

PYME VALENCIA 1 - Fondo de Titulización de Activos

Brief report

Date: 11/30/2011
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
BBVA

Assets Custodian
Banco de Valencia

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

Bond Underwriter and Placement Agent
Bancaja
Deutsche Bank
RBS

Treasury Account Collateral
Bancaja

Issued securities: Asset-Backed Bonds

Bonds Issue									
Series ISIN Code	Issue date Nº 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	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	23,696.50 136,207,482.00 23.70%	100,000.00 574,800,000.00	Floating 3-M Euribor+0.240% 23.Mar/Jun/Sep/Dec	1.7770% 12/23/2011 106.441387 Gross 86.217523 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A Aa3	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	2.0370% 12/23/2011 514.908333 Gross 417.075750 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BB Ba3	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	2.5370% 12/23/2011 641.297222 Gross 519.450750 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	CCsf Caa3	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	4.5370% 12/23/2011 1,146.852778 Gross 928.950750 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	CC C	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	5.5370% 12/23/2011 1,399.630556 Gross 1,133.700750 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined Due to Cash Reserve reduction	C C	CC C
Total		246,707,482.00	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	Date	% Monthly CPR (SMM)									
					2.00	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
Series A2	With optional redemption *	Average life	Years	Date	2.39	2.18	2.00	1.86	1.73	1.62	1.52	1.44		
		Final Maturity	Years	Date	02/10/2014	11/25/2013	09/23/2013	07/31/2013	06/14/2013	05/05/2013	03/31/2013	02/28/2013		
	Without optional redemption *	Average life	Years	Date	2.39	2.18	2.00	1.86	1.73	1.62	1.52	1.44		
		Final Maturity	Years	Date	12/23/2016	06/23/2016	12/23/2015	09/23/2015	06/23/2015	03/23/2015	12/23/2014	09/23/2014		
		Average life	Years	Date	5.25	4.75	4.25	4.00	3.75	3.50	3.25	3.00		
		Final Maturity	Years	Date	12/23/2016	06/23/2016	12/23/2015	09/23/2015	06/23/2015	03/23/2015	12/23/2014	09/23/2014		
Series B	With optional redemption *	Average life	Years	Date	5.68	5.19	4.71	4.43	3.98	3.72	3.47	3.23		
		Final Maturity	Years	Date	05/28/2017	11/29/2016	06/05/2016	02/26/2016	09/12/2015	06/11/2015	03/12/2015	12/15/2014		
	Without optional redemption *	Average life	Years	Date	5.75	5.25	4.75	4.50	4.00	3.75	3.50	3.25		
		Final Maturity	Years	Date	06/23/2017	12/23/2016	06/23/2016	03/23/2016	09/23/2015	06/23/2015	03/23/2015	12/23/2014		
		Average life	Years	Date	6.58	6.03	5.56	5.14	4.77	4.44	4.15	3.89		
		Final Maturity	Years	Date	04/20/2018	10/03/2017	04/12/2017	11/10/2016	06/29/2016	03/01/2016	11/15/2015	08/13/2015		
Series C	With optional redemption *	Average life	Years	Date	8.25	7.50	7.01	6.50	6.01	5.75	5.50	5.25		
		Final Maturity	Years	Date	12/23/2019	03/23/2019	09/23/2018	03/23/2018	09/23/2017	06/23/2017	12/23/2016	09/23/2016		
	Without optional redemption *	Average life	Years	Date	5.75	5.25	4.75	4.50	4.00	3.75	3.50	3.25		
		Final Maturity	Years	Date	06/23/2017	12/23/2016	06/23/2016	03/23/2016	09/23/2015	06/23/2015	03/23/2015	12/23/2014		
		Average life	Years	Date	10.25	9.49	8.81	8.21	7.68	7.20	6.76	6.36		
		Final Maturity	Years	Date	12/18/2021	03/16/2021	07/11/2020	12/06/2019	05/26/2019	12/01/2018	06/24/2018	01/29/2018		
Series D	With optional redemption *	Average life	Years	Date	5.75	5.25	4.75	4.50	4.00	3.75	3.50	3.25		
		Final Maturity	Years	Date	06/23/2017	12/23/2016	06/23/2016	03/23/2016	09/23/2015	06/23/2015	03/23/2015	12/23/2014		
	Without optional redemption *	Average life	Years	Date	18.67	15.59	14.59	13.68	12.84	12.07	11.37	10.74		
		Final Maturity	Years	Date	05/21/2028	04/20/2027	04/23/2026	05/24/2025	07/20/2024	10/14/2023	02/02/2023	06/15/2022		
		Average life	Years	Date	25.27	25.27	25.27	25.27	25.27	25.27	25.27	25.27		
		Final Maturity	Years	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	Date	5.75	5.25	4.75	4.50	4.00	3.75	3.50	3.25		
		Final Maturity	Years	Date	06/23/2017	12/23/2016	06/23/2016	03/23/2016	09/23/2015	06/23/2015	03/23/2015	12/23/2014		
	Without optional redemption *	Average life	Years	Date	25.27	25.27	25.27	25.27	25.27	25.27	25.27	25.27		
		Final Maturity	Years	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		
		Average life	Years	Date	25.27	25.27	25.27	25.27	25.27	25.27	25.27	25.27		
		Final Maturity	Years	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 securitized assets is less than 10 per 100 of the initial outstanding balance.
Hypothesis of delinquency and default assumptions of the securitized assets: 0%

