PYME VALENCIA 1 - Fondo de Titulización de Activos

Brief report

Date: 08/31/2008
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
Iberclear

Treasury Account
Banco Popular Español S.A

Start-up Loan
Banco de Valencia

Swap
Banco de Valencia

Swap Collateral
Bancaja

Assets Custodian
Banco de Valencia

Fund Auditors
Ernst&Young

Bond Underwriter and Placement Agent
Bancaja
Deutsche Bank
RBS

Issued securities: Asset-Backed Bonds

Bonds issue

Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current	Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	Next	Rating Fitch / Moody´s Current	Original
Series A1 ES0372241002	07/20/2007 1,800	0.00 0.00 0.00%	100,000.00 180,000,000.00	Floating 3-M Euribor+0.130% 23.Mar/Jun/Sep/Dec		03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	Amortized		AAA Aaa
Series A2 ES0372241010	07/20/2007 5,748	91,299.96 524,792,170.08 91.30%	100,000.00 574,800,000.00	Floating 3-M Euribor+0.240% 23.Mar/Jun/Sep/Dec	5.2010% 09/23/2008 1,213.508346 Gross 995.076844 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	AAA Aaa	AAA Aaa
Series B ES0372241028	07/20/2007 476	100,000.00 47,600,000.00 100.00%	100,000.00 47,600,000.00	Floating 3-M Euribor+0.500% 23.Mar/Jun/Sep/Dec	5.4610% 09/23/2008 1,395.588889 Gross 1,144.382889 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A A3	A A3
Series C ES0372241036	07/20/2007 340	100,000.00 34,000,000.00 100.00%	100,000.00 34,000,000.00	Floating 3-M Euribor+1.000% 23.Mar/Jun/Sep/Dec	5.9610% 09/23/2008 1,523.366667 Gross 1,249.160667 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	BBB Baa3	BBB Baa3
Series D ES0372241044	07/20/2007 136	100,000.00 13,600,000.00 100.00%	100,000.00 13,600,000.00	Floating 3-M Euribor+3.000% 23.Mar/Jun/Sep/Dec	7.9610% 09/23/2008 2,034.477778 Gross 1,668.271778 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	BB Ba3	BB Ba3
Series E ES0372241051	07/20/2007 153	100,000.00 15,300,000.00 100.00%	100,000.00 15,300,000.00	Floating 3-M Euribor+4.000% 23.Mar/Jun/Sep/Dec	8.9610% 09/23/2008 2,290.033333 Gross 1,877.827333 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined Due to Cash Reserve reduction	CC C	CC C
Total		635,292,170.08	865,300,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

