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Madrid

COMUNICACIÓN DE HECHO RELEVANTE

TDA 20-MIXTO, FONDO DE TITULIZACIÓN DE ACTIVOS Actuaciones sobre las calificaciones de los bonos por parte de Moody's Investors Service.

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

I. Respecto al fondo de referencia, adjuntamos nota de prensa publicada por Moody's Investors Service, con fecha 24 de mayo de 2013, donde se llevan a cabo las siguientes actuaciones:

- Bono A1, de **A3 (sf)** a **Baa1 (sf)**.
- Bono B1, de **Baa1 (sf)** / en revisión para bajada de calificación a **Ba1 (sf)**.
- Bono B2, de **Baa1 (sf)** / en revisión para bajada de calificación a **Ba1 (sf)**.

En Madrid, a 27 de mayo de 2013

Ramón Pérez Hernández
Director General

Rating Action: Moody's downgrades 13 notes in four Spanish RMBS TDA MIXTO transactions

Global Credit Research - 24 May 2013

Madrid, May 24, 2013 -- Moody's Investors Service has today downgraded the ratings of thirteen notes in four Spanish residential mortgage-backed securities (RMBS) transactions: TDA 15 MIXTO, FTA; TDA 18 MIXTO, FTA; TDA 20 MIXTO, FTA and TDA 22 MIXTO, FTA. At the same time, Moody's confirmed the rating of one junior note in TDA 22 MIXTO, FTA.

Today's rating action concludes the review of five notes placed on review on 2 July 2012, following Moody's downgrade of Spanish government bond ratings to Baa3 from A3 on June 2012 and seven notes placed on review on 23 November 2012, following Moody's revision of key collateral assumptions for the entire Spanish RMBS market http://www.moodys.com/research/Moodys-review-of-Spanish-RMBS-sector-triggers-rating-actions-on-PR_260528.

For a detailed list of affected ratings, see towards the end of the ratings rationale section.

RATINGS RATIONALE

Today's downgrade action primarily reflects the insufficiency of credit enhancement to address sovereign risk as well as linkage to counterparty. Moody's confirmed the ratings of securities whose credit enhancement and structural features provided enough protection against sovereign and counterparty risk.

The determination of the applicable credit enhancement driving today's rating actions reflects the introduction of additional factors in Moody's analysis to better measure the impact of sovereign risk on structured finance transactions (see "Structured Finance Transactions: Assessing the Impact of Sovereign Risk", 11 March 2013). This report is available on www.moodys.com and can be accessed via the following link http://www.moodys.com/researchdocumentcontentpage.aspx?docid=PBS_SF319988.

-- Additional Factors Better Reflect Increased Sovereign Risk

Moody's has supplemented its analysis to determine the loss distribution of securitised portfolios with two additional factors, the maximum achievable rating in a given country (the local currency country risk ceiling) and the applicable portfolio credit enhancement for this rating. With the introduction of these additional factors, Moody's intends to better reflect increased sovereign risk in its quantitative analysis, in particular for mezzanine and junior tranches.

The Spanish country ceiling, and therefore the maximum rating that Moody's will assign to a domestic Spanish issuer including structured finance transactions backed by Spanish receivables, is A3. Moody's Individual Loan Analysis Credit Enhancement (MILAN CE) represents the required credit enhancement under the senior tranche for it to achieve the country ceiling. By lowering the maximum achievable rating for a given MILAN, the revised methodology alters the loss distribution curve and implies an increased probability of high loss scenarios.

-- Revision of Key Collateral Assumptions

Moody's has maintained its lifetime loss expectation (EL) as well as its MILAN CE assumption in all four transactions. For a list of the assumptions please refer to the list for the entire Spanish RMBS sector published 24 November 2012 in the following link http://www.moodys.com/viewresearchdoc.aspx?docid=PBS_SF308353.

-- Exposure to Counterparty Risk

The conclusion of Moody's rating review takes into consideration the exposure to the relevant servicers acting as collection account bank for the four transactions. Treasury Accounts are held by Barclays Bank PLC for TDA 15 MIXTO, FTA, TDA 18 MIXTO, FTA and TDA 20 MIXTO, FTA and BNP Paribas for TDA 22 MIXTO, FTA. The sweeping frequency to the treasury account is monthly in TDA 15 MIXTO, FTA and TDA 20 MIXTO, FTA for both subpools, daily, weekly or monthly depending on the entity in TDA 18 MIXTO, FTA and TDA 22 MIXTO, FTA. Exposure to servicers acting as collection account banks only has a negative impact on the final ratings for TDA

15 MIXTO, FTA and TDA 20 MIXTO, FTA.

Moody's also notes that, there is no swap in place to protect the transactions against interest rate risk for TDA 15 MIXTO, FTA and TDA 18 MIXTO, FTA. TDA 18 MIXTO, FTA. benefits from a interest rate cap. The revised rating of the notes are not negatively impacted by this exposure given the high excess spread on the pool.

