

Brief report

Date: 12/31/2012
 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
 Barclays Bank PLC

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Barclays Bank PLC

Start-up Loan
 Banco de Valencia

Swap
 BBVA

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

Bond Underwriter and Placement Agent
 Bancaja
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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) | | | | | | |
| Series A1 | ES0372241002 | 07/20/2007 | 1,800 | 0.00 | 180,000,000.00 | Floating | 3-M Euribor+0.130% | 0.4230% | 03/23/2040 | AAA |
| | | | | 0.00 | 180,000,000.00 | | 23.Mar/Jun/Sep/Dec | | Quarterly | Aaa |
| Series A2 | ES0372241010 | 07/20/2007 | 5,748 | 14,159.93 | 100,000,000.00 | Floating | 3-M Euribor+0.240% | 0.4230% | 03/23/2040 | A |
| | | | | 81,391,277.64 | 574,800,000.00 | | 23.Mar/Jun/Sep/Dec | 15.140505 Gross 11.960999 Net | Quarterly | A3sf |
| | | | | 14.16% | | | | | To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances | Aaa |
| Series B | ES0372241028 | 07/20/2007 | 476 | 100,000.00 | 100,000,000.00 | Floating | 3-M Euribor+0.500% | 0.6830% | 03/23/2040 | BB |
| | | | | 47,600,000.00 | 47,600,000.00 | | 23.Mar/Jun/Sep/Dec | 172.647222 Gross 136.391305 Net | Quarterly | Ba3 |
| | | | | 100.00% | | | | | To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances | A3 |
| Series C | ES0372241036 | 07/20/2007 | 340 | 100,000.00 | 100,000,000.00 | Floating | 3-M Euribor+1.000% | 1.1830% | 03/23/2040 | CCsf |
| | | | | 34,000,000.00 | 34,000,000.00 | | 23.Mar/Jun/Sep/Dec | 299.036111 Gross 236.238528 Net | Quarterly | Caa3 |
| | | | | 100.00% | | | | | To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances | BBB |
| Series D | ES0372241044 | 07/20/2007 | 136 | 100,000.00 | 100,000,000.00 | Floating | 3-M Euribor+3.000% | 3.1830% | 03/23/2040 | CC |
| | | | | 13,600,000.00 | 13,600,000.00 | | 23.Mar/Jun/Sep/Dec | 804.591667 Gross 635.627417 Net | Quarterly | C |
| | | | | 100.00% | | | | | To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances | BB |
| Series E | ES0372241051 | 07/20/2007 | 153 | 100,000.00 | 100,000,000.00 | Floating | 3-M Euribor+4.000% | 4.1830% | 03/23/2040 | C |
| | | | | 15,300,000.00 | 15,300,000.00 | | 23.Mar/Jun/Sep/Dec | 1,057.369444 Gross 835.321861 Net | Quarterly | C |
| | | | | 100.00% | | | | | To Be Determined Due to Cash Reserve reduction | CC |
| Total | | | | 191,891,277.64 | 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) | | | | | | 1.25 | 1.44 |
| | | | | 2.00 | 0.34 | 0.51 | 0.69 | 0.87 | 1.06 | | |
| Series A2 | With optional redemption * | Average life | 1.68 | 1.53 | 1.40 | 1.29 | 1.20 | 1.12 | 1.05 | 0.99 | |
| | | Final Maturity | 08/28/2014 | 07/04/2014 | 05/19/2014 | 04/10/2014 | 03/08/2014 | 02/06/2014 | 01/11/2014 | 12/21/2013 | |
| | Without optional redemption * | Average life | 1.85 | 1.53 | 1.40 | 1.29 | 1.20 | 1.12 | 1.05 | 0.99 | |
| | | Final Maturity | 06/23/2016 | 03/23/2016 | 12/23/2015 | 09/23/2015 | 06/23/2015 | 03/23/2015 | 03/23/2015 | 12/23/2014 | |
| | Series B | With optional redemption * | Average life | 3.96 | 3.69 | 3.42 | 2.97 | 2.93 | 2.69 | 2.46 | 2.23 |
| | | | Final Maturity | 12/06/2016 | 08/30/2016 | 05/26/2016 | 12/14/2015 | 11/27/2015 | 09/03/2015 | 06/10/2015 | 03/16/2015 |
| Without optional redemption * | | Average life | 4.97 | 4.55 | 4.18 | 3.86 | 3.58 | 3.33 | 3.11 | 2.91 | |
| | | Final Maturity | 12/10/2017 | 07/10/2017 | 02/26/2017 | 11/01/2016 | 07/21/2016 | 04/20/2016 | 02/01/2016 | 11/20/2015 | |
| Series C | | With optional redemption * | Average life | 4.00 | 3.75 | 3.50 | 3.00 | 3.00 | 2.75 | 2.50 | 2.24 |
| | | | Final Maturity | 09/23/2019 | 03/23/2019 | 09/23/2018 | 03/23/2018 | 12/23/2017 | 06/23/2017 | 03/23/2017 | 12/23/2016 |
| | Without optional redemption * | Average life | 8.64 | 8.00 | 7.42 | 6.92 | 6.46 | 6.06 | 5.68 | 5.34 | |
| | | Final Maturity | 08/14/2021 | 12/21/2020 | 05/25/2020 | 11/22/2019 | 06/10/2019 | 01/12/2019 | 08/29/2018 | 04/27/2018 | |
| | Series D | With optional redemption * | Average life | 4.00 | 3.75 | 3.50 | 3.00 | 3.00 | 2.75 | 2.50 | 2.24 |
| | | | Final Maturity | 12/23/2016 | 09/23/2016 | 06/23/2016 | 12/23/2015 | 12/23/2015 | 09/23/2015 | 06/23/2015 | 03/23/2015 |
| Without optional redemption * | | Average life | 14.97 | 14.01 | 13.12 | 12.30 | 11.55 | 10.87 | 10.24 | 9.67 | |
| | | Final Maturity | 12/09/2027 | 12/23/2026 | 02/03/2026 | 04/10/2025 | 07/09/2024 | 11/02/2023 | 03/19/2023 | 08/22/2022 | |
| Series E | | With optional redemption * | Average life | 4.00 | 3.75 | 3.50 | 3.00 | 3.00 | 2.75 | 2.50 | 2.24 |
| | | | Final Maturity | 12/23/2016 | 09/23/2016 | 06/23/2016 | 12/23/2015 | 12/23/2015 | 09/23/2015 | 06/23/2015 | 03/23/2015 |
| | Without optional redemption * | Average life | 24.01 | 24.01 | 24.01 | 24.01 | 24.01 | 24.01 | 24.01 | 24.01 | |
| | | Final Maturity | 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

