

# PYME VALENCIA 1 - Fondo de Titulización de Activos



## Brief report

Date: 04/30/2013  
Currency: EUR

Date of constitution  
07/20/2007

VAT Reg. no.  
V85170629

Management Company  
Europa 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  
Banco de Valencia

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

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)		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	12,732.18 73,184,570.64 12.73%	100,000.00 574,800,000.00	Floating 3-M Euribor+0.240% 23.Mar/Jun/Sep/Dec	0.4510% 06/24/2013 14.515039 Gross 11.466881 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A A3sf	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	0.7110% 06/24/2013 179.725000 Gross 141.982750 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	1.2110% 06/24/2013 306.113889 Gross 241.829972 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	3.2110% 06/24/2013 811.669444 Gross 641.218861 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	4.2110% 06/24/2013 1,064.447222 Gross 840.913305 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined Due to Cash Reserve reduction	C C	CC C
Total		183,684,570.64		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)									
				% 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	1.56	1.43	1.32	1.22	1.14	1.07	1.01	0.96		
		Final Maturity	Years	10/14/2014	08/27/2014	07/18/2014	06/14/2014	05/16/2014	04/20/2014	03/29/2014	03/09/2014		
	Without optional redemption *	Average life	Years	1.56	1.43	1.32	1.22	1.14	1.07	1.01	0.96		
		Final Maturity	Years	06/23/2016	03/23/2016	12/23/2015	09/23/2015	06/23/2015	03/23/2015	03/23/2015	03/23/2015		
	Series B	With optional redemption *	Average life	Years	3.70	3.44	3.18	2.93	2.70	2.47	2.43	2.21	
			Final Maturity	Years	12/04/2016	08/30/2016	05/29/2016	02/29/2016	12/05/2015	09/11/2015	08/29/2015	06/09/2015	
Without optional redemption *		Average life	Years	3.70	3.44	3.18	2.93	2.70	2.47	2.43	2.21		
		Final Maturity	Years	12/23/2016	09/23/2016	06/23/2016	03/23/2016	12/23/2015	09/23/2015	09/23/2015	06/23/2015		
Series C		With optional redemption *	Average life	Years	6.50	6.30	6.10	5.90	5.70	5.50	5.30	5.10	
			Final Maturity	Years	09/23/2019	03/23/2019	09/23/2018	03/23/2018	12/23/2017	09/23/2017	06/23/2017	03/23/2017	
	Without optional redemption *	Average life	Years	6.50	6.30	6.10	5.90	5.70	5.50	5.30	5.10		
		Final Maturity	Years	12/23/2016	09/23/2016	06/23/2016	03/23/2016	12/23/2015	09/23/2015	09/23/2015	06/23/2015		
	Series D	With optional redemption *	Average life	Years	8.34	7.73	7.18	6.70	6.27	5.88	5.53	5.21	
			Final Maturity	Years	07/26/2021	12/13/2020	05/28/2020	12/05/2019	06/30/2019	02/09/2019	10/05/2018	06/09/2018	
Without optional redemption *		Average life	Years	8.34	7.73	7.18	6.70	6.27	5.88	5.53	5.21		
		Final Maturity	Years	12/23/2016	09/23/2016	06/23/2016	03/23/2016	12/23/2015	09/23/2015	09/23/2015	06/23/2015		
Series E		With optional redemption *	Average life	Years	11.14	10.27	9.42	8.57	7.72	6.87	6.02	5.17	
			Final Maturity	Years	11/14/2027	12/08/2026	01/28/2026	04/13/2025	07/20/2024	11/20/2023	04/13/2023	09/24/2022	
	Without optional redemption *	Average life	Years	11.14	10.27	9.42	8.57	7.72	6.87	6.02	5.17		
		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		

