

Brief report

Date: 01/31/2013
 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)	Current					
Series A1	ES0328421005	12/12/2005	3,659	100,000.00	365,900,000.00	Floating	3-M Euribor+0.090%	04/19/2013	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%	04/19/2013	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	46,433.76	17,969,865.12	Floating	3-M Euribor+0.070%	0.2740%	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential A3sf AAAsf
Series C	ES0328421039	12/12/2005	154	100,000.00	15,400,000.00	Floating	3-M Euribor+2.500%	2.7040%	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential Caa1 BB
Total				33,369,865.12	520,000,000.00					

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)														
Series	Option	Average life	Final Maturity	% Monthly CPR (SMM)										
				0.51	0.69	0.87	1.06	1.25	1.44	1.64	1.84			
Series B	With optional redemption *	Years	Date	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	
		Years	Date	04/19/2013	04/19/2013	04/19/2013	04/19/2013	04/19/2013	04/19/2013	04/19/2013	04/19/2013	04/19/2013	04/19/2013	
	Without optional redemption *	Years	Date	2.43	2.25	2.10	1.97	1.85	1.74	1.65	1.56	1.46	1.36	
		Years	Date	06/25/2015	04/23/2015	02/27/2015	01/08/2015	11/25/2014	10/17/2014	09/13/2014	08/13/2014	07/13/2014	06/13/2014	
	Series C	With optional redemption *	Years	Date	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24
			Years	Date	04/19/2013	04/19/2013	04/19/2013	04/19/2013	04/19/2013	04/19/2013	04/19/2013	04/19/2013	04/19/2013	04/19/2013
Series C	Without optional redemption *	Years	Date	8.65	8.00	7.43	6.93	6.48	6.08	5.72	5.40	5.08		
		Years	Date	09/14/2021	01/20/2021	06/25/2020	12/24/2019	07/13/2019	02/19/2019	10/09/2018	06/13/2018	02/25/2018		

* 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	53.85%	17,969,865.12	56.16%	38,700,000.00	6.11%
Series C	46.15%	15,400,000.00	10.01%	520,000,000.00	3.15%
Issue of Bonds		33,369,865.12			
Reserve Fund	10.01%	3,340,240.15	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	3,415,069.84	0.204%	
Servicer ppal collect not yet credited	307,970.49		
Servicer ints collect not yet credited	67,676.97		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		16,380,000.00	1.704%
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	224	2,165	
Principal			
Principal outstanding	36,611,870.13	520,000,009.41	
Average loan	163,445.85	240,184.76	
Minimum	770.30	3,030.81	
Maximum	2,757,590.11	6,214,000.00	
Interest rate			
Weighted average (wac)	3.43%	3.72%	
Minimum	0.00%	2.10%	
Maximum	7.90%	8.90%	
Final maturity			
Weighted average (WARM) (months)	110	80	
Minimum	02/28/2013	01/13/2006	
Maximum	06/30/2035	06/30/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	3.29%	9.21%	
6-month EURIBOR/MIBOR	1.77%	8.71%	
1-year EURIBOR/MIBOR	77.73%	65.39%	
1-year EURIBOR/MIBOR (Mortgage Market)	16.80%	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	43.20%	43.44%	
(C) - Manufacturing industry	11.58%	13.39%	
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	14.31%	11.51%	
(F) - Building	6.08%	11.26%	
(I) - Catering trade	3.31%	4.54%	
(M) - Professional, scientific and technical activities	4.27%	3.49%	
(H) - Transport and storage	0.49%	3.04%	
(K) - Financial and insurance activities	2.42%	2.14%	
(N) - Clerical activities and support services	0.65%	1.40%	
(R) - Artistic, recreational and entertainment activities	5.48%	1.17%	
(J) - Information and communications	0.41%	0.90%	
(P) - Education	3.53%	0.90%	
(Q) - Health Activities and Social Services	1.78%	0.75%	
(A) - Agriculture, stockbreeding, fishing and silviculture	1.39%	0.81%	
(E) - Water supply, sanitation activities, waste management and depollution	0.61%	0.59%	
(B) - Extractive industries	0.18%	0.43%	
(S) - Other services	0.17%	0.34%	
(D) - Supply of electric power, gas, steam and air-conditioning	0.13%	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)	0.18%	1.14%	0.86%	0.93%	1.11%
Annual Percentage Rate (CPR)	2.14%	12.85%	9.89%	10.61%	12.55%

Geographic distribution		
	Current	At constitution date
Andalucia	9.29%	13.61%
Aragon	4.14%	2.61%
Asturias	0.33%	1.50%
Balearic Islands		0.44%
Basque Country	6.03%	4.23%
Canary Islands	0.96%	1.39%
Cantabria		0.19%
Castilla-La Mancha	0.81%	3.20%
Castilla-Leon	2.79%	4.62%
Catalonia	10.03%	17.03%
Ceuta		0.14%
Extremadura	0.54%	0.20%
Galicia	21.94%	15.46%
La Rioja		0.42%
Madrid	19.32%	15.50%
Murcia	11.29%	6.10%
Navarra	0.12%	1.07%
Valencia	12.40%	12.13%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	52	89,360.37	21,111.12	0.00	110,471.49	1.18	9,183,174.38	9,293,645.87	31.62
from > 1 to ≤ 2 months	10	41,435.50	3,245.34	0.00	44,680.84	0.48	910,812.25	955,493.09	3.25
from > 2 to ≤ 3 months	6	83,579.59	4,693.63	0.00	88,273.22	0.95	1,548,055.25	1,636,328.47	5.57
from > 3 to ≤ 6 months	4	16,754.71	2,562.50	0.00	19,317.21	0.21	773,040.79	792,358.00	2.70
from > 6 to < 12 months	12	169,881.19	18,861.95	0.00	188,743.14	2.02	950,591.27	1,139,334.41	3.88
from ≥ 12 to < 18 months	19	589,432.31	129,461.35	0.00	718,893.66	7.70	2,047,215.71	2,766,109.37	9.41
from ≥ 18 to < 24 months	12	130,863.58	47,515.45	0.00	178,379.03	1.91	544,587.97	722,967.00	2.46
from ≥ 2 years	164	6,565,842.43	1,417,631.16	0.00	7,983,473.59	85.55	4,100,605.98	12,084,079.57	41.12
Subtotal	279	7,687,149.68	1,645,082.50	0.00	9,332,232.18	100.00	20,058,083.60	29,390,315.78	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	279	7,687,149.68	1,645,082.50	0.00	9,332,232.18		20,058,083.60	29,390,315.78	