| Class | Current | | At issue date | |
|----------------|---------|----------------|---------------|----------------|
| | % CE | % CE | % CE | % CE |
| Class A | 42.42% | 81,391,277.64 | 53.91% | 87.23% |
| Series A1 | 0.00% | 0.00 | 20.80% | 754,800,000.00 |
| Series A2 | 42.42% | 81,391,277.64 | 66.43% | 180,000,000.00 |
| Series B | 24.81% | 47,600,000.00 | 26.95% | 574,800,000.00 |
| Series C | 17.72% | 34,000,000.00 | 7.70% | 47,600,000.00 |
| Series D | 7.09% | 13,600,000.00 | 0.00% | 34,000,000.00 |
| Series E | 7.97% | 15,300,000.00 | 1.77% | 13,600,000.00 |
| Issue of Bonds | | 191,891,277.64 | | 15,300,000.00 |
| Reserve Fund | 0.00% | 0.00 | 1.80% | 865,300,000.00 |

| Other financial operations (current) | | | |
|--|---------------|----------|----------|
| Assets | Balance | Interest | |
| Treasury Account | 11,401,589.20 | 0.183% | |
| Servicer ppal collect not yet credited | 74,667.75 | | |
| Servicer ints collect not yet credited | 3,648.23 | | |
| Liabilities | Available | Balance | Interest |
| Start-up Loan LT | | 0.00 | |
| Start-up Loan S/T | | 0.00 | |
| 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 | 865 | 3,627 | |
| Principal | | | |
| Principal outstanding | 175,358,461.42 | 850,023,258.14 | |
| Average loan | 202,726.54 | 234,359.87 | |
| Minimum | 889.22 | 166.67 | |
| Maximum | 6,383,974.67 | 11,564,065.01 | |
| Interest rate | | | |
| Weighted average (wac) | 2.47% | 4.93% | |
| Minimum | 1.13% | 2.90% | |
| Maximum | 6.00% | 9.50% | |
| Final maturity | | | |
| Weighted average (WARM) (months) | 117 | 95 | |
| Minimum | 01/11/2013 | 08/01/2007 | |
| Maximum | 01/05/2037 | 01/05/2037 | |
| Index (principal outstanding distribution) | | | |
| 6-month EURIBOR/MIBOR | 1.54% | 3.60% | |
| 1-year EURIBOR/MIBOR | 6.91% | 24.01% | |
| 1-year EURIBOR/MIBOR (Mortgage Market) | 91.54% | 67.78% | |
| Fixed Interest | 0.00% | 4.61% | |

