

Brief report

Date: 04/30/2012
 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
 Banco Cooperativo

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	19,329.01 111,103,149.48 19.33%	100,000.00 574,800,000.00	Floating 3-M Euribor+0.240% 23.Mar/Jun/Sep/Dec	1.0640% 06/25/2012 53.700285 Gross 43.497231 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A A2sf	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	1.3240% 06/25/2012 345.711111 Gross 280.026000 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	1.8240% 06/25/2012 476.266667 Gross 385.776000 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	3.8240% 06/25/2012 998.488889 Gross 808.776000 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	4.8240% 06/25/2012 1,259.600000 Gross 1,020.276000 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined Due to Cash Reserve reduction	C C	CC C
Total		221,603,149.48		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)									
				% Annual equivalent CPR									
				0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44		
Series A2	With optional redemption *	Average life	Years	2.17	1.97	1.81	1.67	1.56	1.45	1.36	1.28		
		Final Maturity	Years	05/23/2014	03/13/2014	01/13/2014	11/23/2013	10/11/2013	09/04/2013	08/02/2013	07/04/2013		
		Date	09/23/2016	03/23/2016	12/23/2015	09/23/2015	06/23/2015	03/23/2015	12/23/2014	09/23/2014			
	Without optional redemption *	Average life	Years	2.17	1.97	1.81	1.67	1.56	1.45	1.36	1.28		
		Final Maturity	Years	05/23/2014	03/13/2014	01/13/2014	11/23/2013	10/11/2013	09/04/2013	08/02/2013	07/04/2013		
		Date	09/23/2016	03/23/2016	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	4.96	4.68	4.20	3.93	3.68	3.23	3.19	2.96		
		Final Maturity	Years	03/07/2017	11/24/2016	06/03/2016	02/27/2016	11/25/2015	06/15/2015	05/29/2015	03/06/2015		
		Date	03/23/2017	12/23/2016	06/23/2016	03/23/2016	12/23/2015	06/23/2015	06/23/2015	03/23/2015			
	Without optional redemption *	Average life	Years	5.99	5.49	5.04	4.66	4.32	4.02	3.75	3.51		
		Final Maturity	Years	03/17/2018	09/15/2017	04/06/2017	11/16/2016	07/15/2016	03/27/2016	12/20/2015	09/26/2015		
		Date	12/23/2019	03/23/2019	09/23/2018	03/23/2018	12/23/2017	06/23/2017	03/23/2017	12/23/2016			
Series C	With optional redemption *	Average life	Years	5.00	4.76	4.25	4.17	3.75	3.25	3.25	3.00		
		Final Maturity	Years	03/23/2017	12/23/2016	06/23/2016	03/23/2016	12/23/2015	06/23/2015	06/23/2015	03/23/2015		
		Date	03/23/2017	12/23/2016	06/23/2016	03/23/2016	12/23/2015	06/23/2015	06/23/2015	03/23/2015			
	Without optional redemption *	Average life	Years	9.67	8.95	8.31	7.74	7.23	6.78	6.36	5.98		
		Final Maturity	Years	11/20/2021	03/03/2021	07/12/2020	12/17/2019	06/15/2019	07/31/2018	07/31/2018	03/15/2018		
		Date	09/23/2024	12/23/2023	03/23/2023	06/23/2022	09/23/2021	03/23/2021	09/23/2020	03/23/2020			
Series D	With optional redemption *	Average life	Years	5.00	4.76	4.25	4.00	3.75	3.25	3.25	3.00		
		Final Maturity	Years	03/23/2017	12/23/2016	06/23/2016	03/23/2016	12/23/2015	06/23/2015	06/23/2015	03/23/2015		
		Date	03/23/2017	12/23/2016	06/23/2016	03/23/2016	12/23/2015	06/23/2015	06/23/2015	03/23/2015			
	Without optional redemption *	Average life	Years	15.96	14.94	14.01	13.14	12.34	11.61	10.95	10.34		
		Final Maturity	Years	03/03/2028	02/25/2027	03/22/2026	05/10/2025	07/22/2024	10/30/2023	03/02/2023	07/23/2022		
		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	5.00	4.76	4.25	4.00	3.75	3.25	3.25	3.00		
		Final Maturity	Years	03/23/2017	12/23/2016	06/23/2016	03/23/2016	12/23/2015	06/23/2015	06/23/2015	03/23/2015		
		Date	03/23/2017	12/23/2016	06/23/2016	03/23/2016	12/23/2015	06/23/2015	06/23/2015	03/23/2015			
	Without optional redemption *	Average life	Years	24.77	24.77	24.77	24.77	24.77	24.77	24.77	24.77		
		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)					
Class	Current		At issue date		% CE
	% CE		% CE		
Class A	50.14%	111,103,149.48	46.15%	87.23%	754,800,000.00
Series A1	0.00%	0.00	20.80%		180,000,000.00
Series A2	50.14%	111,103,149.48	66.43%		574,800,000.00
Series B	21.48%	47,600,000.00	23.07%	5.50%	47,600,000.00
Series C	15.34%	34,000,000.00	6.59%	3.93%	34,000,000.00
Series D	6.14%	13,600,000.00	0.00%	1.57%	13,600,000.00
Series E	6.90%	15,300,000.00	1.77%		15,300,000.00
Issue of Bonds		221,603,149.48			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	15,396,305.47	1.695%	
Servicer ppal collect not yet credited	49,216.15		
Servicer ints collect not yet credited	12,644.95		
Liabilities	Available	Balance	Interest
Start-up Loan LT			0.00
Start-up Loan S/T		44,700.37	
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	928	3,627
Principal		
Principal outstanding	205,268,508.40	850,023,258.14
Average loan	221,194.51	234,359.87
Minimum	702.74	166.67
Maximum	6,942,282.19	11,564,065.01
Interest rate		
Weighted average (wac)	3.11%	4.93%
Minimum	1.81%	2.90%
Maximum	5.92%	9.50%
Final maturity		
Weighted average (WARM) (months)	120	95
Minimum	05/06/2012	08/01/2007
Maximum	01/05/2037	01/05/2037
Index (principal outstanding distribution)		
6-month EURIBOR/MIBOR	1.68%	3.60%
1-year EURIBOR/MIBOR	8.25%	24.01%
1-year EURIBOR/MIBOR (Mortgage Market)	90.05%	67.78%
Fixed Interest	0.02%	4.61%