			% 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 A2	With optional redemption *	Average life	Years	3.78	3.45	3.16	2.93	2.72	2.53	2.35	2.19
			Date	01/07/2012	05/03/2012	11/20/2011	08/28/2011	06/13/2011	04/04/2011	01/29/2011	01/12/2010
		Final Maturity	Years	9.25	8.50	7.75	7.25	6.75	6.25	5.75	5.25
			Date	12/23/2017	03/23/2017	06/23/2016	12/23/2015	06/23/2015	12/23/2014	06/23/2014	12/23/2013
	Without optional redemption *	Average life	Years	4.30	3.95	3.65	3.38	3.14	2.93	2.75	2.58
			Date	10/01/2013	04/09/2012	05/15/2012	07/02/2012	11/13/2011	08/29/2011	06/22/2011	04/22/2011
		Final Maturity	Years	28.27	28.27	28.27	28.27	28.27	28.27	28.27	28.27
			Date	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036
Series B	With optional redemption *	Average life	Years	5.16	4.70	4.30	3.97	3.68	3.42	3.18	2.95
			Date	11/17/2013	05/06/2013	07/01/2013	12/09/2012	05/29/2012	02/23/2012	11/26/2011	03/09/2011
		Final Maturity	Years	9.25	8.50	7.75	7.25	6.75	6.25	5.75	5.25
			Date	12/23/2017	03/23/2017	06/23/2016	12/23/2015	06/23/2015	12/23/2014	06/23/2014	12/23/2013
	Without optional redemption *	Average life	Years	5.91	5.42	4.99	4.62	4.29	4.00	3.74	3.51
			Date	08/21/2014	02/22/2014	09/19/2013	05/05/2013	05/01/2013	09/22/2012	06/19/2012	03/26/2012
		Final Maturity	Years	28.27	28.27	28.27	28.27	28.27	28.27	28.27	28.27
			Date	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036
Series C	With optional redemption *	Average life	Years	5.16	4.70	4.30	3.97	3.68	3.42	3.18	2.95
			Date	11/17/2013	05/06/2013	07/01/2013	12/09/2012	05/29/2012	02/23/2012	11/26/2011	03/09/2011
		Final Maturity	Years	9.25	8.50	7.75	7.25	6.75	6.25	5.75	5.25
			Date	12/23/2017	03/23/2017	06/23/2016	12/23/2015	06/23/2015	12/23/2014	06/23/2014	12/23/2013
	Without optional redemption *	Average life	Years	5.91	5.42	4.99	4.62	4.29	4.00	3.74	3.51
			Date	08/21/2014	02/22/2014	09/19/2013	05/05/2013	05/01/2013	09/22/2012	06/19/2012	03/26/2012
		Final Maturity	Years	28.27	28.27	28.27	28.27	28.27	28.27	28.27	28.27
			Date	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036
Series D	With optional redemption *	Average life	Years	5.16	4.70	4.30	3.97	3.68	3.42	3.18	2.95
			Date	11/17/2013	05/06/2013	07/01/2013	12/09/2012	05/29/2012	02/23/2012	11/26/2011	03/09/2011
		Final Maturity	Years	9.25	8.50	7.75	7.25	6.75	6.25	5.75	5.25
			Date	12/23/2017	03/23/2017	06/23/2016	12/23/2015	06/23/2015	12/23/2014	06/23/2014	12/23/2013
	Without optional redemption *	Average life	Years	5.91	5.42	4.99	4.62	4.29	4.00	3.74	3.51
			Date	08/21/2014	02/22/2014	09/19/2013	05/05/2013	05/01/2013	09/22/2012	06/19/2012	03/26/2012
		Final Maturity	Years	28.27	28.27	28.27	28.27	28.27	28.27	28.27	28.27
			Date	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036
Series E	With optional redemption *	Average life	Years	5.92	5.42	4.95	4.62	4.30	3.99	3.69	3.39
			Date	08/23/2014	02/23/2014	03/09/2013	05/05/2013	09/01/2013	09/18/2012	05/31/2012	02/13/2012
		Final Maturity	Years	9.25	8.50	7.75	7.25	6.75	6.25	5.75	5.25
			Date	12/23/2017	03/23/2017	06/23/2016	12/23/2015	06/23/2015	12/23/2014	06/23/2014	12/23/2013
	Without optional redemption *	Average life	Years	15.43	15.31	15.21	15.13	15.06	15.00	14.95	14.90
			Date	02/22/2024	09/01/2024	04/12/2023	05/11/2023	11/10/2023	09/19/2023	01/09/2023	08/14/2023
		Final Maturity	Years	28.27	28.27	28.27	28.27	28.27	28.27	28.27	28.27
			Date	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036

* 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)

		Current	% CE		At issue date	% CE
Class A	82.61%	524,792,170.08	17.82%	87.23%	754,800,000.00	13.00%
Series A1	0.00%	0.00		20.80%	180,000,000.00	
Series A2	82.61%	524,792,170.08		66.43%	574,800,000.00	
Series B	7.49%	47,600,000.00	10.15%	5.50%	47,600,000.00	7.40%
Series C	5.35%	34,000,000.00	4.66%	3.93%	34,000,000.00	3.40%
Series D	2.14%	13,600,000.00	2.47%	1.57%	13,600,000.00	1.80%
Series E	2.41%	15,300,000.00		1.77%	15,300,000.00	
Issue of Bonds		635,292,170.08			865,300,000.00	
Reserve Fund	2.47%	15,300,000.00		1.80%	15,300,000.00	

