

Brief report

Date: 05/31/2012
 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
 Banco Santander

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Banco Santander

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	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%	07/19/2012	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%	07/19/2012	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	70,724.80	100,000.00 27,370,497.60 70.72%	Floating	3-M Euribor+0.070%	0.8160% 07/19/2012 145,881687 Gross 118.164166 Net	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential Aaa AA+sf
Series C	ES0328421039	12/12/2005	154	100,000.00	100,000.00 15,400,000.00 100.00%	Floating	3-M Euribor+2.500%	3.2460% 07/19/2012 820.516667 Gross 664.618500 Net	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential Caa1 BB
Total				42,770,497.60	520,000,000.00					

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)																							
Series	Option	Type	Average life	Years	Date	% Monthly CPR (SMM)																	
						% Annual equivalent CPR																	
Series B	With optional redemption *	Final Maturity	Years	Date	0.25	0.34	0.51	0.69	0.87	1.06	1.25	1.44	0.25	0.34	0.51	0.69	0.87	1.06	1.25	1.44			
					07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012
					0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
	Without optional redemption *	Average life	Years	Date	2.64	2.45	2.28	2.14	2.01	1.90	1.80	1.70	12/09/2014	09/30/2014	08/01/2014	06/09/2014	04/23/2014	03/12/2014	02/04/2014	01/01/2014			
					5.25	5.00	4.50	4.25	4.00	3.75	3.50	3.25	3.00	2.75	2.50	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	
					07/19/2017	04/19/2017	10/19/2016	07/19/2016	04/19/2016	01/19/2016	10/19/2015	07/19/2015	04/19/2015	01/19/2015	10/19/2014	07/19/2014	04/19/2014	01/19/2014	10/19/2013	07/19/2013	04/19/2013	01/19/2013	
Series C	With optional redemption *	Final Maturity	Years	Date	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012			
					07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	07/19/2012	
					0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
	Without optional redemption *	Average life	Years	Date	9.56	8.84	8.21	7.65	7.15	6.71	6.31	5.96	11/05/2021	02/17/2021	07/02/2020	12/11/2019	08/12/2019	01/02/2019	08/09/2018	04/01/2018			
					23.01	23.01	23.01	23.01	23.01	23.01	23.01	23.01	23.01	23.01	23.01	23.01	23.01	23.01	23.01	23.01	23.01	23.01	
					04/19/2035	04/19/2035	04/19/2035	04/19/2035	04/19/2035	04/19/2035	04/19/2035	04/19/2035	04/19/2035	04/19/2035	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		At issue date			
	% CE	% CE	% CE	Amount	% 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	63.99%	27,370,497.60	43.87%	7.44%	38,700,000.00	6.11%
Series C	36.01%	15,400,000.00	7.86%	2.96%	15,400,000.00	3.15%
Issue of Bonds		42,770,497.60			520,000,000.00	
Reserve Fund	7.86%	3,363,329.93	3.15%		16,380,000.00	
Spanish State guarantee						
Series A2(G)				100,000,000.00		

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	5,590,504.27	1.196%	
Servicer ppal collect not yet credited	315,433.02		
Servicer ints collect not yet credited	71,255.55		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		16,380,000.00	2.246%
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	266	2,165	
Principal			
Principal outstanding	44,446,526.23	520,000,009.41	
Average loan	167,092.20	240,184.76	
Minimum	600.00	3,030.81	
Maximum	3,042,348.29	6,214,000.00	
Interest rate			
Weighted average (wac)	3.52%	3.72%	
Minimum	2.09%	2.10%	
Maximum	7.90%	8.90%	
Final maturity			
Weighted average (WARM) (months)	111	80	
Minimum	06/15/2012	01/13/2006	
Maximum	06/30/2035	06/30/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	3.11%	9.21%	
6-month EURIBOR/MIBOR	5.07%	8.71%	
1-year EURIBOR/MIBOR	76.37%	65.39%	
1-year EURIBOR/MIBOR (Mortgage Market)	14.88%	5.68%	
Mortgage Market: All Institutions	0.00%	0.08%	
Fixed Interest	0.56%	10.86%	

Distribution by sector (CNAE 2009)			
	Current	At constitution date	
(L) - Real estate activities	40.68%	43.44%	
(C) - Manufacturing industry	13.28%	13.39%	
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	13.48%	11.51%	
(F) - Building	5.82%	11.26%	
(I) - Catering trade	6.45%	4.54%	
(M) - Professional, scientific and technical activities	3.99%	3.49%	
(H) - Transport and storage	0.71%	3.04%	
(K) - Financial and insurance activities	2.09%	2.14%	
(N) - Clerical activities and support services	0.60%	1.40%	
(R) - Artistic, recreational and entertainment activities	4.95%	1.17%	
(J) - Information and communications	0.35%	0.90%	
(P) - Education	3.60%	0.90%	
(Q) - Health Activities and Social Services	1.68%	0.75%	
(A) - Agriculture, stockbreeding, fishing and silviculture	1.27%	0.81%	
(E) - Water supply, sanitation activities, waste management and depollution	0.54%	0.59%	
(B) - Extractive industries	0.18%	0.43%	
(S) - Other services	0.21%	0.34%	
(D) - Supply of electric power, gas, steam and air-conditioning	0.12%	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)	1.49%	0.70%	0.55%	0.67%	1.12%
Annual Percentage Rate (CPR)	16.48%	8.12%	6.43%	7.71%	12.64%

Geographic distribution		
	Current	At constitution date
Andalucia	9.41%	13.61%
Aragon	3.83%	2.61%
Asturias	0.34%	1.50%
Balearic Islands		0.44%
Basque Country	5.30%	4.23%
Canary Islands	0.83%	1.39%
Cantabria		0.19%
Castilla-La Mancha	0.78%	3.20%
Castilla-Leon	2.87%	4.62%
Catalonia	11.60%	17.03%
Ceuta		0.14%
Extremadura	0.46%	0.20%
Galicia	20.44%	15.46%
La Rioja		0.42%
Madrid	18.89%	15.59%
Murcia	13.73%	6.10%
Navarra	0.11%	1.07%
Valencia	11.42%	12.13%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	65	166,739.03	28,694.18	0.00	195,433.21	2.30	13,721,056.05	13,916,489.26	41.11
from > 1 to ≤ 2 months	17	92,842.92	14,375.51	0.00	107,218.43	1.26	3,124,639.60	3,231,858.03	9.55
from > 2 to ≤ 3 months	7	17,119.75	813.42	0.00	17,933.17	0.21	250,790.77	268,723.94	0.79
from > 3 to ≤ 6 months	11	87,110.89	20,045.89	0.00	107,156.78	1.26	1,401,493.36	1,508,650.14	4.46
from > 6 to < 12 months	16	446,692.46	68,481.88	0.00	515,174.34	6.05	1,783,984.54	2,299,158.88	6.79
from ≥ 12 to < 18 months	10	111,599.04	23,742.01	0.00	135,341.05	1.59	397,301.92	532,642.97	1.57
from ≥ 18 to < 24 months	9	598,951.22	82,508.51	0.00	681,459.73	8.00	584,214.70	1,265,674.43	3.74
from ≥ 2 years	152	5,517,128.92	1,238,568.51	0.00	6,755,697.43	79.33	4,068,922.81	10,824,620.24	31.98
Subtotal	287	7,038,184.23	1,477,229.91	0.00	8,515,414.14	100.00	25,332,403.75	33,847,817.89	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	287	7,038,184.23	1,477,229.91	0.00	8,515,414.14		25,332,403.75	33,847,817.89	