

Brief report

Date: 07/31/2011
 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

Assets Custodian
 Banco de Valencia

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

Bond Underwriter and Placement Agent
 Bancaja
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Treasury Account Collateral
 Bancaja

Issued securities: Asset-Backed 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		Fitch / Moody's
				Current	Original		Payment Date	Next coupon			Current	Original
Series A1	ES0372241002	07/20/2007	1,800	0.00	100,000.00	Floating	3-M Euribor+0.130%		03/23/2040	Quarterly	AAA	Aaa
				0.00%	180,000,000.00		23.Mar/Jun/Sep/Dec		23.Mar/Jun/Sep/Dec	Amortized		
Series A2	ES0372241010	07/20/2007	5,748	25,470.82	100,000.00	Floating	3-M Euribor+0.240%	1.7600%	03/23/2040	To Be Determined	A	AAA
				146,406,273.36	574,800,000.00		23.Mar/Jun/Sep/Dec	09/23/2011 113.316848 Gross 91.786647 Net	23.Mar/Jun/Sep/Dec	"Pass-Through" Secutorial / Pro rata under certain circumstances	Aa3	Aaa
Series B	ES0372241028	07/20/2007	476	100,000.00	100,000.00	Floating	3-M Euribor+0.500%	2.0200%	03/23/2040	To Be Determined	BB	A
				47,600,000.00	47,600,000.00		23.Mar/Jun/Sep/Dec	09/23/2011 510.611111 Gross 413.595000 Net	23.Mar/Jun/Sep/Dec	"Pass-Through" Secutorial / Pro rata under certain circumstances	Ba3	A3
Series C	ES0372241036	07/20/2007	340	100,000.00	100,000.00	Floating	3-M Euribor+1.000%	2.5200%	03/23/2040	To Be Determined	CCC	BBB
				34,000,000.00	34,000,000.00		23.Mar/Jun/Sep/Dec	09/23/2011 637.000000 Gross 515.970000 Net	23.Mar/Jun/Sep/Dec	"Pass-Through" Secutorial / Pro rata under certain circumstances	Caa3	Baa3
Series D	ES0372241044	07/20/2007	136	100,000.00	100,000.00	Floating	3-M Euribor+3.000%	4.5200%	03/23/2040	To Be Determined	CC	BB
				13,600,000.00	13,600,000.00		23.Mar/Jun/Sep/Dec	09/23/2011 1,142.555556 Gross 925.470000 Net	23.Mar/Jun/Sep/Dec	"Pass-Through" Secutorial / Pro rata under certain circumstances	C	Ba3
Series E	ES0372241051	07/20/2007	153	100,000.00	100,000.00	Floating	3-M Euribor+4.000%	5.5200%	03/23/2040	To Be Determined	C	CC
				15,300,000.00	15,300,000.00		23.Mar/Jun/Sep/Dec	09/23/2011 1,395.333333 Gross 1,130.220000 Net	23.Mar/Jun/Sep/Dec	Due to Cash Reserve reduction	C	C
Total				256,906,273.36	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	2.50	2.28	2.10	1.94	1.80	1.68	1.58	1.48		
		Final Maturity	Years	12/21/2013	10/02/2013	07/27/2013	05/29/2013	04/10/2013	02/25/2013	01/18/2013	12/15/2012		
			Date	09/23/2016	03/23/2016	12/23/2015	06/23/2015	03/23/2015	12/23/2014	09/23/2014	06/23/2014		
	Without optional redemption *	Average life	Years	2.50	2.28	2.10	1.94	1.80	1.68	1.58	1.48		
		Final Maturity	Years	12/21/2013	10/02/2013	07/27/2013	05/29/2013	04/10/2013	02/25/2013	01/18/2013	12/15/2012		
			Date	09/23/2016	03/23/2016	12/23/2015	06/23/2015	03/23/2015	12/23/2014	09/23/2014	06/23/2014		