Distribution by sector (CNAE 2009)		
	Current	At constitution date
(F) - Building	27.78%	42.85%
(L) - Real estate activities	16.31%	13.14%
(C) - Manufacturing industry	14.67%	13.12%
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	9.32%	7.26%
(M) - Professional, scientific and technical activities	9.29%	5.74%
(A) - Agriculture, stockbreeding, fishing and silviculture	5.05%	3.94%
(I) - Catering trade	4.13%	2.87%
(N) - Clerical activities and support services	3.46%	2.22%
(B) - Extractive industries	1.22%	1.91%
(H) - Transport and storage	1.56%	1.66%
(Q) - Health Activities and Social Services	2.46%	1.37%
(S) - Other services	0.84%	1.30%
(E) - Water supply, sanitation activities, waste management and depollution	1.29%	0.95%
(J) - Information and communications	1.00%	0.56%
(K) - Financial and insurance activities	0.78%	0.49%
(R) - Artistic, recreational and entertainment activities	0.47%	0.33%
(P) - Education	0.20%	0.17%
(D) - Supply of electric power, gas, steam and air-conditioning	0.14%	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)	0.64%	0.33%	0.31%	0.43%	0.97%
Annual Percentage Rate (CPR)	7.38%	3.88%	3.63%	5.02%	11.00%

Geographic distribution		
	Current	At constitution date
Andalucia	2.93%	4.45%
Aragon	3.02%	1.93%
Asturias	0.26%	0.10%
Balearic Islands	3.17%	1.74%
Basque Country	0.06%	0.02%
Canary Islands		0.04%
Castilla-La Mancha	1.69%	1.05%
Catalonia	4.37%	4.61%
Extremadura	0.05%	0.07%
La Rioja	0.50%	0.40%
Madrid	9.96%	6.41%
Murcia	15.11%	15.45%
Navarra	0.22%	0.15%
Unknown		0.20%
Valencia	58.67%	63.38%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	52	127,737.23	21,278.65	0.00	149,015.88	0.99	13,750,792.89	13,899,808.77	19.90
from > 1 to ≤ 2 months	39	313,709.52	32,833.67	0.00	346,543.19	2.30	6,530,890.63	6,877,433.82	9.85
from > 2 to ≤ 3 months	41	194,595.25	50,977.53	0.00	245,572.78	1.63	6,384,768.81	6,630,341.59	9.49
from > 3 to ≤ 6 months	22	197,608.82	90,452.25	0.00	288,061.07	1.91	5,582,536.47	5,870,597.54	8.40
from > 6 to < 12 months	21	630,473.73	237,365.84	0.00	867,839.57	5.75	9,120,908.56	9,988,748.13	14.30
from ≥ 12 to < 18 months	22	569,688.79	140,787.87	0.00	710,476.66	4.71	3,753,354.12	4,463,830.78	6.39
from ≥ 18 to < 24 months	8	130,177.49	22,969.87	0.00	153,147.36	1.01	477,656.32	630,803.68	0.90
from ≥ 2 years	141	10,564,529.36	1,771,720.26	0.00	12,336,249.62	81.71	9,157,874.57	21,494,124.19	30.77
Subtotal	346	12,728,520.19	2,368,385.94	0.00	15,096,906.13	100.00	54,758,782.37	69,855,688.50	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	346	12,728,520.19	2,368,385.94	0.00	15,096,906.13		54,758,782.37	69,855,688.50	