

Brief report

Date: 12/31/2018
 Currency: EUR

Constitution date
 12/05/2005

VAT Reg. no.
 V84529460

Management Company
 Europea de Titulización, S.G.F.T

Originator
 Banco Popular Español

Servicer
 Banco Popular Español

Lead Managers
 Banco Pastor
 Deutsche Bank
 JP Morgan

Bond Underwriters and Placement Agents
 Banco Pastor
 Deutsche Bank
 JP Morgan
 CIBC
 Bancaja
 Banco Santander

Bond Paying Agent
 Société Générale

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Banco Santander

Start-up Loan
 Banco Popular Español

Subordinated Loan
 Banco Popular Español

Series A2(G) Guarantee
 Estado Español

Series B Guarantee
 FEI / EIF

Assets Custodian
 Banco Popular Español

Fund Auditor
 KPMG Auditores

Financial Swap
 Cecabank

Issued securities: Bonds

Bonds Issue												
Series	ISIN Code	Issue date	Nº bonds	Principal outstanding		Interest type	Reference rate and margin	Interest Rate	Redemption	Rating		
				(Bond Unit / Series Total / %Factor)							Current	Original
Series A1	ES0328421005	12/12/2005	3,659	100,000.00	365,900,000.00	Floating	3-M Euribor+0.090%	01/21/2019	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	"Pass-Through"	Aaa AAA	Aaa AAA
Series A2(G)	ES0328421013	12/12/2005	1,000	100,000.00	100,000,000.00	Floating	3-M Euribor+0.030%	01/21/2019	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	"Pass-Through" Secuential / Pro rata under certain circumstances	Aaa AAA	Aaa AAA
Series B	ES0328421021	12/12/2005	387	100,000.00	38,700,000.00	Floating	3-M Euribor+0.070%	01/21/2019	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	"Pass-Through" Pro rata deferred start / Secuential	Aa2sf AAAsf	Aaa AAA
Series C	ES0328421039	12/12/2005	154	28,418.76 4,376,489.04 28.42%	100,000.00 15,400,000.00	Floating	3-M Euribor+2.500%	2.1820% 01/21/2019 161.914306 Gross 131.150588 Net	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	B1 BBB+	Ba2 BB
Total				4,376,489.04	520,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date													
Series C	With optional redemption *	Average life	Years	% Annual equivalent CPR									
				0,34	0,51	0,69	0,87	1,06	1,25	1,44	1,64		
				4,00	6,00	8,00	10,00	12,00	14,00	16,00	18,00		
				0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25		
				01/19/2019	01/19/2019	01/19/2019	01/19/2019	01/19/2019	01/19/2019	01/19/2019	01/19/2019		
				0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25		
				01/19/2019	01/19/2019	01/19/2019	01/19/2019	01/19/2019	01/19/2019	01/19/2019	01/19/2019		
				4,04	3,77	3,53	3,31	3,11	2,93	2,76	2,61		
				11/01/2022	07/27/2022	04/30/2022	02/08/2022	11/27/2021	09/21/2021	07/22/2021	05/27/2021		
				16,51	16,51	16,51	16,51	16,51	16,51	16,51	16,51		
				04/19/2035	04/19/2035	04/19/2035	04/19/2035	04/19/2035	04/19/2035	04/19/2035	04/19/2035		

* Optional clean up call when the amount of the outstanding balance of the securitised assets is less than 10 per 100 of the initial outstanding balance.
 Hypothesis of delinquency and default assumptions of the securitised assets: 0%

Credit enhancement and financial operations

Credit enhancement (CE)					
Class	Current	% CE	At issue date		
			% CE		% CE
Class A	0.00%	0.00	89.60%	465,900,000.00	13.55%
Series A1	0.00%	0.00	70.37%	365,900,000.00	
Series A2(G)	0.00%	0.00	19.23%	100,000,000.00	
Series B	0.00%	0.00	7.44%	38,700,000.00	6.11%
Series C	100.00%	4,376,489.04	2.96%	15,400,000.00	3.15%
Issue of Bonds		4,376,489.04		520,000,000.00	
Reserve Fund	64.90%	2,840,352.69	3.15%	16,380,000.00	
Spanish State guarantee					
Series A2(G)				100,000,000.00	
EIF Guarantee					
Series B				38,700,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	4,389,079.27	-0.100%	
Servicer ppal collect not yet credited	39,530.66		
Servicer ints collect not yet credited	5,363.67		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		16,380,000.00	1.182%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		0.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

