

# EdT FTPYME PASTOR 3 Fondo de Titulización de Activos

## Brief report

Date: 09/30/2006  
Currency: EUR

Date of constitution  
12/05/2005

VAT Reg. no.  
G84529460

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

Originator  
Banco Pastor

Servicer  
Banco Pastor

Lead Managers

Banco Pastor  
Deutsche Bank  
JPMorgan

Bond Underwriters and Placement Agents

Banco Pastor  
Deutsche Bank  
JPMorgan  
CIBC  
Bancaja  
SCH

Bond Paying Agent  
Banco Pastor

Market

IAIF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account

Banco Pastor

Swap

Banco Pastor

Start-up Loan

Banco Pastor

Subordinated Loan

Banco Pastor

Series A2(G) Guarantee

Estado Español

Series B Guarantee

Fondo Europeo de Inversiones

Assets Custodian

Banco Pastor

Fund Auditors

Ernst&Young

## Issued securities: Bonds

Bonds issue									
Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Moody's / S&P	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A1 ES0328421005	12/12/2005 3,659	74,422.11 272,310,500.49 74.42%	100,000.00 365,900,000.00	Floating 3-M Euribor + 0.090% 19.Jan/Apr/Jul/Oct	3.1900% 10/19/2006 606.705579 Gross 515.699742 Net	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	10/19/2006 "Pass-Through"	Aaa AAA	Aaa AAA
Series A2(G) ES0328421013	12/12/2005 1,000	100,000.00 100,000,000.00 100.00%	100,000.00 100,000,000.00	Floating 3-M Euribor + 0.030% 19.Jan/Apr/Jul/Oct	3.1300% 10/19/2006 799.888889 Gross 679.905556 Net	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Aaa AAA	Aaa AAA
Series B ES0328421021	12/12/2005 387	100,000.00 38,700,000.00 100.00%	100,000.00 38,700,000.00	Floating 3-M Euribor + 0.070% 19.Jan/Apr/Jul/Oct	3.1700% 10/19/2006 810.111111 Gross 688.594444 Net	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secutorial	Aaa AAA	Aaa AAA
Series C ES0328421039	12/12/2005 154	100,000.00 15,400,000.00 100.00%	100,000.00 15,400,000.00	Floating 3-M Euribor + 2.500% 19.Jan/Apr/Jul/Oct	5.6000% 10/19/2006 1,431.111111 Gross 1,216.444444 Net	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secutorial	Ba2 BB	Ba2 BB
Total		426,410,500.49	520,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series	Optional redemption	Average life Years	% Monthly CPR (SMM)								
			0,00	1,44	1,64	1,84	2,05	2,26	2,48	2,70	
			% Annual equivalent CPR								
			0,00	16,00	18,00	20,00	22,00	24,00	26,00	28,00	
Series A1	With optional redemption *	Average life	0,73	0,67	0,66	0,64	0,62	0,61	0,59	0,57	
		Final Maturity	06/24/2007	06/03/2007	05/28/2007	05/21/2007	05/15/2007	05/09/2007	05/03/2007	04/27/2007	
	Without optional redemption *	Average life	2,80	2,31	2,05	2,05	1,80	1,80	1,80	1,80	
		Final Maturity	07/19/2009	01/19/2009	10/19/2008	10/19/2008	07/19/2008	07/19/2008	07/19/2008	07/19/2008	
Series A2(G)	With optional redemption *	Average life	4,98	3,58	3,40	3,22	3,15	2,98	2,81	2,75	
		Final Maturity	09/22/2011	04/29/2010	02/21/2010	12/17/2009	11/22/2009	09/20/2009	07/21/2009	06/30/2009	
	Without optional redemption *	Average life	6,06	4,31	4,05	3,80	3,80	3,55	3,31	3,31	
		Final Maturity	10/19/2012	01/19/2011	10/19/2010	07/19/2010	07/19/2010	04/19/2010	01/19/2010	01/19/2010	
Series B	With optional redemption *	Average life	5,80	4,42	4,24	4,07	3,91	3,74	3,59	3,44	
		Final Maturity	07/18/2012	03/01/2011	12/26/2010	10/25/2010	08/26/2010	06/27/2010	05/01/2010	03/09/2010	
	Without optional redemption *	Average life	10,56	10,56	10,56	10,56	10,56	10,56	10,56	10,56	
		Final Maturity	04/19/2017	04/19/2017	04/19/2017	04/19/2017	04/19/2017	04/19/2017	04/19/2017	04/19/2017	
Series C	With optional redemption *	Average life	3,22	2,41	2,30	2,19	2,14	2,04	1,94	1,89	
		Final Maturity	12/17/2009	02/25/2009	01/16/2009	12/07/2008	11/18/2008	10/12/2008	09/06/2008	08/20/2008	
	Without optional redemption *	Average life	6,06	4,31	4,05	3,80	3,80	3,55	3,31	3,31	
		Final Maturity	10/19/2012	01/19/2011	10/19/2010	07/19/2010	07/19/2010	04/19/2010	01/19/2010	01/19/2010	

