006.271,37	2.084.940,71	5.222.395,06	39,92308	
DE 6 A 12 MESES / From 6 to 12 months	9	10.734,15	7.450,90	18.185,05	648.385,46	666.570,51	1.392.432,78	47,87093	
DE 12 A 18 MESES / From 12 to 18 months	0	0,00	0,00	0,00	0,00	0,00	0,00	0,00000	
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	
Totales/Totals	437	274.747,89	107.234,71	381.982,60	25.566.956,10	25.948.938,70	71.049.671,73	36,52225	

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

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

**GESTICAIXA**

Fondo/Fund: GC SABADELL 1, F.T.H.

Movimiento Mensual Impagados Monthly Arrears Report

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	7.691.130,09	4.522.191,09	12.213.321,18	7.438.440,52	4.417.502,86	11.855.943,38	252.689,57	104.688,23	357.377,80
31/01/2012	86.372,44	34.017,78	120.390,22	60.963,67	22.445,43	83.409,10	278.098,34	116.260,58	394.358,92
29/02/2012	72.661,01	25.425,89	98.086,90	69.517,33	26.025,92	95.543,25	281.242,02	115.660,55	396.902,57
31/03/2012	80.379,98	31.973,96	112.353,94	86.443,58	30.710,87	117.154,45	275.178,42	116.923,64	392.102,06
30/04/2012	91.149,51	30.550,91	121.700,42	75.896,70	29.991,00	105.887,70	290.431,23	117.483,55	407.914,78
31/05/2012	66.425,45	25.136,58	91.562,03	84.898,10	28.123,12	113.021,22	271.958,58	114.497,01	386.455,59
30/06/2012	75.201,74	27.100,33	102.302,07	88.606,22	34.258,40	122.864,62	258.554,10	107.338,94	365.893,04
31/07/2012	64.969,32	26.035,38	91.004,70	85.381,63	34.227,59	119.609,22	238.141,79	99.146,73	337.288,52
31/08/2012	66.457,99	24.276,45	90.734,44	51.345,57	24.418,04	75.763,61	253.254,21	99.005,14	352.259,35
30/09/2012	102.307,68	35.354,25	137.661,93	56.431,19	21.163,77	77.594,96	299.130,70	113.195,62	412.326,32
31/10/2012	74.523,78	26.860,39	101.384,17	93.717,58	28.486,30	122.203,88	279.936,90	111.569,71	391.506,61
30/11/2012	63.506,53	24.947,68	88.454,21	69.484,07	28.122,67	97.606,74	273.959,36	108.394,72	382.354,08
31/12/2012	64.869,39	22.429,63	87.299,02	64.080,86	23.589,64	87.670,50	274.747,89	107.234,71	381.982,60
	8.599.954,91	4.856.300,32	13.456.255,23	8.325.207,02	4.749.065,61	13.074.272,63			

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

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

**GESTICAIXA**

Fondo/Fund: GC SABADELL 1, F.T.H.

Movimiento Mensual Operaciones Morosas Monthly Delinquencies Report

Fecha / Date	Incorporaciones / Incoming Delinquencies			Recuperaciones / Recoveries			SALDO/ BALANCE			Provisiones / Provisions
	Principal Principal	Intereses Interests	Total Total	Principal Principal	Intereses Interests	Total Total	Principal Principal	Intereses Interests	Total Total	Importe Amount
Saldo anterior / Previous Balance	405.384,30	321.495,13	726.879,43	370.155,01	300.754,45	670.909,46	35.229,29	20.740,68	55.969,97	9.396,87
31/01/2012	13.810,03	8.712,13	22.522,16	4.166,63	3.151,73	7.318,36	44.872,69	26.301,08	71.173,77	22.491,05
29/02/2012	11.213,09	5.115,27	16.328,36	4.940,07	3.469,80	8.409,87	51.145,71	27.946,55	79.092,26	10.253,10
31/03/2012	9.197,56	3.707,15	12.904,71	14.033,39	7.015,77	21.049,16	46.309,88	24.637,93	70.947,81	9.489,88
30/04/2012	9.126,59	3.438,55	12.565,14	12.272,41	5.246,01	17.518,42	43.164,06	22.830,47	65.994,53	9.152,25
31/05/2012	19.331,33	13.300,01	32.631,34	8.531,48	3.825,52	12.357,00	53.963,91	32.304,96	86.268,87	8.975,82
30/06/2012	2.710,81	1.448,82	4.159,63	26.621,86	13.731,44	40.353,30	30.052,86	20.022,34	50.075,20	9.848,43
31/07/2012	21.769,06	11.313,12	33.082,18	8.071,67	7.285,31	15.356,98	43.750,25	24.050,15	67.800,40	17.532,09
31/08/2012	9.677,88	4.401,13	14.079,01	10.782,18	5.805,03	16.587,21	42.645,95	22.646,25	65.292,20	30.991,09
30/09/2012	12.427,96	3.824,38	16.252,34	20.362,48	9.688,67	30.051,15	34.711,43	16.781,96	51.493,39	40.048,17
31/10/2012	31.016,00	13.235,33	44.251,33	15.407,19	4.072,08	19.479,27	50.320,24	25.945,21	76.265,45	7.749,46
30/11/2012	23.216,13	10.233,90	33.450,03	14.798,57	8.205,09	23.003,66	58.737,80	27.974,02	86.711,82	0,00
31/12/2012	20.019,80	9.394,04	29.413,84	12.851,81	6.419,46	19.271,27	65.905,79	30.948,60	96.854,39	14.191,61
	588.900,54	409.618,96	998.519,50	522.994,75	378.670,36	901.665,11				

