

Brief report

Date: 02/28/2019  
 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)						
Series A1	ES0328421005	12/12/2005	3,659	100,000.00	365,900,000.00	Floating	3-M Euribor+0.090%	04/23/2019	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	"Pass-Through" Aaa AAA
Series A2(G)	ES0328421013	12/12/2005	1,000	100,000.00	100,000,000.00	Floating	3-M Euribor+0.030%	04/23/2019	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	"Pass-Through" Secuential / Pro rata under certain circumstances Aaa AAA
Series B	ES0328421021	12/12/2005	387	100,000.00	38,700,000.00	Floating	3-M Euribor+0.070%	04/23/2019	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	"Pass-Through" Pro rata deferred start / Secuential Aa2sf AAAsf
Series C	ES0328421039	12/12/2005	154	25,814.57	100,000.00	Floating	3-M Euribor+2.500%	2.1920% 04/23/2019	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential B1 BBB+
Total				3,975,443.78	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	% Monthly CPR (SMM)									
				% 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		
				0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24		
				04/19/2019	04/19/2019	04/19/2019	04/19/2019	04/19/2019	04/19/2019	04/19/2019	04/19/2019		
				0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24		
				04/19/2019	04/19/2019	04/19/2019	04/19/2019	04/19/2019	04/19/2019	04/19/2019	04/19/2019		
				4.01	3.75	3.51	3.30	3.10	2.92	2.76	2.61		
				01/23/2023	10/20/2022	07/26/2022	05/08/2022	02/26/2022	12/22/2021	10/23/2021	08/29/2021		
				16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25		
				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%	3,975,443.78	2.96%	15,400,000.00	3.15%
Issue of Bonds		3,975,443.78		520,000,000.00	
Reserve Fund	100.55%	3,997,455.08	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	4,089,914.93	-0.100%	
Servicer ppal collect not yet credited	40,245.33		
Servicer ints collect not yet credited	5,664.20		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		16,380,000.00	1.192%
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	4,252,917.63	520,000,009.41	
Average loan	81,786.88	240,184.76	
Minimum	4,803.99	3,030.81	
Maximum	435,015.08	6,214,000.00	
Interest rate			
Weighted average (wac)	2.97%	3.72%	
Minimum	0.22%	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	2.53%	8.71%	
1-year EURIBOR/MIBOR	54.19%	65.39%	
1-year EURIBOR/MIBOR (Mortgage Market)	43.28%	5.88%	
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	54.84%	43.44%	
(C) - Manufacturing industry	0.00%	13.39%	
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	3.48%	11.51%	
(F) - Building	3.45%	11.26%	
(I) - Catering trade	6.58%	4.54%	
(M) - Professional, scientific and technical activities	18.05%	3.49%	
(H) - Transport and storage	0.00%	3.04%	
(K) - Financial and insurance activities	4.32%	2.14%	
(N) - Clerical activities and support services	0.00%	1.40%	
(R) - Artistic, recreational and entertainment activities	3.98%	1.17%	
(J) - Information and communications	2.42%	0.90%	
(P) - Education	0.00%	0.90%	
(Q) - Health Activities and Social Services	0.36%	0.75%	
(A) - Agriculture, stockbreeding, fishing and silviculture	0.00%	0.61%	
(E) - Water supply, sanitation activities, waste management and depollution	2.53%	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)	0.00%	1.10%	0.55%	0.75%	1.11%
Annual Percentage Rate (CPR)	0.00%	12.39%	6.40%	8.64%	12.52%

Geographic distribution		
	Current	At constitution date
Andalucia	18.86%	13.61%
Aragon		2.61%
Asturias		1.50%
Balearic Islands		0.44%
Basque Country	6.38%	4.23%
Canary Islands	2.81%	1.39%
Cantabria		0.19%
Castilla-La Mancha		3.20%
Castilla-Leon		4.63%
Catalonia	29.72%	17.03%
Ceuta		0.14%
Extremadura		0.20%
Galicia	8.03%	15.46%
La Rioja		0.42%
Madrid	8.44%	15.59%
Murcia	5.66%	6.11%
Navarra		1.07%
Valencia	20.09%	12.13%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		
		Principal	Interest	Other	Total	%			%	
<i>Delinquencies</i>										
Up to 1 month	11	27,253.52	3,928.06	0.00	31,181.58	0.38	1,045,992.02	1,077,173.60	11.00	
from > 1 to ≤ 2 months	1	284.25	182.95	0.00	467.20	0.01	30,452.92	30,920.12	0.32	
from > 3 to ≤ 6 months	1	3,257.87	375.84	0.00	3,633.71	0.04	119,621.38	123,255.09	1.26	
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	7,518,763.98	630,947.61	0.00	8,149,711.59	99.54	412,139.88	8,561,851.47	87.41	
	Subtotal	172	7,549,559.62	637,573.83	0.00	8,187,133.45	100.00	1,608,206.20	9,795,339.65	100.00
Total	172	7,549,559.62	637,573.83	0.00	8,187,133.45		1,608,206.20	9,795,339.65		