

**PYME VALENCIA 1 - Fondo de Titulización de Activos**



**Brief report**

**Date:** 10/31/2007  
**Currency:** EUR

**Date of constitution**  
 07/20/2007

**VAT Reg. no.**  
 V85170629

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

**Originator**  
 Banco de Valencia

**Servicer**  
 Banco de Valencia

**Lead Managers**  
 Bancaja  
 Deutsche Bank  
 RBS

**Bond Paying Agent**  
 Bancaja

**Market**  
 AIAF Mercado de Renta Fija

**Register of Book Securities**  
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**Treasury Account**  
 Banco Popular Español S.A

**Start-up Loan**  
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**Issued securities: Asset-Backed 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		
		Current	Original			Final maturity (legal)	Next	Fitch / Moody's	Current	Original
Series A1 ES0372241002	07/20/2007 1,800	79,135.94 142,444,692.00	100,000.00 180,000,000.00	Floating 3-M Euribor+0.130% 23.Mar/Jun/Sep/Dec	4.8560% 12/24/2007 971.384871 Gross 796.535594 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	12/24/2007 "Pass-Through"	AAA Aaa	AAA Aaa	
Series A2 ES0372241010	07/20/2007 5,748	100,000.00 574,800,000.00	100,000.00 574,800,000.00	Floating 3-M Euribor+0.240% 23.Mar/Jun/Sep/Dec	4.9660% 12/24/2007 1,255.294444 Gross 1,029.341444 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	AAA Aaa	AAA Aaa	
Series B ES0372241028	07/20/2007 476	100,000.00 47,600,000.00	100,000.00 47,600,000.00	Floating 3-M Euribor+0.500% 23.Mar/Jun/Sep/Dec	5.2260% 12/24/2007 1,321.016667 Gross 1,083.233667 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A A3	A A3	
Series C ES0372241036	07/20/2007 340	100,000.00 34,000,000.00	100,000.00 34,000,000.00	Floating 3-M Euribor+1.000% 23.Mar/Jun/Sep/Dec	5.7260% 12/24/2007 1,447.405556 Gross 1,186.872556 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BBB Baa3	BBB Baa3	
Series D ES0372241044	07/20/2007 136	100,000.00 13,600,000.00	100,000.00 13,600,000.00	Floating 3-M Euribor+3.000% 23.Mar/Jun/Sep/Dec	7.7260% 12/24/2007 1,952.961111 Gross 1,601.428111 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BB Ba3	BB Ba3	
Series E ES0372241051	07/20/2007 153	100,000.00 15,300,000.00	100,000.00 15,300,000.00	Floating 3-M Euribor+4.000% 23.Mar/Jun/Sep/Dec	8.7260% 12/24/2007 2,205.738889 Gross 1,808.705889 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined Due to Cash Reserve reduction	CC C	CC C	
Total		827,744,692.00	865,300,000.00							

**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 A1	With optional redemption *	Average life	Years	0.63	0.61	0.59	0.58	0.56	0.54	0.52	0.52	0.52	0.52
		Final Maturity	Years	06/15/2008	09/06/2008	03/06/2008	05/27/2008	05/21/2008	05/15/2008	09/05/2008	06/05/2008	06/05/2008	06/05/2008
	Without optional redemption *	Average life	Years	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
		Final Maturity	Years	09/23/2008	09/23/2008	09/23/2008	09/23/2008	09/23/2008	09/23/2008	09/23/2008	06/23/2008	06/23/2008	06/23/2008
Series A2	With optional redemption *	Average life	Years	4.95	4.56	4.20	3.93	3.62	3.39	3.18	3.02	3.02	
		Final Maturity	Years	09/10/2012	05/20/2012	12/01/2012	02/10/2011	06/15/2011	03/22/2011	02/01/2011	06/11/2010	06/11/2010	
	Without optional redemption *	Average life	Years	4.58	4.23	3.92	3.66	3.42	3.21	3.02	2.85	2.85	
		Final Maturity	Years	05/29/2012	01/22/2012	02/10/2011	06/28/2011	03/31/2011	01/13/2011	05/11/2010	04/09/2010	04/09/2010	
Series B	With optional redemption *	Average life	Years	7.30	6.70	6.15	5.72	5.24	4.89	4.55	4.32	4.32	
		Final Maturity	Years	02/15/2015	10/07/2014	12/21/2013	07/19/2013	01/26/2013	09/17/2012	05/17/2012	02/23/2012	02/23/2012	
	Without optional redemption *	Average life	Years	6.97	6.41	5.92	5.49	5.12	4.78	4.48	4.22	4.22	
		Final Maturity	Years	10/16/2014	03/25/2014	09/28/2013	04/25/2013	09/12/2012	10/08/2012	04/23/2012	01/18/2012	01/18/2012	
Series C	With optional redemption *	Average life	Years	7.30	6.70	6.15	5.72	5.24	4.89	4.55	4.32	4.32	
		Final Maturity	Years	02/15/2015	10/07/2014	12/21/2013	07/19/2013	01/26/2013	09/17/2012	05/17/2012	02/23/2012	02/23/2012	
	Without optional redemption *	Average life	Years	6.97	6.41	5.92	5.49	5.12	4.78	4.48	4.22	4.22	
		Final Maturity	Years	10/16/2014	03/25/2014	09/28/2013	04/25/2013	09/12/2012	10/08/2012	04/23/2012	01/18/2012	01/18/2012	
Series D	With optional redemption *	Average life	Years	7.30	6.70	6.15	5.72	5.24	4.89	4.55	4.32	4.32	
		Final Maturity	Years	02/15/2015	10/07/2014	12/21/2013	07/19/2013	01/26/2013	09/17/2012	05/17/2012	02/23/2012	02/23/2012	
	Without optional redemption *	Average life	Years	6.97	6.41	5.92	5.49	5.12	4.78	4.48	4.22	4.22	
		Final Maturity	Years	10/16/2014	03/25/2014	09/28/2013	04/25/2013	09/12/2012	10/08/2012	04/23/2012	01/18/2012	01/18/2012	
Series E	With optional redemption *	Average life	Years	7.52	6.92	6.35	5.94	5.42	5.06	4.70	4.49	4.49	
		Final Maturity	Years	08/05/2015	09/29/2014	05/03/2014	06/10/2013	01/04/2013	11/19/2012	07/13/2012	04/26/2012	04/26/2012	
	Without optional redemption *	Average life	Years	16.45	16.28	16.14	16.03	15.94	15.85	15.78	15.72	15.72	
		Final Maturity	Years	07/04/2024	06/02/2024	12/18/2023	06/11/2023	03/10/2023	03/09/2023	08/08/2023	07/17/2023	07/17/2023	