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

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

**GESTICAIXA**

Fondo/Fund: GC SABADELL 1, F.T.H.

Movimiento Mensual Fallidos Monthly Defaults Report

Fecha / Date	Incorporaciones / Incoming Defaults		Recuperaciones / Recoveries		SALDO / BALANCE			SALDO INMUEBLES ADJUDICADOS/ BALANCE PROPERTIES				
	Activos Susp. Defaulted Ass.	Rendim. Susp. Defaulted Returns	Activos Susp. Defaulted Ass.	Rendim. Susp. Defaulted Returns	Activos Susp. Defaulted Ass.	Rendim. Susp. Defaulted Returns	Total Total	Valor Adjudicación Repossession Value	Valor Venta Sale Proceed	Deuda Total Total Debt	Resultado * Outcome *	
Saldo anterior												
Previous Balance	4.642.134,37	41.764,92	-2.601.647,17	-41.764,92	2.040.487,20	0,00	2.040.487,20					
31/01/2012	66.541,60	0,00	0,00	0,00	2.107.028,80	0,00	2.107.028,80	0,00	0,00	0,00	0,00	0,00
29/02/2012	0,00	0,00	-226.973,02	0,00	1.880.055,78	0,00	1.880.055,78	0,00	0,00	0,00	0,00	0,00
31/03/2012	136.977,44	0,00	-201.724,90	0,00	1.815.308,32	0,00	1.815.308,32	0,00	0,00	0,00	0,00	0,00
30/04/2012	165.661,78	0,00	0,00	0,00	1.980.970,10	0,00	1.980.970,10	0,00	0,00	0,00	0,00	0,00
31/05/2012	116.130,96	0,00	-151.301,29	0,00	1.945.799,77	0,00	1.945.799,77	0,00	0,00	0,00	0,00	0,00
30/06/2012	145.315,26	0,00	-400,00	0,00	2.090.715,03	0,00	2.090.715,03	0,00	0,00	0,00	0,00	0,00
31/07/2012	122.829,68	0,00	-4.445,61	0,00	2.209.099,10	0,00	2.209.099,10	0,00	0,00	0,00	0,00	0,00
31/08/2012	152.666,96	0,00	-1.914,94	0,00	2.359.851,12	0,00	2.359.851,12	0,00	0,00	0,00	0,00	0,00
30/09/2012	0,00	0,00	-2.875,29	0,00	2.356.975,83	0,00	2.356.975,83	0,00	0,00	0,00	0,00	0,00
31/10/2012	5.074,93	0,00	-109.026,18	0,00	2.253.024,58	0,00	2.253.024,58	0,00	0,00	0,00	0,00	0,00
30/11/2012	127.513,89	0,00	-1.156,46	0,00	2.379.382,01	0,00	2.379.382,01	0,00	0,00	0,00	0,00	0,00
31/12/2012	125,22	0,00	-282.933,65	0,00	2.096.573,58	0,00	2.096.573,58	0,00	0,00	0,00	0,00	0,00
	5.680.972,09	41.764,92	-3.584.398,51	-41.764,92								

* Resultado: Valor Venta menos la Deuda Total de los préstamos con inmuebles vendidos (Beneficio (+) / Pérdida (-) de las ventas)

* Outcome: Sale Proceed less the Total Debt of foreclosed loans with properties sold (Benefit (+) / Loss (-) on sale)