

Brief report

Date: 07/31/2011
 Currency: EUR

Date of constitution
 12/05/2005

VAT Reg. no.
 V84529460

Management Company
 Europea 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
 Bankinter

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
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Treasury Account
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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
 Deloitte (ejercicios 2009 a actual)
 Ernst & Young (hasta ejercicio 2008)

Issued securities: Bonds

Bonds Issue											
Series	ISIN Code	Issue date	Nº bonds	Principal outstanding		Interest type	Interest Rate	Redemption		Rating	
				(Bond Unit / Series Total / %Factor)				Reference rate and margin	Next coupon		Final maturity (legal)
				Current	Original	Payment Date				Current	Original
Series A1	ES0328421005	12/12/2005	3,659	872.43 3,192,221.37 0.87%	100,000.00 365,900,000.00	Floating 3-M Euribor+0.090% 19.Jan/Apr/Jul/Oct	1.6980% 10/19/2011 3.785765 Gross 3.066470 Net	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	10/19/2011 "Pass-Through"	Aaa AAA	Aaa AAA
Series A2(G)	ES0328421013	12/12/2005	1,000	2,545.29 2,545,290.00 2.55%	100,000.00 100,000,000.00	Floating 3-M Euribor+0.030% 19.Jan/Apr/Jul/Oct	1.6380% 10/19/2011 10.654584 Gross 8.630213 Net	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Secuential / Pro rata under certain circumstances	Aaa AAA	Aaa AAA
Series B	ES0328421021	12/12/2005	387	89,535.20 34,650,122.40 89.54%	100,000.00 38,700,000.00	Floating 3-M Euribor+0.070% 19.Jan/Apr/Jul/Oct	1.6780% 10/19/2011 383,946834 Gross 310.996936 Net	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	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	4.1080% 10/19/2011 1,049.822222 Gross 850.356000 Net	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	Caa1 BB	Ba2 BB
Total				55,787,633.77	520,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)									
				% Annual equivalent CPR									
				0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44		
				2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00		
Series A1	With optional redemption *	Average life	Years	0.56	0.46	0.45	0.44	0.43	0.42	0.41	0.40		
		Final Maturity	Years	02/21/2012	01/13/2012	10/01/2012	07/01/2012	04/01/2012	12/31/2011	12/28/2011	12/25/2011		
		Date	04/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012		
	Without optional redemption *	Average life	Years	0.72	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	
		Final Maturity	Years	12/12/2011	09/12/2011	06/12/2011	02/12/2011	11/29/2011	11/26/2011	11/22/2011	11/19/2011		
		Date	04/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012		
Series A2(G)	With optional redemption *	Average life	Years	0.56	0.46	0.45	0.44	0.43	0.42	0.41	0.40		
		Final Maturity	Years	02/21/2012	01/13/2012	10/01/2012	07/01/2012	04/01/2012	12/31/2011	12/28/2011	12/25/2011		
		Date	04/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012		
	Without optional redemption *	Average life	Years	0.51	0.49	0.47	0.45	0.42	0.41	0.40	0.39		
		Final Maturity	Years	03/01/2012	12/26/2011	12/18/2011	09/12/2011	01/12/2011	11/23/2011	11/23/2011	11/20/2011		
		Date	04/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012		
Series B	With optional redemption *	Average life	Years	0.72	0.47	0.47	0.47	0.47	0.47	0.47	0.47		
		Final Maturity	Years	04/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012		
		Date	04/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012		
	Without optional redemption *	Average life	Years	2.94	2.71	2.51	2.34	2.19	2.05	1.93	1.82		
		Final Maturity	Years	07/06/2014	03/15/2014	02/01/2014	10/30/2013	06/09/2013	07/17/2013	02/06/2013	04/23/2013		
		Date	01/19/2017	07/19/2016	01/19/2016	10/19/2015	07/19/2015	04/19/2015	01/19/2015	10/19/2014			
Series C	With optional redemption *	Average life	Years	0.72	0.47	0.47	0.47	0.47	0.47	0.47	0.47		
		Final Maturity	Years	04/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012		
		Date	04/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012	01/19/2012			
	Without optional redemption *	Average life	Years	10.22	9.44	8.75	8.14	7.60	7.12	6.68	6.28		
		Final Maturity	Years	09/16/2021	05/12/2020	03/29/2020	08/19/2019	02/02/2019	09/08/2018	02/03/2018	09/10/2017		
		Date	01/19/2026	10/19/2024	01/19/2024	01/19/2023	04/19/2022	07/19/2021	10/19/2020	01/19/2020			

* 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	10.28%	5,737,511.37	99.95%	89.60%	465,900,000.00
Series A1	5.72%	3,192,221.37		70.37%	365,900,000.00
Series A2(G)	4.56%	2,545,290.00		19.23%	100,000,000.00
Series B	62.11%	34,650,122.40	37.84%	7.44%	38,700,000.00
Series C	27.60%	15,400,000.00	10.24%	2.96%	15,400,000.00
Issue of Bonds		55,787,633.77			520,000,000.00
Reserve Fund	10.24%	5,710,321.75		3.15%	16,380,000.00
Spanish State guarantee					
Series A2(G)		2,545,290.00			100,000,000.00
Series B		34,650,122.40			38,700,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	6,034,336.50	1.732%	
Servicer ppal collect not yet credited	563,854.99		
Servicer ints collect not yet credited	92,502.42		
Liabilities			
Subordinated Loan L/T	Available	Balance	Interest
Subordinated Loan S/T		16,380,000.00	3.108%
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
Swap collateralized amount			
CSA *	Amount	Credited	
Cash	0.00		0.00
Securities			0.00