Credit enhancement and financial operations

Credit enhancement (CE)						
Class	Current	% CE	At issue date			
			% CE	Current	% CE	
Class A	55.21%	136,207,482.00	41.14%	87.23%	754,800,000.00	13.00%
Series A1	0.00%	0.00	0.00%	20.80%	180,000,000.00	
Series A2	55.21%	136,207,482.00	66.43%	574,800,000.00		
Series B	19.29%	47,600,000.00	20.57%	5.50%	47,600,000.00	7.40%
Series C	13.78%	34,000,000.00	5.88%	3.93%	34,000,000.00	3.40%
Series D	5.51%	13,600,000.00	0.00%	1.57%	13,600,000.00	1.80%
Series E	6.20%	15,300,000.00	1.77%	15,300,000.00		
Issue of Bonds		246,707,482.00		865,300,000.00		
Reserve Fund	0.00%	0.00	1.80%	15,300,000.00		

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	24,491,294.64	2.181%	
Servicer ppal collect not yet credited	44,997.97		
Servicer ints collect not yet credited	6,933.82		
Liabilities	Available	Balance	Interest
Start-up Loan LT			0.00
Start-up Loan S/T		134,100.97	
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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Treasury Account Collateral
 Bancaja

Collateral: SME Loans

General			
	Current	At constitution date	
Count	996	3,627	
Principal			
Principal outstanding	225,440,402.47	850,023,258.14	
Average loan	226,345.79	234,359.87	
Minimum	115.76	166.67	
Maximum	6,942,282.19	11,564,065.01	
Interest rate			
Weighted average (wac)	2.90%	4.93%	
Minimum	1.98%	2.90%	
Maximum	6.50%	9.50%	
Final maturity			
Weighted average (WARM) (months)	123	95	
Minimum	12/01/2011	08/01/2007	
Maximum	01/05/2037	01/05/2037	
Index (principal outstanding distribution)			
6-month EURIBOR/MIBOR	1.72%	3.60%	
1-year EURIBOR/MIBOR	9.12%	24.01%	
1-year EURIBOR/MIBOR (Mortgage Market)	89.12%	67.78%	
Fixed Interest	0.05%	4.61%	

Distribution by sector (CNAE 2009)			
	Current	At constitution date	
(F) - Building	27.24%	42.85%	
(L) - Real estate activities	16.51%	13.14%	
(C) - Manufacturing industry	14.87%	13.12%	
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	9.32%	7.26%	
(M) - Professional, scientific and technical activities	8.91%	5.74%	
(A) - Agriculture, stockbreeding, fishing and silviculture	5.26%	3.94%	
(I) - Catering trade	4.08%	2.87%	
(N) - Clerical activities and support services	3.29%	2.22%	
(B) - Extractive industries	1.31%	1.91%	
(H) - Transport and storage	2.02%	1.66%	
(Q) - Health Activities and Social Services	2.44%	1.37%	
(S) - Other services	0.94%	1.30%	
(E) - Water supply, sanitation activities, waste management and depollution	1.34%	0.95%	
(J) - Information and communications	0.94%	0.56%	
(K) - Financial and insurance activities	0.74%	0.49%	
(R) - Artistic, recreational and entertainment activities	0.46%	0.33%	
(P) - Education	0.19%	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)	0.21%	0.74%	0.51%	0.37%	1.03%
Annual Percentage Rate (CPR)	2.52%	8.54%	5.94%	4.35%	11.65%

Geographic distribution			
	Current	At constitution date	
Andalucia	2.91%	4.45%	
Aragon	2.97%	1.93%	
Asturias	0.25%	0.10%	
Balearic Islands	3.04%	1.74%	
Basque Country	0.06%	0.02%	
Canary Islands		0.04%	
Castilla-La Mancha	1.63%	1.05%	
Catalonia	4.66%	4.61%	
Extremadura	0.07%	0.07%	
La Rioja	0.61%	0.40%	
Madrid	10.10%	6.41%	
Murcia	14.99%	15.45%	
Navarra	0.21%	0.15%	
Unknown		0.20%	
Valencia	58.50%	63.38%	

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	46	47,381.23	14,523.27	0.00	61,904.50	0.39	6,428,045.13	6,489,949.63	9.79
from > 1 to ≤ 2 months	53	186,283.31	42,446.36	0.00	228,729.67	1.43	8,994,045.77	9,222,775.44	13.91
from > 2 to ≤ 3 months	42	2,222,549.76	66,185.15	0.00	2,288,734.91	14.28	6,861,156.80	9,149,891.71	13.80
from > 3 to ≤ 6 months	15	249,142.88	92,020.77	0.00	341,163.65	2.13	7,948,646.52	8,289,810.17	12.50
from > 6 to < 12 months	24	441,894.03	115,721.60	0.00	557,615.63	3.48	5,680,359.48	6,237,974.11	9.41
from ≥ 12 to < 18 months	12	142,075.83	28,374.03	0.00	168,449.86	1.05	813,914.22	982,364.08	1.48
from ≥ 18 to < 24 months	16	544,803.13	109,832.16	0.00	654,635.29	4.08	1,965,226.05	2,619,661.34	3.95
from ≥ 24 months	142	9,781,535.97	1,941,442.00	0.00	11,722,977.97	73.16	11,602,770.51	23,325,748.48	35.17
Subtotal	350	13,615,466.14	2,408,545.34	0.00	16,024,011.48	100.00	50,294,163.48	66,318,174.96	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	350	13,615,466.14	2,408,545.34	0.00	16,024,011.48		50,294,163.48	66,318,174.96	