Other finantial operations (current)

Assets	Balance	Interest
Treasury Account	66,223,700.62	4.961%
Servicer ppal collect not yet credited	1,046,998.03	
Servicer ints collect not yet credited	279,303.03	

Additional information

Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 +34 91 411 84 68 www.edt-sg.com info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com

PYME VALENCIA 1 - Fondo de Titulización de Activos

Brief report

Date: 08/31/2008
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
Iberclear

Treasury Account
Banco Popular Español S.A

Start-up Loan
Banco de Valencia

Swap
Banco de Valencia

Swap Collateral
Bancaja

Assets Custodian
Banco de Valencia

Fund Auditors
Ernst&Young

Bond Underwriter and Placement Agent
Bancaja
Deutsche Bank
RBS

Collateral: SME Loans

General

	Current	At constitution date
Count	2,690	3,625
Principal		
Principal outstanding	561,995,264.19	848,463,258.14
Average loan	208,920.17	234,058.83
Minimum	154.17	166.67
Maximum	11,040,220.91	11,564,065.01
Interest rate		
Weighted average (wac)	5.75%	4.93%
Minimum	3.02%	2.90%
Maximum	9.00%	9.50%
Final maturity		
Weighted average (WARM) (months)	102	95
Minimum	09/01/2008	08/01/2007
Maximum	12/18/2036	01/05/2037
Index (principal outstanding distribution)		
6-month EURIBOR/MIBOR	2.18%	3.60%
1-year EURIBOR/MIBOR	24.68%	23.88%
1-year EURIBOR/MIBOR (Mortgage Market)	71.80%	67.90%
Fixed Interest	1.35%	4.62%

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.89%	1.29%	1.46%	1.52%	1.64%
Annual Percentage Rate (CPR)	20.50%	14.40%	16.22%	16.75%	18.02%

Geographic distribution

	Current	At constitution date
Andalucia	4.80%	4.46%
Aragon	1.93%	1.93%
Asturias	0.14%	0.10%
Balearic Islands	2.05%	1.74%
Basque Country	0.03%	0.02%
Canary Islands	0.00%	0.04%
Castilla-La Mancha	0.97%	1.05%
Catalonia	5.27%	4.80%
Extremadura	0.09%	0.07%
La Rioja	0.57%	0.41%
Madrid	7.18%	6.57%
Murcia	16.19%	15.51%
Navarra	0.20%	0.15%
Valencia	60.58%	63.15%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
Delinquencies									
Up to 1 month	184	299,582.91	302,038.71	0.00	601,621.62	4.33	38,508,754.83	39,110,376.45	45.21
from > 1 to ≤ 2 months	66	10,271,042.15	438,462.72	0.00	10,709,504.87	77.13	16,346,076.06	27,055,580.93	31.27
from > 2 to ≤ 3 months	46	313,967.79	91,808.13	0.00	405,775.92	2.92	5,382,855.89	5,788,631.81	6.69
from > 3 to ≤ 6 months	40	696,368.13	182,949.19	0.00	879,317.32	6.33	8,535,226.64	9,414,543.96	10.88
from > 6 to < 12 months	40	1,079,323.21	169,465.40	0.00	1,248,788.61	8.99	3,831,854.82	5,080,643.43	5.87
from ≥ 12 to < 18 months	2	38,307.27	2,253.67	0.00	40,560.94	0.29	21,819.41	62,380.35	0.07
Subtotal	378	12,698,591.46	1,186,977.82	0.00	13,885,569.28	100.00	72,626,587.65	86,512,156.93	100.00
Doubt debts (subjectives)									
	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	378	12,698,591.46	1,186,977.82	0.00	13,885,569.28		72,626,587.65	86,512,156.93	

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 +34 91 411 84 68 www.edt-sg.com info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com