Collateral: SME Loans

General			
	Current	At constitution date	
Count	52	2,165	
Principal			
Principal outstanding	4,384,445.88	520,000,009.41	
Average loan	84,316.27	240,184.76	
Minimum	5,719.03	3,030.81	
Maximum	440,198.20	6,214,000.00	
Interest rate			
Weighted average (wac)	3.05%	3.72%	
Minimum	0.21%	2.10%	
Maximum	5.50%	8.90%	
Final maturity			
Weighted average (WARM) (months)	104	80	
Minimum	07/31/2019	01/13/2006	
Maximum	06/30/2035	06/30/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.00%	9.21%	
6-month EURIBOR/MIBOR	2.45%	8.71%	
1-year EURIBOR/MIBOR	54.87%	65.39%	
1-year EURIBOR/MIBOR (Mortgage Market)	42.68%	5.68%	
Mortgage Market: All Institutions	0.00%	0.08%	
Fixed Interest	0.00%	10.86%	

Distribution by sector (CNAE 2009)		
	Current	At constitution date
(L) - Real estate activities	54.68%	43.44%
(C) - Manufacturing industry	0.00%	13.39%
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	3.52%	11.51%
(F) - Building	3.89%	11.26%
(I) - Catering trade	6.69%	4.54%
(M) - Professional, scientific and technical activities	17.72%	3.49%
(H) - Transport and storage	0.00%	3.04%
(K) - Financial and insurance activities	4.30%	2.14%
(N) - Clerical activities and support services	0.00%	1.40%
(R) - Artistic, recreational and entertainment activities	3.97%	1.17%
(J) - Information and communications	2.38%	0.90%
(P) - Education	0.00%	0.90%
(Q) - Health Activities and Social Services	0.40%	0.75%
(A) - Agriculture, stockbreeding, fishing and silviculture	0.00%	0.61%
(E) - Water supply, sanitation activities, waste management and depollution	2.45%	0.59%
(B) - Extractive industries	0.00%	0.43%
(S) - Other services	0.00%	0.34%
(D) - Supply of electric power, gas, steam and air-conditioning	0.00%	0.04%

EdT FTPYME PASTOR 3 Fondo de Titulización de Activos

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	3.25%	1.10%	0.55%	1.54%	1.12%
Annual Percentage Rate (CPR)	32.76%	12.39%	6.40%	16.95%	12.67%

Geographic distribution		
	Current	At constitution date
Andalucia	18.64%	13.61%
Aragon		2.61%
Asturias		1.50%
Balearic Islands		0.44%
Basque Country	6.76%	4.23%
Canary Islands	2.76%	1.39%
Cantabria		0.19%
Castilla-La Mancha		3.20%
Castilla-Leon		4.63%
Catalonia	29.28%	17.03%
Ceuta		0.14%
Extremadura		0.20%
Galicia	8.09%	15.46%
La Rioja		0.42%
Madrid	8.77%	15.59%
Murcia	5.62%	6.11%
Navarra		1.07%
Valencia	20.08%	12.13%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	12	17,806.57	4,020.10	0.00	21,826.67	0.27	1,468,807.35	1,490,634.02	14.37
from > 1 to ≤ 2 months	4	17,069.62	1,977.65	0.00	19,047.27	0.23	299,087.47	318,134.74	3.07
from ≥ 12 to < 18 months	1	0.00	2,139.37	0.00	2,139.37	0.03	0.00	2,139.37	0.02
from ≥ 2 years	158	7,499,215.54	628,205.44	0.00	8,127,420.98	99.47	431,782.79	8,559,203.77	82.54
Subtotal	175	7,534,091.73	636,342.56	0.00	8,170,434.29	100.00	2,199,677.61	10,370,111.90	100.00
Total	175	7,534,091.73	636,342.56	0.00	8,170,434.29		2,199,677.61	10,370,111.90	