

Brief report

Date: 11/30/2012  
 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  
 Barclays Bank PLC

Market  
 AIAF Mercado de Renta Fija

Register of Book Securities  
 Iberclear

Treasury Account  
 Barclays Bank PLC

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)					Final maturity (legal)	Next		Moody's / S&P	
			Current	Original						Current	Original	
Series A1 ES0328421005	12/12/2005	3,659		100,000.00 365,900,000.00	Floating	3-M Euribor+0.090%	01/21/2013	01/19/2039 Quarterly	19.Jan/Apr/Jul/Oct	"Pass-Through"	Aaa AAA	Aaa AAA
Series A2(G) ES0328421013	12/12/2005	1,000		100,000.00 100,000,000.00	Floating	3-M Euribor+0.030%	01/21/2013	01/19/2039 Quarterly	19.Jan/Apr/Jul/Oct	"Pass-Through" Secuential / Pro rata under certain circumstances	Aaa AAA	Aaa AAA
Series B ES0328421021	12/12/2005	387	55,434.50 21,453,151.50 55.43%	100,000.00 38,700,000.00	Floating	3-M Euribor+0.070%	0.2770% 01/21/2013	01/19/2039 Quarterly	19.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	A3sf AAAsf	Aaa AAA
Series C ES0328421039	12/12/2005	154		100,000.00 15,400,000.00 100.00%	Floating	3-M Euribor+2.500%	2.7070% 01/21/2013	01/19/2039 Quarterly	19.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	Caa1 BB	Ba2 BB
Total			36,853,151.50	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)									
				0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
% Annual equivalent CPR				2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00		
Series B	Final Maturity	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	
		Date	01/19/2013	01/19/2013	01/19/2013	01/19/2013	01/19/2013	01/19/2013	01/19/2013	01/19/2013	01/19/2013	01/19/2013	
		Final Maturity	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	2.45	2.28	2.14	2.01	1.90	1.80	1.71	1.63	1.56	
		Date	03/30/2015	01/29/2015	12/08/2014	10/22/2014	09/11/2014	08/05/2014	07/04/2014	06/05/2014	05/26/2014	04/19/2014	
		Final Maturity	4.75	4.25	4.00	3.75	3.50	3.25	3.25	3.25	3.00	3.00	
Series C	With optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	
		Date	01/19/2013	01/19/2013	01/19/2013	01/19/2013	01/19/2013	01/19/2013	01/19/2013	01/19/2013	01/19/2013	01/19/2013	
		Final Maturity	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	8.92	8.26	7.68	7.16	6.71	6.30	5.93	5.60	5.30	
		Date	09/19/2021	01/20/2021	06/21/2020	12/16/2019	07/02/2019	02/04/2019	09/23/2018	05/26/2018	05/26/2018	05/26/2018	
		Final Maturity	22.51	22.51	22.51	22.51	22.51	22.51	22.51	22.51	22.51	22.51	
Date				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	58.21%	21,453,151.50	51.89%	38,700,000.00	6.11%
Series C	41.79%	15,400,000.00	10.10%	2,960,000.00	3.15%
Issue of Bonds		36,853,151.50		520,000,000.00	
Reserve Fund	10.10%	3,720,998.68	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	4,848,212.83	0.207%	
Servicer ppal collect not yet credited	219,789.04		
Servicer ints collect not yet credited	53,647.34		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		16,380,000.00	1.707%
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	235	2,165	
Principal			
Principal outstanding	38,884,567.53	520,000,009.41	
Average loan	165,466.24	240,184.76	
Minimum	390.19	3,030.81	
Maximum	2,828,721.80	6,214,000.00	
Interest rate			
Weighted average (wac)	3.42%	3.72%	
Minimum	1.39%	2.10%	
Maximum	7.90%	8.90%	
Final maturity			
Weighted average (WARM) (months)	108	80	
Minimum	12/31/2012	01/13/2006	
Maximum	06/30/2035	06/30/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	3.21%	9.21%	
6-month EURIBOR/MIBOR	4.89%	8.71%	
1-year EURIBOR/MIBOR	75.48%	65.39%	
1-year EURIBOR/MIBOR (Mortgage Market)	16.01%	5.68%	
Mortgage Market: All Institutions	0.00%	0.08%	
Fixed Interest	0.42%	10.86%	