\* 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)					
	Current	% CE	At issue date	% CE	
Class A	87.31%	372,310,500.49	16.53%	89.60%	465,900,000.00
Series A1	63.86%	272,310,500.49		70.37%	365,900,000.00
Series A2(G)	23.45%	100,000,000.00		19.23%	100,000,000.00
Series B	9.08%	38,700,000.00	7.45%	7.44%	38,700,000.00
Series C	3.61%	15,400,000.00	3.84%	2.96%	15,400,000.00
Issue of Bonds		426,410,500.49			520,000,000.00
Reserve Fund	3.84%	16,380,000.00		3.15%	16,380,000.00
Spanish State guarantee					
Series A2(G)		100,000,000.00			100,000,000.00
Series B		38,700,000.00			38,700,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	50,666,500.07	3.140%	
Servicer ppal collect not yet credited	14,209,995.38		
Servicer ints collect not yet credited	1,952,510.39		
Liabilities	Available	Balance	Interest
Subordinated Loan		16,380,000.00	4.600%
Start-up Loan		1,521,787.85	3.400%

### Additional information

# EdT FTPYME PASTOR 3 Fondo de Titulización de Activos

## Brief report

Date: 09/30/2006  
Currency: EUR

Date of constitution  
12/05/2005

VAT Reg. no.  
G84529460

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

Originator  
Banco Pastor

Servicer  
Banco Pastor

Lead Managers  
Banco Pastor  
Deutsche Bank  
JPMorgan

Bond Underwriters and Placement  
Agents  
Banco Pastor  
Deutsche Bank  
JPMorgan  
CIBC  
Bancaja  
SCH

Bond Paying Agent  
Banco Pastor

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Banco Pastor

Swap  
Banco Pastor

Start-up Loan  
Banco Pastor

Subordinated Loan  
Banco Pastor

Series A2(G) Guarantee  
Estado Español

Series B Guarantee  
Fondo Europeo de Inversiones

Assets Custodian  
Banco Pastor

Fund Auditors  
Ernst&Young

### Collateral: SME Loans

General			
	Current	At constitution date	
Count	1,927	2,165	
Principal			
Principal outstanding	375,588,162.58	520,000,009.41	
Average loan	194,908.23	240,184.76	
Minimum	63.40	3,030.81	
Maximum	6,000,000.00	6,214,000.00	
Interest rate			
Weighted average (wac)	4.43%	3.72%	
Minimum	2.50%	2.10%	
Maximum	8.90%	8.90%	
Final maturity			
Weighted average (WARM) (months)	78	80	
Minimum	10/01/2006	01/13/2006	
Maximum	06/30/2035	06/30/2035	
Index (distribution)			
3-month EURIBOR/MIBOR	7.45	9.21	
6-month EURIBOR/MIBOR	10.50	8.71	
1-year EURIBOR/MIBOR	68.89	65.39	
1-year EURIBOR/MIBOR (Mortgage Market)	6.77	5.68	
Mortgage Market: All Institutions	0.00	0.08	
Fixed Interest	6.38	10.86	

Distribution by sector (CNAE)			
	Current	At constitution date	
(K) - Real Estate and Rental Activities; Business Services	46.63%	49.51%	
(D) - Manufacturing industry	15.71%	13.97%	
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	12.04%	11.47%	
(F) - Building	10.76%	11.26%	
(H) - Catering trade	4.61%	4.54%	
(I) - Transport, Storage and Communications	3.36%	3.30%	
(O) - Other social activities and services provided to the Community; Personal Services	2.01%	1.73%	
(J) - Financial brokering	1.14%	1.02%	
(M) - Education	1.15%	0.90%	
(N) - Health and Veterinary Activities, Social Services	0.90%	0.75%	
(E) - Production and distribution of electric power, gas and water	0.73%	0.57%	
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	0.63%	0.54%	
(C) - Extractive industries	0.30%	0.30%	
(B) - Fishing	0.03%	0.06%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.01%	2.09%	2.31%		1.82%
Annual Percentage Rate (CPR)	11.42%	22.38%	24.44%		19.76%

Geographic distribution			
	Current	At constitution date	
Andalucia	14.68%	13.61%	
Aragon	2.93%	2.61%	
Asturias	1.84%	1.50%	
Balearic Islands	0.26%	0.44%	
Basque Country	4.58%	4.23%	
Canary Islands	1.41%	1.39%	
Cantabria	0.14%	0.19%	
Castilla-La Mancha	3.18%	3.20%	
Castilla-Leon	5.56%	4.62%	
Catalonia	13.95%	17.03%	
Ceuta	0.19%	0.14%	
Extremadura	0.23%	0.20%	
Galicia	15.82%	15.46%	
La Rioja	0.58%	0.42%	
Madrid	16.29%	15.59%	
Murcia	5.79%	6.10%	
Navarra	1.37%	1.07%	
Valencia	11.19%	12.13%	

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt		Total debt	
		Principal	Interest	Other	Total	%		%		%
Up to 1 month	521	4,053,328.00	576,348.32	0.00	4,629,676.32	78.52	110,803,859.91	115,433,536.23	89.64	
1 to 2 months	50	71,072.69	25,281.55	0.00	96,354.24	1.63	4,591,090.50	4,687,444.74	3.64	
2 to 3 months	24	894,217.73	42,993.97	0.00	937,211.70	15.89	5,919,513.48	6,856,725.18	5.32	
3 to 6 months	17	61,403.36	13,608.58	0.00	75,011.94	1.27	982,025.50	1,057,037.44	0.82	
6 to 12 months	10	137,457.51	20,793.52	0.00	158,251.03	2.68	588,009.55	746,260.58	0.58	
Total	622	5,217,479.29	679,025.94	0.00	5,896,505.23		122,884,498.94	128,781,004.17		

#### Additional information