\* 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	% CE		At issue date	
		% CE	% CE	% CE	% CE
Class A	39.84%	73,184,570.64	56.54%	87.23%	754,800,000.00
Series A1	0.00%	0.00	0.00%	20.80%	180,000,000.00
Series A2	39.84%	73,184,570.64	56.43%	66.43%	574,800,000.00
Series B	25.91%	47,600,000.00	28.27%	5.50%	47,600,000.00
Series C	18.51%	34,000,000.00	8.08%	3.93%	34,000,000.00
Series D	7.40%	13,600,000.00	0.00%	1.57%	13,600,000.00
Series E	8.33%	15,300,000.00	1.77%		15,300,000.00
Issue of Bonds		183,684,570.64			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	12,694,315.09	0.204%	
Servicer ppal collect not yet credited	26,381.34		
Servicer ints collect not yet credited	1,794.10		
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	828	3,627	
Principal			
Principal outstanding	165,012,390.85	850,023,258.14	
Average loan	199,290.33	234,359.87	
Minimum	411.09	166.67	
Maximum	6,366,648.93	11,564,065.01	
Interest rate			
Weighted average (wac)	2.00%	4.93%	
Minimum	0.82%	2.90%	
Maximum	6.00%	9.50%	
Final maturity			
Weighted average (WARM) (months)	116	95	
Minimum	05/08/2013	08/01/2007	
Maximum	01/05/2037	01/05/2037	
Index (principal outstanding distribution)			
6-month EURIBOR/MIBOR	1.55%	3.60%	
1-year EURIBOR/MIBOR	6.07%	24.01%	
1-year EURIBOR/MIBOR (Mortgage Market)	92.39%	67.78%	
Fixed Interest	0.00%	4.61%	

Distribution by sector (CNAE 2009)			
	Current	At constitution date	
(F) - Building	29.97%	42.85%	
(L) - Real estate activities	16.36%	13.14%	
(C) - Manufacturing industry	12.78%	13.12%	
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	9.68%	7.26%	
(M) - Professional, scientific and technical activities	9.59%	5.74%	
(A) - Agriculture, stockbreeding, fishing and silviculture	4.33%	3.94%	
(I) - Catering trade	4.11%	2.87%	
(N) - Clerical activities and support services	3.90%	2.22%	
(B) - Extractive industries	0.66%	1.91%	
(H) - Transport and storage	1.56%	1.66%	
(Q) - Health Activities and Social Services	2.44%	1.37%	
(S) - Other services	0.73%	1.30%	
(E) - Water supply, sanitation activities, waste management and depollution	1.10%	0.95%	
(J) - Information and communications	1.16%	0.56%	
(K) - Financial and insurance activities	0.90%	0.49%	
(R) - Artistic, recreational and entertainment activities	0.35%	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)	0.00%	0.11%	0.41%	0.34%	0.86%
Annual Percentage Rate (CPR)	0.01%	1.31%	4.77%	3.95%	9.83%

Geographic distribution			
	Current	At constitution date	
Andalucia	2.80%	4.45%	
Aragon	3.26%	1.93%	
Asturias		0.10%	
Balearic Islands	3.36%	1.74%	
Basque Country	0.07%	0.02%	
Canary Islands		0.04%	
Castilla-La Mancha	1.80%	1.05%	
Catalonia	4.38%	4.61%	
Extremadura		0.07%	
La Rioja	0.28%	0.40%	
Madrid	10.03%	6.41%	
Murcia	15.88%	15.45%	
Navarra	0.24%	0.15%	
Unknown		0.20%	
Valencia	57.89%	63.38%	

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	38	106,554.66	26,875.61	0.00	133,430.27	0.79	7,723,213.70	7,856,643.97	11.76
from > 1 to ≤ 2 months	33	101,109.01	10,440.27	0.00	111,549.28	0.66	3,866,332.64	3,977,881.92	5.95
from > 2 to ≤ 3 months	24	175,024.71	22,625.15	0.00	197,649.86	1.17	4,122,535.40	4,320,185.26	6.46
from > 3 to ≤ 6 months	12	62,162.27	16,078.28	0.00	80,260.55	0.47	2,269,528.79	2,349,789.34	3.52
from > 6 to < 12 months	22	617,300.31	216,743.08	0.00	834,043.39	4.92	10,725,195.28	11,559,238.67	17.30
from ≥ 12 to < 18 months	31	767,769.11	221,109.84	0.00	988,878.95	5.84	5,327,609.18	6,316,488.13	9.45
from ≥ 18 to < 24 months	19	1,172,529.69	414,929.41	0.00	1,587,459.10	9.37	7,320,029.90	8,907,489.00	13.33
from ≥ 24 months	155	11,182,299.95	1,824,884.03	0.00	13,007,183.98	76.78	8,530,479.11	21,537,663.09	32.23
Subtotal	334	14,184,769.71	2,755,685.67	0.00	16,940,455.38	100.00	49,884,924.00	66,825,379.38	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	334	14,184,769.71	2,755,685.67	0.00	16,940,455.38		49,884,924.00	66,825,379.38	