

Brief report

Date: 12/31/2022  
 Currency: EUR

Constitution date  
 12/05/2005

VAT Reg. no.  
 V84529460

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

Originator  
 Banco Popular Español

Servicer  
 Banco Popular Español

Lead Managers  
 Banco Pastor  
 Deutsche Bank  
 JP Morgan

Bond Underwriters and Placement Agents  
 Banco Pastor  
 Deutsche Bank  
 JP Morgan  
 CIBC  
 Bancaja  
 Banco Santander

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 Español

Subordinated Loan  
 Banco Popular Español

Series A2(G) Guarantee  
 Estado Español

Series B Guarantee  
 FEI / EIF

Assets Custodian  
 Banco Popular Español

Fund Auditor  
 KPMG Auditores

Financial Swap  
 Cecabank

Issued securities: Bonds

Bonds issue										
Series ISIN Code	Issue date N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Moody's / S&P		
		Current	Original			Final maturity (legal)	Next	Current	Original	
Series A1 ES0328421005	12/12/2005 3,659	100,000.00	365,900,000.00	Floating 3-M Euribor+0.090% 19.Jan/Apr/Jul/Oct	01/19/2023	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	"Pass-Through"	Aaa (sf)	Aaa	
Series A2(G) ES0328421013	12/12/2005 1,000	100,000.00	100,000,000.00	Floating 3-M Euribor+0.030% 19.Jan/Apr/Jul/Oct	01/19/2023	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	"Pass-Through" Secuential / Pro rata under certain circumstances	Aaa (sf)	Aaa	
Series B ES0328421021	12/12/2005 387	100,000.00	38,700,000.00	Floating 3-M Euribor+0.070% 19.Jan/Apr/Jul/Oct	01/19/2023	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	"Pass-Through" Pro rata deferred start / Secuential	Aa2 (sf)	Aaa	
Series C ES0328421039	12/12/2005 154	8,946.13 1,377,704.02 8.95%	100,000.00 15,400,000.00	Floating 3-M Euribor+2.500% 19.Jan/Apr/Jul/Oct	3.9580% 01/19/2023 90.489111 Gross 73.296180 Net	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	n.c.	Ba2 BB AAA (sf)	
Total		1,377,704.02	520,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date													
Series C	With optional redemption *	Average life		CPR									
		Years	Date	0,34	0,51	0,69	0,87	1,06	1,25	1,44	1,64		
		0,25	01/19/2023	4,00	6,00	8,00	10,00	12,00	14,00	16,00	18,00		
	Final Maturity	0,25	01/19/2023	0,25	01/19/2023	0,25	01/19/2023	0,25	01/19/2023	0,25	01/19/2023		
		3,50	04/20/2026	3,31	02/09/2026	3,14	12/06/2025	2,97	08/13/2025	2,82	08/22/2025		
	Final Maturity	12,51	04/19/2035	12,51	12,51	12,51	12,51	12,51	12,51	12,51	12,51		
		3,15%	04/19/2035	2,96%	04/19/2035	2,96%	04/19/2035	2,96%	04/19/2035	2,96%	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		% 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%	1,377,704.02	341.05%	15,400,000.00	3.15%
Issue of Bonds		1,377,704.02		520,000,000.00	
Reserve Fund	341.05%	4,698,643.14	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	4,739,235.24	1.091%	
Servicer ppal collect not yet credited	14,534.05		
Servicer ints collect not yet credited	1,509.07		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		16,380,000.00	2.958%
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

# EdT FTPYME PASTOR 3 Fondo de Titulización de Activos

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### 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 Español

### Subordinated Loan

Banco Popular Español

### Series A2(G) Guarantee

Estado Español

### Series B Guarantee

FEI / EIF

### Assets Custodian

Banco Popular Español

### Fund Auditor

KPMG Auditores

### Financial Swap

Cecabank

### Collateral: SME Loans

General			
	Current	At constitution date	
Count	18	2,165	
Principal			
Principal outstanding	1,301,828.01	520,000,009.41	
Average loan	72,323.78	240,184.76	
Minimum	12,218.03	3,030.81	
Maximum	305,766.07	6,214,000.00	
Interest rate			
Weighted average (wac)	3.03%	3.72%	
Minimum	0.00%	2.10%	
Maximum	5.50%	8.90%	
Final maturity			
Weighted average (WARM) (months)	88	80	
Minimum	07/31/2023	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	2.25%	8.71%	
1-year EURIBOR/MIBOR	55.79%	65.39%	
1-year EURIBOR/MIBOR (Mortgage Market)	41.95%	5.68%	
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	68.79%	43.44%
(C) - Manufacturing industry	0.00%	13.39%
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	0.00%	11.51%
(F) - Building	0.94%	11.26%
(I) - Catering trade	1.15%	4.54%
(M) - Professional, scientific and technical activities	21.58%	3.49%
(H) - Transport and storage	0.00%	3.04%
(K) - Financial and insurance activities	0.00%	2.14%
(N) - Clerical activities and support services	0.00%	1.40%
(R) - Artistic, recreational and entertainment activities	0.00%	1.17%
(J) - Information and communications	5.28%	0.90%
(P) - Education	0.00%	0.90%
(Q) - Health Activities and Social Services	0.00%	0.75%
(A) - Agriculture, stockbreeding, fishing and silviculture	0.00%	0.61%
(E) - Water supply, sanitation activities, waste management and depollution	2.25%	0.59%
(B) - Extractive industries	0.00%	0.43%
(S) - Other services	0.00%	0.34%
(D) - Supply of electric power, gas, steam and air-conditioning	0.00%	0.04%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.00%			0.15%	1.03%
Annual Percentage Rate (CPR)	0.00%			1.83%	11.72%

Geographic distribution		
	Current	At constitution date
Andalucia	40.19%	13.61%
Aragon		2.61%
Asturias		1.50%
Balearic Islands		0.44%
Basque Country		4.23%
Canary Islands		1.39%
Cantabria		0.19%
Castilla-La Mancha		3.20%
Castilla-Leon		4.63%
Catalonia	40.48%	17.03%
Ceuta		0.14%
Extremadura		0.20%
Galicia	5.33%	15.46%
La Rioja		0.42%
Madrid		15.59%
Murcia		6.11%
Navarra		1.07%
Valencia	13.99%	12.13%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	6	10,563.46	1,904.70	0.00	12,468.16	0.19	584,156.50	596,624.66	8.20
from > 1 to ≤ 2 months	2	7,015.13	117.05	0.00	7,132.18	0.11	160,947.62	168,079.80	2.31
from > 6 to < 12 months	1	0.00	0.49	0.00	0.49	0.00	29,315.79	29,316.28	0.40
from ≥ 2 years	127	6,208,651.72	227,991.82	41,063.21	6,477,706.75	99.70	0.00	6,477,706.75	89.08
Subtotal	136	6,226,230.31	230,014.06	41,063.21	6,497,307.58	100.00	774,419.91	7,271,727.49	100.00
Total	136	6,226,230.31	230,014.06	41,063.21	6,497,307.58		774,419.91	7,271,727.49	

### Additional information

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