

External Parties

Arrangers and Joint Lead Managers

Caixa-Banco de Investimento, S.A

Originator and Servicer

Caixa Geral de Depósitos, S.A

Rating Agencies

DBRS, Inc.

S&P Global Ratings

Fitch Rating Services

Moody's Investors Service, Inc.

Swap Counterparty

Banco Santander S.A

Account Bank

Banco Santander S.A

Agent Bank

Deutsche Bank AG, London Branch

Common Representative

Deutsche Trustee Co. Limited

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Dates

Original Closing Date	November 05, 2010
First Payment Date	February 20, 2011
Payment Date	February 20, 2020
Next Payment Date	May 20, 2020
Legal Maturity Date	May 20, 2065
Payment Frequency	Quarterly
Interest Period[Start]	November 20, 2019
Interest Period[End]	February 19, 2020
Accrual Number of Days	92

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This Investor Report (the "Report") is prepared by Deutsche Bank AG, London Branch ("DB") for information purposes only. Certain information included in this Report (the "Third Party Information") is provided by Caixa Geral de Depósitos, S.A and Banco Santander S.A in its capacity as Servicer/Swap Counterparty respectively. Please be advised that DB will have no liability for the Third Party Information and this Report is provided without any representations or warranties by DB as to the completeness or accuracy of such Third Party Information.

Notes Payment Details

Current Period Distribution										
Class	ISIN	Ccy	Original Principal Balance	Beginning Principal Balance	Interest	Principal	Total Distribution	Beginning Pool Factor	Ending Pool Factor	Ending Principal Balance
				(1)	(2)	(3)	(4)=(2)+(3)	(5)	(6)	(7)=(1)-(3)
A	PTTGUIOM0007	€	4,008,800,000.00	1,775,648,594.94	0.00	74,316,906.92	74,316,906.92	0.4429377	0.4243992	1,701,331,688.02
B	PTTGUJOM0006	€	1,336,250,000.00	1,336,250,000.00	0.00	0.00	0.00	1.0000000	1.0000000	1,336,250,000.00
C	PTTGUKOM0003	€	84,900,000.00	80,175,750.00	6,098,369.02	0.00	6,098,369.02	0.9443551	0.9443551	80,175,750.00
Total			5,429,950,000.00	3,192,074,344.94	6,098,369.02	74,316,906.92	80,415,275.94			3,117,757,438.02

Interest Accrual Details											
Class	Days	Method	Index	Margin	Interest Rate	Beginning Principal Balance	Prior Unpaid Interest	Accrued Interest	Total Interest Due	Interest Paid	Current Unpaid Interest
			(1)	(2)	(3) = (1) + (2)		(4)	(5)	(6) = (4) + (5)	(7)	(8) = (6) - (7)
A	92	Act/360	-0.40300%	0.20000%	0.00000%	1,775,648,594.94	0.00	0.00	0.00	0.00	0.00
B	92	Act/360	-0.40300%	0.30000%	0.00000%	1,336,250,000.00	0.00	0.00	0.00	0.00	0.00
C	92	Act/360	N/A	N/A	0.00000%	80,175,750.00	0.00	0.00	0.00	6,098,369.02	0.00
Total						3,192,074,344.94	0.00	0.00	0.00	6,098,369.02	0.00

NOTE: Where any interest rate is calculated to be a negative number, it appears in this report as zero given that payments from the Issuer to the Noteholder(s) for relevant class(es) are zero

Collection Summary

Issuer Available Funds - Collection	
Available Interest Distribution Amount	89,023,655.84
(a) Interest Component	8,847,905.84
(b) Swap Receipts from Swap Counterparty	0.00
(c) Swap Collateral Drawings	0.00
(d) Amount standing to credit of Cash Reserve Account	80,175,750.00
(e) Interest earned on Issuer Transaction Account	0.00
(f) Interest earned on Cash Reserve Account	0.00
(g) Principal Draw Amount	0.00
(h) Available Principal Distribution Amount remaining after all payments have been made in accordance with the Pre-Enforcement Principal Payments Priorities	0.00
Available Principal Distribution Amount	74,316,906.92
(a) Principal Component	73,166,780.38
(b) Available Interest Distribution Amount applied to reduce debit balance of Principal Deficiency Ledger	1,150,126.54
(c) Available Interest Distribution Amount which is applied as Available Principal Distribution Amount under item h) of the Pre-Enforcement Interest Payments Priorities	0.00
(d) Principal Draw Amount	0.00

PreEnforcement Interest Payment Priority

PreEnforcement Interest Payment Priority	
Available Interest Distribution Amount	89,023,655.84
(a) Payment of Issuers liability to tax	150.00
(b) Payment of fees, liabilities and expenses payable to the Common Representative	1,250.00
(c) Payment on a pro-rata and pari passu basis of	
(i) The fees, liabilities and expenses payable to the Transaction Manager	2,500.00
(ii) The fees, liabilities and expenses payable to the Paying Agent	0.00
(iii) The fees, liabilities and expenses payable to the Agent	0.00
(iv) The fees, liabilities and expenses payable to the Accounts Bank	0.00
(v) The fees, liabilities and expenses payable to the Servicer	79,537.90
(vi) Third Party Expenses	167,326.24
(d) Payment to Swap Counterparty other than Subordinated Swap Termination Amount	1,348,646.14
(e) Payment of Class A Interest Amount	0.00
(f) Towards reduction of the debit balance on the Principal Deficiency Ledger to zero	1,150,126.54
(g) To the Cash Reserve Account an amount up to Cash Reserve Account Required Balance	80,175,750.00
(h) Transfer to Available Principal Distribution Amount, if Class B Interest Mandatory Deferral applies	0.00
(i) Payment of Class B Interest Amount and Deferred Interest Amount	0.00
(j) Towards reduction of the debit balance on the Principal Deficiency Ledger to zero	0.00
(k) To the Cash Reserve Account an amount up to Cash Reserve Account Required Balance	0.00
(l) Payment of the Subordinated Swap Termination Amount	0.00
(m) Payment of Principal to Class C	0.00
(n) Payment of Class C Distribution Amount	6,098,369.02