* Credit Support Amount in favour of the Fund

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Collateral: SME Loans

General		
	Current	At constitution date
Count	456	2,165
Principal		
Principal outstanding	58,000,277.18	520,000,009.41
Average loan	127,193.59	240,184.76
Minimum	25.72	3,030.81
Maximum	3,392,153.95	6,214,000.00
Interest rate		
Weighted average (wac)	3.48%	3.72%
Minimum	1.77%	2.10%
Maximum	7.90%	8.90%
Final maturity		
Weighted average (WARM) (months)	104	80
Minimum	08/15/2011	01/13/2006
Maximum	06/30/2035	06/30/2035
Index (principal outstanding distribution)		
3-month EURIBOR/MIBOR	2.93%	9.21%
6-month EURIBOR/MIBOR	9.10%	8.71%
1-year EURIBOR/MIBOR	74.22%	65.39%
1-year EURIBOR/MIBOR (Mortgage Market)	12.87%	5.68%
Mortgage Market: All Institutions	0.00%	0.08%
Fixed Interest	0.88%	10.86%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month, mort. (SMM)	0.31%	0.42%	0.79%	0.87%	1.18%
Annual Percentage Rate (CPR)	3.61%	4.97%	9.02%	9.99%	13.24%

Distribution by sector (CNAE 2009)		
	Current	At constitution date
(L) - Real estate activities	39.07%	43.44%
(C) - Manufacturing industry	15.30%	13.39%
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	13.37%	11.51%
(F) - Building	5.11%	11.26%
(I) - Catering trade	7.31%	4.54%
(M) - Professional, scientific and technical activities	3.63%	3.49%
(H) - Transport and storage	1.57%	3.04%
(K) - Financial and insurance activities	1.70%	2.14%
(N) - Clerical activities and support services	0.70%	1.40%
(R) - Artistic, recreational and entertainment activities	4.22%	1.17%
(J) - Information and communications	0.94%	0.90%
(P) - Education	3.41%	0.90%
(Q) - Health Activities and Social Services	1.42%	0.75%
(A) - Agriculture, stockbreeding, fishing and silviculture	1.15%	0.61%
(E) - Water supply, sanitation activities, waste management and depollution	0.49%	0.59%
(B) - Extractive industries	0.18%	0.43%
(S) - Other services	0.32%	0.34%
(D) - Supply of electric power, gas, steam and air-conditioning	0.13%	0.04%

Geographic distribution		
	Current	At constitution date
Andalucía	8.35%	13.61%
Aragón	3.34%	2.61%
Asturias	0.44%	1.50%
Balearic Islands		0.44%
Basque Country	4.59%	4.23%
Canary Islands	0.71%	1.39%
Cantabria		0.19%
Castilla-La Mancha	0.74%	3.20%
Castilla-León	3.32%	4.62%
Catalonia	11.77%	17.03%
Ceuta		0.14%
Extremadura	0.39%	0.20%
Galicia	22.21%	15.46%
La Rioja	0.00%	0.42%
Madrid	17.87%	15.59%
Murcia	15.62%	6.10%
Navarra	0.16%	1.07%
Valencia	10.49%	12.13%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt		Total debt	
		Principal	Interest	Other	Total	%		%		%
<i>Delinquencies</i>										
Up to 1 month	103	205,849.16	51,401.58	0.00	257,250.74	3.67	18,853,133.74	19,110,384.48	53.20	
from > 1 to ≤ 2 months	6	34,230.63	4,477.53	0.00	38,708.16	0.55	645,813.71	684,521.87	1.91	
from > 2 to ≤ 3 months	6	25,151.69	1,868.27	0.00	27,019.96	0.39	479,001.88	506,021.84	1.41	
from > 3 to ≤ 6 months	10	84,610.07	17,227.12	0.00	101,837.19	1.45	2,325,017.74	2,426,854.93	6.76	
from > 6 to < 12 months	8	109,900.18	19,792.62	0.00	129,692.80	1.85	702,213.35	831,906.15	2.32	
from ≥ 12 to < 18 months	10	312,546.52	59,885.83	0.00	372,432.35	5.31	1,321,155.04	1,693,587.39	4.71	
from ≥ 18 to < 24 months	19	1,016,220.79	59,034.38	0.00	1,075,255.17	15.32	472,873.47	1,548,128.64	4.31	
from ≥ 2 years	130	3,963,680.45	1,050,986.19	0.00	5,014,666.64	71.47	4,104,630.27	9,119,296.91	25.39	
Subtotal	292	5,752,189.49	1,264,673.52	0.00	7,016,863.01	100.00	28,903,839.20	35,920,702.21	100.00	
<i>Doubt debts (subjectives)</i>										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total	292	5,752,189.49	1,264,673.52	0.00	7,016,863.01		28,903,839.20	35,920,702.21		

Additional information