

**Material Event**  
**concerning**

**PYME VALENCIA 1 FONDO DE TITULIZACIÓN DE ACTIVOS**

As provided for in the Prospectus for **PYME VALENCIA 1 FONDO DE TITULIZACIÓN DE ACTIVOS** (the “Fund”) notice is given to the COMISIÓN NACIONAL DEL MERCADO DE VALORES of the following material event:

- The Rating Agency Moody’s Investors Service (“**Moody’s**”) has notified, in relation to the credit rating assigned to the unsecured and unsubordinated debt obligations of **Banco Popular Español, S.A.** (“**Banco Popular**”) that it has, on May 17, 2012, downgraded the long and short-term rating respectively to **A3/P-2** from **A2/P-1**.

This circumstance is reported because Banco Popular is the Fund’s counterparty in the Guaranteed Interest Rate Account (Treasury Account) Agreement.

- In addition, Moody’s has notified, in relation to the credit rating assigned to the unsecured and unsubordinated debt obligations of **Banco Cooperativo Español, S.A.** (“**Banco Cooperativo**”) that it has, on May 17, 2012, downgraded the long and short-term rating respectively to **Baa1/P-2** from **A1/P-1**.

This circumstance is reported because Banco Cooperativo is the Fund’s counterparty in the Bond Paying Agent Agreement.

- Lastly, Moody’s has notified, in relation to the credit rating assigned to the unsecured and unsubordinated debt obligations of **Banco Bilbao Vizcaya Argentaria, S.A.** (“**BBVA**”) that it has, on May 17, 2012, downgraded the long and short-term rating respectively to **A3/P-2** from **Aa3/P-1**.

This circumstance is reported because BBVA is the Fund’s counterparty in the Interest Swap Agreement.

Madrid, May 24, 2012

Mario Masiá Vicente  
General Manager