-- Other Developments May Negatively Affect the Notes

In consideration of Moody's new adjustments, any further sovereign downgrade would negatively affect structured finance ratings through the application of the country ceiling or maximum achievable rating, as well as potentially increased portfolio credit enhancement requirements for a given rating.

As the euro area crisis continues, the ratings of structured finance notes remain exposed to the uncertainties of credit conditions in the general economy. The deteriorating creditworthiness of euro area sovereigns as well as the weakening credit profile of the global banking sector could further negatively affect the ratings of the notes.

Moody's describes additional factors that may affect the ratings in "Approach to Assessing Linkage to Swap Counterparties in Structured Finance Cashflow Transactions: Request for Comment" (http://www.moodys.com/researchdocumentcontentpage.aspx?docid=PBS_SF289772), published on 2 July 2012.

The methodologies used in these ratings were "Moody's Approach to Rating RMBS Using the MILAN Framework", published in March 2013 and "The Temporary Use of Cash in Structured Finance Transactions: Eligible Investment and Bank Guidelines", published in March 2013. Please see the Credit Policy page on www.moodys.com for a copy of these methodologies.

In reviewing these transactions, Moody's used its cash flow model, ABSROM, to determine the loss for each tranche. The cash flow model evaluates all default scenarios that are then weighted considering the probabilities of the lognormal distribution assumed for the portfolio default rate. In each default scenario, Moody's calculates the corresponding loss for each class of notes given the incoming cash flows from the assets and the outgoing payments to third parties and noteholders. Therefore, the expected loss for each tranche is the sum product of (1) the probability of occurrence of each default scenario and (2) the loss derived from the cash flow model in each default scenario for each tranche.

As such, Moody's analysis encompasses the assessment of stressed scenarios.

In the context of the rating review, the transactions have been remodeled and some inputs have been adjusted to reflect the new approach described above.

LIST OF AFFECTED RATINGS

Issuer: TDA 15 MIXTO FONDO DE TITULIZACION DE ACTIVOS

...EUR9.5M B1 Notes, Downgraded to Ba1 (sf); previously on Nov 23, 2012 Downgraded to Baa2 (sf) and Remained On Review for Possible Downgrade

...EUR11.7M B2 Notes, Downgraded to Ba1 (sf); previously on Nov 23, 2012 Downgraded to Baa2 (sf) and Remained On Review for Possible Downgrade

Issuer: TDA 18 MIXTO FONDO DE TITULIZACION DE ACTIVOS

...EUR11.3M B1 Notes, Downgraded to Ba1 (sf); previously on Nov 23, 2012 Downgraded to Baa1 (sf) and Remained On Review for Possible Downgrade

...EUR12.4M B2 Notes, Downgraded to Ba1 (sf); previously on Nov 23, 2012 Downgraded to Baa1 (sf) and Remained On Review for Possible Downgrade

Issuer: TDA 20-MIXTO, FONDO DE TITULIZACION DE ACTIVOS

...EUR297.1M A1 Notes, Downgraded to Baa1 (sf); previously on Nov 23, 2012 Confirmed at A3 (sf)

...EUR7.9M B1 Notes, Downgraded to Ba1 (sf); previously on Nov 23, 2012 Downgraded to Baa1 (sf) and Remained On Review for Possible Downgrade

...EUR10.4M B2 Notes, Downgraded to Ba1 (sf); previously on Nov 23, 2012 Downgraded to Baa1 (sf) and

Remained On Review for Possible Downgrade

Issuer: TDA22 - MIXTO, FONDO DE TITULIZACION DE ACTIVOS

...EUR57.2MA1b Notes, Downgraded to Baa2 (sf); previously on Nov 23, 2012 Confirmed at A3 (sf)

...EUR4.6M B1 Notes, Downgraded to B1 (sf); previously on Jul 2, 2012 Baa2 (sf) Placed Under Review for Possible Downgrade

...EUR14.6M B2 Notes, Downgraded to Ba1 (sf); previously on Jul 2, 2012 Downgraded to A3 (sf) and Placed Under Review for Possible Downgrade

...EUR3.7M C1 Notes, Downgraded to Caa2 (sf); previously on Jul 2, 2012 Ba3 (sf) Placed Under Review for Possible Downgrade

...EUR6M C2 Notes, Downgraded to B2 (sf); previously on Jul 2, 2012 Baa3 (sf) Placed Under Review for Possible Downgrade

...EUR2.7M D1 Notes, Downgraded to Caa3 (sf); previously on Jul 2, 2012 Caa1 (sf) Placed Under Review for Possible Downgrade

...EUR5.7M D2 Notes, Confirmed at Caa1 (sf); previously on Nov 23, 2012 Downgraded to Caa1 (sf) and Remained On Review for Possible Downgrade

REGULATORY DISCLOSURES

Moody's did not receive or take into account a third-party assessment on the due diligence performed regarding the underlying assets or financial instruments related to the monitoring of these transactions in the past six months.

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