Series B	With optional redemption *	Average life	Years	5.70	5.22	4.93	4.46	4.20	3.93	3.69	3.45		
		Final Maturity	Years	03/04/2017	09/07/2016	05/24/2016	12/08/2015	09/01/2015	05/29/2015	02/27/2015	12/04/2014		
			Date	03/23/2017	09/23/2016	06/23/2016	12/23/2015	09/23/2015	06/23/2015	03/23/2015	12/23/2014		
	Without optional redemption *	Average life	Years	6.65	6.11	5.63	5.21	4.84	4.52	4.22	3.97		
		Final Maturity	Years	02/14/2018	07/30/2017	02/05/2017	09/07/2016	04/24/2016	12/27/2015	09/11/2015	06/09/2015		
			Date	09/23/2019	03/23/2019	06/23/2018	12/23/2017	09/23/2017	03/23/2017	09/23/2016	06/23/2016		
Series C	With optional redemption *	Average life	Years	5.75	5.26	5.01	4.50	4.25	4.00	3.75	3.50		
		Final Maturity	Years	03/23/2017	09/23/2016	06/23/2016	12/23/2015	09/23/2015	06/23/2015	03/23/2015	12/23/2014		
			Date	03/23/2017	09/23/2016	06/23/2016	12/23/2015	09/23/2015	06/23/2015	03/23/2015	12/23/2014		
	Without optional redemption *	Average life	Years	10.41	9.61	8.89	8.27	7.72	7.22	6.78	6.37		
		Final Maturity	Years	11/17/2021	01/27/2021	05/12/2020	09/27/2019	03/09/2019	09/08/2018	03/30/2018	11/02/2017		
			Date	12/23/2024	12/23/2023	12/23/2022	03/23/2022	06/23/2021	12/23/2020	03/23/2020	09/23/2019		
Series D	With optional redemption *	Average life	Years	5.75	5.26	5.01	4.50	4.25	4.00	3.75	3.50		
		Final Maturity	Years	03/23/2017	09/23/2016	06/23/2016	12/23/2015	09/23/2015	06/23/2015	03/23/2015	12/23/2014		
			Date	03/23/2017	09/23/2016	06/23/2016	12/23/2015	09/23/2015	06/23/2015	03/23/2015	12/23/2014		
	Without optional redemption *	Average life	Years	16.91	15.80	14.78	13.94	12.98	12.18	11.46	10.81		
		Final Maturity	Years	05/14/2028	04/05/2027	04/01/2026	04/23/2025	06/09/2024	08/26/2023	12/05/2022	04/10/2022		
			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	5.75	5.26	5.01	4.50	4.25	4.00	3.75	3.50		
		Final Maturity	Years	03/23/2017	09/23/2016	06/23/2016	12/23/2015	09/23/2015	06/23/2015	03/23/2015	12/23/2014		
			Date	03/23/2017	09/23/2016	06/23/2016	12/23/2015	09/23/2015	06/23/2015	03/23/2015	12/23/2014		
	Without optional redemption *	Average life	Years	25.52	25.52	25.52	25.52	25.52	25.52	25.52	25.52		
		Final Maturity	Years	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036		
			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		At issue date			
		% CE		% CE		
Class A	56.99%	146,406,273.36	39.40%	87.23%	754,800,000.00	13.00%
Series A1	0.00%	0.00	20.80%		180,000,000.00	
Series A2	56.99%	146,406,273.36	66.43%		574,800,000.00	
Series B	18.53%	47,600,000.00	19.70%	5.50%	47,600,000.00	7.40%
Series C	13.23%	34,000,000.00	5.63%	3.93%	34,000,000.00	3.40%
Series D	5.29%	13,600,000.00	0.00%	1.57%	13,600,000.00	1.80%
Series E	5.96%	15,300,000.00		1.77%	15,300,000.00	
Issue of Bonds		256,906,273.36			865,300,000.00	
Reserve Fund	0.00%	0.00		1.80%	15,300,000.00	