Distribution by sector (CNAE 2009)			
	Current	At constitution date	
(L) - Real estate activities	41.44%	43.44%	
(C) - Manufacturing industry	11.43%	13.39%	
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	13.97%	11.51%	
(F) - Building	6.03%	11.26%	
(I) - Catering trade	6.31%	4.54%	
(M) - Professional, scientific and technical activities	4.07%	3.49%	
(H) - Transport and storage	0.50%	3.04%	
(K) - Financial and insurance activities	2.30%	2.14%	
(N) - Clerical activities and support services	0.63%	1.40%	
(R) - Artistic, recreational and entertainment activities	5.29%	1.17%	
(J) - Information and communications	0.39%	0.90%	
(P) - Education	3.52%	0.90%	
(Q) - Health Activities and Social Services	1.70%	0.75%	
(A) - Agriculture, stockbreeding, fishing and silviculture	1.35%	0.81%	
(E) - Water supply, sanitation activities, waste management and depollution	0.59%	0.59%	
(B) - Extractive industries	0.18%	0.43%	
(S) - Other services	0.18%	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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V84529460

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.13%	0.58%	0.84%	0.69%	1.10%
Annual Percentage Rate (CPR)	1.51%	6.79%	9.59%	8.02%	12.42%

Geographic distribution		
	Current	At constitution date
Andalucía	8.94%	13.61%
Aragón	3.98%	2.61%
Asturias	0.33%	1.50%
Balearic Islands		0.44%
Basque Country	5.77%	4.23%
Canary Islands	0.92%	1.39%
Cantabria		0.19%
Castilla-La Mancha	0.80%	3.20%
Castilla-León	2.78%	4.62%
Catalonia	9.85%	17.03%
Ceuta		0.14%
Extremadura	0.51%	0.20%
Galicia	21.28%	15.46%
La Rioja		0.42%
Madrid	18.74%	15.59%
Murcia	14.04%	6.10%
Navarra	0.11%	1.07%
Valencia	11.96%	12.13%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	63	308,218.53	37,610.01	0.00	345,828.54	3.75	16,418,466.97	16,764,295.51	46.48
from > 1 to ≤ 2 months	11	35,316.97	6,043.79	0.00	41,360.76	0.45	1,296,160.03	1,337,520.79	3.71
from > 2 to ≤ 3 months	3	17,101.42	3,241.00	0.00	20,342.42	0.22	496,029.90	516,372.32	1.43
from > 3 to ≤ 6 months	11	104,937.18	13,105.63	0.00	118,042.81	1.28	1,621,626.44	1,739,669.25	4.82
from > 6 to < 12 months	9	42,187.48	3,523.50	0.00	45,710.98	0.50	139,851.19	185,562.17	0.51
from ≥ 12 to < 18 months	23	618,604.42	141,026.55	0.00	759,630.97	8.23	2,439,542.02	3,199,172.99	8.87
from ≥ 18 to < 24 months	11	134,538.19	36,828.96	0.00	171,367.15	1.86	424,339.09	595,706.24	1.65
from ≥ 2 years	159	6,360,525.38	1,371,384.44	0.00	7,731,909.82	83.73	3,999,947.54	11,731,857.36	32.53
Subtotal	290	7,621,429.57	1,612,763.88	0.00	9,234,193.45	100.00	26,835,963.18	36,070,156.63	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	290	7,621,429.57	1,612,763.88	0.00	9,234,193.45		26,835,963.18	36,070,156.63	

### Additional information