\* 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%

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### Credit enhancement and financial operations

Credit enhancement (CE)							
	Current				At issue date		
			% CE			% CE	
Class A	86.65%	717,244,692.00	13.60%	87.23%	754,800,000.00	13.00%	
Series A1	17.21%	142,444,692.00		20.80%	180,000,000.00		
Series A2	69.44%	574,800,000.00		66.43%	574,800,000.00		
Series B	5.75%	47,600,000.00	7.74%	5.50%	47,600,000.00	7.40%	
Series C	4.11%	34,000,000.00	3.56%	3.93%	34,000,000.00	3.40%	
Series D	1.64%	13,600,000.00	1.88%	1.57%	13,600,000.00	1.80%	
Series E	1.85%	15,300,000.00		1.77%	15,300,000.00		
Issue of Bonds		827,744,692.00			865,300,000.00		
Reserve Fund	1.88%	15,300,000.00	1.80%		15,300,000.00		

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	32,804,603.67	4.726%	
Servicer ppal collect not yet credited	5,621,795.33		
Servicer ints collect not yet credited	601,464.26		

### Collateral: SME Loans

General				
	Current	At constitution date		
Count	3,462	3,625		
Principal				
Principal outstanding	786,060,900.54	848,463,258.14		
Average loan	227,053.99	234,058.83		
Minimum	199.03	166.67		
Maximum	11,500,000.00	11,564,065.01		
Interest rate				
Weighted average (wac)	5.18%	4.93%		
Minimum	1.00%	2.90%		
Maximum	9.50%	9.50%		
Final maturity				
Weighted average (WARM) (months)	93	95		
Minimum	11/02/2007	08/01/2007		
Maximum	01/05/2037	01/05/2037		
Index (principal outstanding distribution)				
6-month EURIBOR/MIBOR	3.45%	3.60%		
1-year EURIBOR/MIBOR	24.31%	23.88%		
1-year EURIBOR/MIBOR (Mortgage Market)	68.22%	67.90%		
Fixed Interest	4.02%	4.62%		

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.20%	0.68%			1.47%
Annual Percentage Rate (CPR)	2.33%	7.90%			16.30%

Geographic distribution			
	Current	At constitution date	
Andalucia	4.26%	4.46%	
Aragon	2.02%	1.93%	
Asturias	0.11%	0.10%	
Balearic Islands	1.83%	1.74%	
Basque Country	0.02%	0.02%	
Canary Islands	0.04%	0.04%	
Castilla-La Mancha	0.77%	1.05%	
Catalonia	5.01%	4.80%	
Extremadura	0.07%	0.07%	
La Rioja	0.41%	0.41%	
Madrid	6.22%	6.57%	
Murcia	15.45%	15.51%	
Navarra	0.16%	0.15%	
Unknown	0.21%		
Valencia	63.41%	63.15%	

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		
		Principal	Interest	Other	Total	%		Total	%	
<b>Delinquencies</b>										
Up to 1 month	130	6,577,062.38	145,954.84	0.00	6,723,017.22	85.90	18,367,407.86	25,090,425.08	79.95	
from > 1 to ≤ 2 months	46	962,350.90	35,550.86	0.00	997,901.76	12.75	3,089,830.25	4,087,732.01	13.03	
from > 2 to ≤ 3 months	13	77,603.52	28,453.12	0.00	106,056.64	1.36	2,096,535.63	2,202,592.27	7.02	
Subtotal	189	7,617,016.80	209,958.82	0.00	7,826,975.62	100.00	23,553,773.74	31,380,749.36	100.00	
<b>Doubt debts (subjectives)</b>										
	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	
<b>Total</b>	<b>189</b>	<b>7,617,016.80</b>	<b>209,958.82</b>	<b>0.00</b>	<b>7,826,975.62</b>		<b>23,553,773.74</b>	<b>31,380,749.36</b>		