Other financial operations (current)			
	Assets	Liabilities	
	Balance	Interest	
Treasury Account	18,022,405.88	2.170%	
Servicer ppal collect not yet credited	148,686.40		
Servicer ints collect not yet credited	23,132.90		
Start-up Loan LT		0.00	
Start-up Loan S/T		178,801.27	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		0.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

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Collateral: SME Loans

General			
	Current	At constitution date	
Count	1,116	3,627	
Principal			
Principal outstanding	246,162,155.12	850,023,258.14	
Average loan	220,575.41	234,359.87	
Minimum	233.80	166.67	
Maximum	7,516,569.32	11,564,065.01	
Interest rate			
Weighted average (wac)	2.68%	4.93%	
Minimum	1.78%	2.90%	
Maximum	7.50%	9.50%	
Final maturity			
Weighted average (WARM) (months)	120	95	
Minimum	08/01/2011	08/01/2007	
Maximum	01/05/2037	01/05/2037	
Index (principal outstanding distribution)			
6-month EURIBOR/MIBOR	1.66%	3.60%	
1-year EURIBOR/MIBOR	11.36%	24.01%	
1-year EURIBOR/MIBOR (Mortgage Market)	86.89%	67.78%	
Fixed Interest	0.09%	4.61%	

Distribution by sector (CNAE 2009)			
	Current	At constitution date	
(F) - Building	26.90%	42.85%	
(L) - Real estate activities	16.03%	13.14%	
(C) - Manufacturing industry	15.81%	13.12%	
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	9.03%	7.26%	
(M) - Professional, scientific and technical activities	8.98%	5.74%	
(A) - Agriculture, stockbreeding, fishing and silviculture	5.24%	3.94%	
(I) - Catering trade	3.94%	2.87%	
(N) - Clerical activities and support services	3.13%	2.22%	
(B) - Extractive industries	1.62%	1.91%	
(H) - Transport and storage	1.95%	1.66%	
(Q) - Health Activities and Social Services	2.38%	1.37%	
(S) - Other services	1.20%	1.30%	
(E) - Water supply, sanitation activities, waste management and depollution	1.35%	0.95%	
(J) - Information and communications	0.96%	0.56%	
(K) - Financial and insurance activities	0.69%	0.49%	
(R) - Artistic, recreational and entertainment activities	0.44%	0.33%	
(P) - Education	0.18%	0.17%	
(D) - Supply of electric power, gas, steam and air-conditioning	0.13%	0.12%	
(O) - Government and defence; compulsory Social Security	0.03%	0.01%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.12%	0.39%	0.28%	0.38%	1.06%
Annual Percentage Rate (CPR)	1.39%	4.60%	3.31%	4.42%	12.03%

Geographic distribution			
	Current	At constitution date	
Andalucia	3.97%	4.45%	
Aragon	2.80%	1.93%	
Asturias	0.23%	0.10%	
Balearic Islands	2.92%	1.74%	
Basque Country	0.06%	0.02%	
Canary Islands		0.04%	
Castilla-La Mancha	1.60%	1.05%	
Catalonia	4.82%	4.61%	
Extremadura	0.08%	0.07%	
La Rioja	0.62%	0.40%	
Madrid	9.84%	6.41%	
Murcia	14.48%	15.45%	
Navarra	0.22%	0.15%	
Unknown		0.20%	
Valencia	58.36%	63.38%	

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	66	98,182.44	17,519.43	0.00	115,701.87	0.76	9,717,443.06	9,833,144.93	14.64
from > 1 to ≤ 2 months	46	178,375.88	16,249.88	0.00	194,625.76	1.29	3,590,765.88	3,785,391.64	5.64
from > 2 to ≤ 3 months	42	235,030.99	88,198.14	0.00	323,229.13	2.14	12,861,973.42	12,985,202.55	19.33
from > 3 to ≤ 6 months	17	247,411.17	43,896.69	0.00	291,307.86	1.93	5,141,190.44	5,432,498.30	8.09
from > 6 to < 12 months	16	166,494.29	40,073.83	0.00	206,568.12	1.37	2,258,527.27	2,465,095.39	3.67
from ≥ 12 to < 18 months	14	294,808.48	46,677.48	0.00	341,485.96	2.26	1,145,661.43	1,487,147.39	2.21
from ≥ 18 to < 24 months	28	908,423.05	195,834.44	0.00	1,104,257.49	7.30	3,832,246.49	4,936,503.98	7.35
from ≥ 2 years	127	10,281,824.64	2,268,613.02	0.00	12,550,437.66	82.96	13,688,083.38	26,238,521.04	39.07
Subtotal	356	12,410,550.94	2,717,062.91	0.00	15,127,613.85	100.00	52,035,891.37	67,163,505.22	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	356	12,410,550.94	2,717,062.91	0.00	15,127,613.85		52,035,891.37	67,163,505.22	