PreEnforcement Principal Payment Priority

PreEnforcement Principal Payment Priority	
Available Principal Distribution Amount	74,316,906.92
(a) Principal payment to Class A	74,316,906.92
(b) Principal payment to Class B	0.00
(c) Principal payment to Class C	0.00

Account Details & Principal Deficiency Ledger

Account Details	
Reserve Account	
Original Balance	80,175,750.00
Beginning Balance	80,175,750.00
Deposit	0.00
Withdrawal	0.00
Required Balance	80,175,750.00
Ending Balance	80,175,750.00
Liquidity Reserve Account	
Beginning Balance	21,307,783.14
Deposit	0.00
Withdrawal	891,802.88
Ending Balance	20,415,980.26
Principal Deficiency Ledger	
Opening Balance	0.00
Debit to PDL	1,150,126.54
Credit to PDL	1,150,126.54
Closing Balance	0.00

Trigger Section

Trigger Section	
Class B Interest Mandatory Deferral Calculation	
A) Is Class A balance greater than zero ?	Yes
B) Is i) greater than ii) ?	No
i) Principal Balance Outstanding of Mortgage Loans (other than Written-off Mortgage Assets) in arrears for more than 90 days	7,364,070.73
ii) 50% of the Principal Amount Outstanding of the Class B Notes	668,125,000.00
C) Is i) greater than ii) ?	No
i) Realised Losses Percentage (a / b)	4.2731%
a) Cumulative Realised Losses	228,417,662.28
b) Principal Balance Outstanding of Mortgage Loans as on Collateral Determination Date	5,345,504,058.69
ii) Realised Losses Trigger II	13.5000%
Is Class B Interest Mandatory Deferral applicable (Yes/No) ? (A and (B or C))	No
Cash Reserve Account Required Balance Reduction Conditions	
A) Have 5 years occurred after the Closing Date (Date after 5 November 2015) ?	Yes
B) Is i) less than ii) ?	No
i) Cash Reserve Account Balance	80,175,750.00
ii) Cash Reserve Account Required Balance	80,175,750.00
C) Is the balance in Principal Deficiency Ledger higher than zero ?	No
D) Is there any deferment of interest on Class B Notes this Payment Date ?	No
E) Is i) greater than ii) ?	No
i) Principal Balance Outstanding of Mortgage Loans (other than Written-off Mortgage Assets) in arrears for more than 90 days	7,364,070.73
ii) 3.50% of the Principal Balance Outstanding of Mortgage Loans (other than Written-off Mortgage Assets)	106,331,251.13
F) Is i) greater than ii) ?	No
i) Realised Losses Percentage (a / b)	4.2731%
a) Cumulative Realised Losses	228,417,662.28
b) Principal Balance Outstanding of Mortgage Loans as on Collateral Determination Date	5,345,504,058.69
ii) Realised Losses Trigger I	7.2500%
G) Are Classes A and B fully redeemed ?	No
Should the Cash Reserve Account Required Balance be reduced (Yes/No) ?	Yes

Reconciliation of Assets and Liabilities

Assets and Liability Summary			
Assets	Amount	Liabilities	Amount
Mortgage Pool Net of Written-Off Loans	€3,038,035,746.64	Principal Outstanding Amount on Notes	€3,117,757,438.02
Cash Reserve Balance	€80,175,750.00		
Liquidity Reserve Balance	€20,415,980.26		
Total Assets	€3,138,627,476.90	Total Liabilities	€3,117,757,438.02

NOTE: Where any interest rate is calculated to be a negative number, it appears in this report as zero given that payments from the Issuer to the Noteholder(s) for relevant class(es) are zero

PostEnforcement Payment Priority

PostEnforcement Payment Priority	
Available Funds	0.00
(a) Towards the payment of	
(i) Costs, expenses and charges incurred by Receiver	0.00
(ii) Fees, liabilities and expenses payable to the Common Representative	0.00
(b) Payment on a pro-rata and pari passu basis of	
(i) The fees, liabilities and expenses payable to the Transaction Manager	0.00
(ii) The fees, liabilities and expenses payable to the Paying Agent	0.00
(iii) The fees, liabilities and expenses payable to the Agent	0.00
(iv) The fees, liabilities and expenses payable to the Accounts Bank	0.00
(v) The fees, liabilities and expenses payable to the Servicer	0.00
(vi) Third Party Expenses	0.00
(c) Payment to Swap Counterparty other than Subordinated Swap Termination Amount	0.00
(d) Payment of Class A Interest Amount	0.00
(e) Principal payment to Class A	0.00
(f) Payment of Class B Interest Amount and Deferred Interest Amount	0.00
(g) Principal payment to Class B	0.00
(h) Payment of the Subordinated Swap Termination Amount	0.00
(i) Payment of Principal to Class C	0.00
(j) Payment of Class C Distribution Amount	0.00