| Distribution by sector (CNAE 2009) | | | |
|---|---------|----------------------|--|
| | Current | At constitution date | |
| (F) - Building | 29.14% | 42.85% | |
| (L) - Real estate activities | 15.98% | 13.14% | |
| (C) - Manufacturing industry | 13.70% | 13.12% | |
| (G) - Wholesale and retail trade; repair of motor vehicles and motorcycles | 9.58% | 7.26% | |
| (M) - Professional, scientific and technical activities | 9.65% | 5.74% | |
| (A) - Agriculture, stockbreeding, fishing and silviculture | 4.51% | 3.94% | |
| (I) - Catering trade | 4.14% | 2.87% | |
| (N) - Clerical activities and support services | 3.82% | 2.22% | |
| (B) - Extractive industries | 0.79% | 1.91% | |
| (H) - Transport and storage | 1.57% | 1.66% | |
| (Q) - Health Activities and Social Services | 2.49% | 1.37% | |
| (S) - Other services | 0.73% | 1.30% | |
| (E) - Water supply, sanitation activities, waste management and depollution | 1.19% | 0.95% | |
| (J) - Information and communications | 1.12% | 0.56% | |
| (K) - Financial and insurance activities | 0.87% | 0.49% | |
| (R) - Artistic, recreational and entertainment activities | 0.34% | 0.33% | |
| (P) - Education | 0.21% | 0.17% | |
| (D) - Supply of electric power, gas, steam and air-conditioning | 0.15% | 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) | 1.46% | 0.74% | 0.45% | 0.40% | 0.90% |
| Annual Percentage Rate (CPR) | 16.19% | 8.58% | 5.26% | 4.73% | 10.33% |

| Geographic distribution | | | |
|-------------------------|---------|----------------------|--|
| | Current | At constitution date | |
| Andalucia | 2.93% | 4.45% | |
| Aragon | 3.32% | 1.93% | |
| Asturias | | 0.10% | |
| Balearic Islands | 3.23% | 1.74% | |
| Basque Country | 0.06% | 0.02% | |
| Canary Islands | | 0.04% | |
| Castilla-La Mancha | 1.79% | 1.05% | |
| Catalonia | 4.36% | 4.61% | |
| Extremadura | 0.02% | 0.07% | |
| La Rioja | 0.42% | 0.40% | |
| Madrid | 10.43% | 6.41% | |
| Murcia | 15.66% | 15.45% | |
| Navarra | 0.24% | 0.15% | |
| Unknown | | 0.20% | |
| Valencia | 57.54% | 63.38% | |

| Current delinquency | | | | | | | | | |
|----------------------------------|--------|---------------|--------------|-------|---------------|--------|------------------|---------------|--------|
| Aging | Assets | Overdue debt | | | | | Outstanding debt | Total debt | |
| | | Principal | Interest | Other | Total | % | | | % |
| <i>Delinquencies</i> | | | | | | | | | |
| Up to 1 month | 47 | 167,599.29 | 11,955.37 | 0.00 | 179,554.66 | 1.10 | 8,011,530.83 | 8,191,085.49 | 12.38 |
| from > 1 to ≤ 2 months | 20 | 90,352.44 | 13,716.43 | 0.00 | 104,068.87 | 0.64 | 4,556,773.54 | 4,660,842.41 | 7.04 |
| from > 2 to ≤ 3 months | 29 | 171,622.17 | 42,166.11 | 0.00 | 213,788.28 | 1.31 | 6,293,137.93 | 6,506,926.21 | 9.83 |
| from > 3 to ≤ 6 months | 14 | 237,356.49 | 74,949.67 | 0.00 | 312,306.16 | 1.92 | 6,480,193.82 | 6,792,499.98 | 10.27 |
| from > 6 to < 12 months | 25 | 368,991.77 | 116,441.78 | 0.00 | 485,433.55 | 2.98 | 4,969,520.98 | 5,454,954.53 | 8.24 |
| from ≥ 12 to < 18 months | 25 | 713,961.93 | 357,201.96 | 0.00 | 1,071,163.89 | 6.57 | 7,397,852.37 | 8,469,016.26 | 12.80 |
| from ≥ 18 to < 24 months | 19 | 1,239,697.30 | 243,285.20 | 0.00 | 1,482,982.50 | 9.10 | 4,198,834.45 | 5,681,816.95 | 8.59 |
| from ≥ 24 months | 149 | 10,677,603.35 | 1,773,948.39 | 0.00 | 12,451,551.74 | 76.39 | 7,962,713.49 | 20,414,265.23 | 30.85 |
| Subtotal | 328 | 13,667,184.74 | 2,633,664.91 | 0.00 | 16,300,849.65 | 100.00 | 49,870,557.41 | 66,171,407.06 | 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 | 328 | 13,667,184.74 | 2,633,664.91 | 0.00 | 16,300,849.65 | | 49,870,557.41 | 66,171,407.06 | |