

Brief report

Date: 01/31/2017
 Currency: EUR

Date of constitution
 12/05/2005

VAT Reg. no.
 V84529460

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

Originator
 Banco Popular

Servicer
 Banco Popular

Lead Managers
 Banco Popular
 Deutsche Bank
 JPMorgan

Bond Underwriters and Placement Agents
 Banco Popular
 Deutsche Bank
 JPMorgan
 CIBC
 Bankia
 SCH

Bond Paying Agent
 Société Générale

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Banco Santander

Start-up Loan
 Banco Popular

Subordinated Loan
 Banco Popular

Series A2(G) Guarantee
 Estado Español

Series B Guarantee
 Fondo Europeo de Inversiones

Assets Custodian
 Banco Popular

Fund Auditors
 Deloitte (ejercicios 2009 a actual)
 Ernst & Young (hasta ejercicio 2008)

Financial Swap
 CECA

Issued securities: Bonds

Bonds Issue													
Series	ISIN 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%	04/19/2017	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%	04/19/2017	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		100,000.00 38,700,000.00	Floating	3-M Euribor+0.070%	04/19/2017	01/19/2039 Quarterly	19.Jan/Apr/Jul/Oct	"Pass-Through" Pro rata deferred start / Secuential	Aa2sf AAAsf	Aaa AAA
Series C	ES0328421039	12/12/2005	154		50,972.47 7,849,760.38 15,400,000.00 50.97%	Floating	3-M Euribor+2.500%	2.1710% 04/19/2017	01/19/2039 Quarterly	19.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	Caa1 B-sf	Ba2 BB
Total					7,849,760.38	520,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series C	With optional redemption *	Average life	Years	% Annual equivalent CPR									
				0,34	0,51	0,69	0,87	1,06	1,25	1,44	1,64		
				4,00	6,00	8,00	10,00	12,00	14,00	16,00	18,00		
				0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25		
				04/19/2017	04/19/2017	04/19/2017	04/19/2017	04/19/2017	04/19/2017	04/19/2017	04/19/2017		
				0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25		
				04/19/2017	04/19/2017	04/19/2017	04/19/2017	04/19/2017	04/19/2017	04/19/2017	04/19/2017		
				4,46	4,14	3,86	3,60	3,37	3,16	2,98	2,81		
				07/06/2021	03/11/2021	11/26/2020	08/24/2020	06/01/2020	03/18/2020	01/10/2020	11/09/2019		
				18,26	18,26	18,26	18,26	18,26	18,26	18,26	18,26		
				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	% CE	At issue date			
				% 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	0.00%	0.00	7.44%	38,700,000.00	6.11%	
Series C	100.00%	7,849,760.38	18.28%	2.96%	15,400,000.00	3.15%
Issue of Bonds		7,849,760.38			520,000,000.00	
Reserve Fund	18.28%	1,435,104.34	3.15%		16,380,000.00	
Spanish State guarantee						
Series A2(G)				100,000,000.00		
EIF Guarantee						
Series B				38,700,000.00		

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	2,023,920.68	0.000%	
Servicer ppal collect not yet credited	97,303.13		
Servicer ints collect not yet credited	11,482.13		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		16,380,000.00	1.171%
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		740,000.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

Collateral: SME Loans

General			
	Current	At constitution date	
Count	77	2,165	
Principal			
Principal outstanding	8,153,502.02	520,000,009.41	
Average loan	105,889.64	240,184.76	
Minimum	92.05	3,030.81	
Maximum	906,027.79	6,214,000.00	
Interest rate			
Weighted average (wac)	2.90%	3.72%	
Minimum	0.00%	2.10%	
Maximum	6.00%	8.90%	
Final maturity			
Weighted average (WARM) (months)	113	80	
Minimum	02/28/2017	01/13/2006	
Maximum	06/30/2035	06/30/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.00%	9.21%	
6-month EURIBOR/MIBOR	1.91%	8.71%	
1-year EURIBOR/MIBOR	61.30%	65.39%	
1-year EURIBOR/MIBOR (Mortgage Market)	36.79%	5.88%	
Mortgage Market: All Institutions	0.00%	0.08%	
Fixed Interest	0.00%	10.86%	

Distribution by sector (CNAE 2009)			
	Current	At constitution date	
(L) - Real estate activities	59.22%	43.44%	
(C) - Manufacturing industry	0.15%	13.39%	
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	6.82%	11.51%	
(F) - Building	5.39%	11.26%	
(I) - Catering trade	5.72%	4.54%	
(M) - Professional, scientific and technical activities	13.11%	3.49%	
(H) - Transport and storage	0.00%	3.04%	
(K) - Financial and insurance activities	2.97%	2.14%	
(N) - Clerical activities and support services	0.00%	1.40%	
(R) - Artistic, recreational and entertainment activities	2.73%	1.17%	
(J) - Information and communications	1.47%	0.90%	
(P) - Education	0.00%	0.90%	
(Q) - Health Activities and Social Services	0.55%	0.75%	
(A) - Agriculture, stockbreeding, fishing and silviculture	0.00%	0.61%	
(E) - Water supply, sanitation activities, waste management and depollution	1.80%	0.59%	
(B) - Extractive industries	0.00%	0.43%	
(S) - Other services	0.07%	0.34%	
(D) - Supply of electric power, gas, steam and air-conditioning	0.00%	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)	0.33%	0.11%	1.87%	2.51%	1.17%
Annual Percentage Rate (CPR)	3.94%	1.33%	20.29%	26.28%	13.19%

Geographic distribution		
	Current	At constitution date
Andalucia	13.00%	13.61%
Aragon	1.52%	2.61%
Asturias	0.04%	1.50%
Balearic Islands		0.44%
Basque Country	9.11%	4.23%
Canary Islands	2.85%	1.39%
Cantabria		0.19%
Castilla-La Mancha		3.20%
Castilla-Leon	0.00%	4.63%
Catalonia	18.48%	17.03%
Ceuta		0.14%
Extremadura	1.95%	0.20%
Galicia	6.89%	15.46%
La Rioja		0.42%
Madrid	16.50%	15.59%
Murcia	14.89%	6.11%
Navarra		1.07%
Valencia	14.77%	12.13%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	11	28,371.52	6,196.52	0.00	34,568.04	0.43	1,767,200.84	1,801,768.88	16.20
from > 1 to ≤ 2 months	5	29,279.69	1,155.59	0.00	30,435.28	0.37	256,321.14	286,756.42	2.58
from > 3 to ≤ 6 months	1	993.38	0.00	0.00	993.38	0.01	0.00	993.38	0.01
from > 6 to < 12 months	1	20,093.11	6,182.31	0.00	26,275.42	0.32	222,728.13	249,003.55	2.24
from ≥ 12 to < 18 months	2	69,035.64	713.28	0.00	69,748.92	0.86	168,276.74	238,025.66	2.14
from ≥ 18 to < 24 months	1	13,210.39	159.41	0.00	13,369.80	0.16	0.00	13,369.80	0.12
from ≥ 2 years	161	7,316,454.83	627,710.06	0.00	7,944,164.89	97.84	588,518.22	8,532,683.11	76.71
Subtotal	182	7,477,438.56	642,117.17	0.00	8,119,555.73	100.00	3,003,045.07	11,122,600.80	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	182	7,477,438.56	642,117.17	0.00	8,119,555.73		3,003,045.07	11,122,600.80	