

PYME VALENCIA 2 - Fondo de Titulización de Activos



Brief report

Date: 08/31/2010
Currency: EUR

Date of constitution
03/13/2009

VAT Reg. no.
V85657690

Management Company
Europea de Titulización, S.G.F.T

Originator
Banco de Valencia

Servicer
Banco de Valencia

Lead Managers
Bancaja
JPMorgan

Subordinated Loan
Bancaja

Suscriber
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Bond Paying Agent
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Market
AIAF Mercado de Renta Fija

Register of Book Securities
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Treasury Account
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Start-up Loan
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Assets Custodian
Banco de Valencia

Fund Auditors
Deloitte

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 Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0372219008	03/17/2009 4,075	61.829.28 251,954,316.00	100,000.00 407,500,000.00	Floating 3M Euribor+0.300% 25.Mar/Jun/Sep/Dec	1.0390% 09/27/2010 167.739402 Gross 135.868916 Net	03/25/2047 Quarterly 25.Mar/Jun/Sep/Dec	"Pass-Through"	Aaa	Aaa
Series B ES0372219016	03/17/2009 175	100,000.00 17,500,000.00	100,000.00 17,500,000.00	Floating 3M Euribor+0.600% 25.Mar/Jun/Sep/Dec	1.3390% 09/27/2010 349.627778 Gross 283.198500 Net	03/25/2047 Quarterly 25.Mar/Jun/Sep/Dec	"Pass-Through" Secutorial / Pro rata under certain circumstances	A1	A1
Series C ES0372219024	03/17/2009 750	100,000.00 75,000,000.00	100,000.00 75,000,000.00	Floating 3M Euribor+0.900% 25.Mar/Jun/Sep/Dec	1.6390% 09/27/2010 427.961111 Gross 346.648500 Net	03/25/2047 Quarterly 25.Mar/Jun/Sep/Dec	"Pass-Through" Pro rata under certain circumstances	Baa3	Baa3
Total		344,454,316.00	500,000,000.00						

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)								
			0.69	0.87	1.06	1.25	1.44	1.64	1.84	2.05	
Series A	With optional redemption *	Average life	1.93	1.79	1.68	1.58	1.49	1.42	1.35	1.29	
		Final Maturity	05/27/2012	04/09/2012	02/28/2012	01/22/2012	12/22/2011	11/23/2011	10/29/2011	10/07/2011	
	Without optional redemption *	Average life	1.93	1.79	1.68	1.58	1.49	1.42	1.35	1.29	
		Final Maturity	05/27/2012	04/09/2012	02/28/2012	01/22/2012	12/22/2011	11/23/2011	10/29/2011	10/07/2011	
	Series B	With optional redemption *	Average life	5.57	5.13	4.75	4.43	4.14	3.87	3.65	3.44
			Final Maturity	01/17/2016	08/11/2015	03/25/2015	11/28/2014	08/12/2014	05/09/2014	02/16/2014	11/30/2013
Without optional redemption *		Average life	5.57	5.13	4.75	4.43	4.14	3.87	3.65	3.44	
		Final Maturity	01/17/2016	08/11/2015	03/25/2015	11/28/2014	08/12/2014	05/09/2014	02/16/2014	11/30/2013	
Series C		With optional redemption *	Average life	7.24	6.74	6.26	5.80	5.51	5.07	4.81	4.56
			Final Maturity	09/18/2017	03/20/2017	09/29/2016	04/09/2016	12/27/2015	07/20/2015	04/16/2015	01/13/2015
	Without optional redemption *	Average life	7.24	6.74	6.26	5.80	5.51	5.07	4.81	4.56	
		Final Maturity	09/18/2017	03/20/2017	09/29/2016	04/09/2016	12/27/2015	07/20/2015	04/16/2015	01/13/2015	

* 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

	Current		% CE		At issue date		% CE	
Series A	73.15%	251,954,316.00	52.71%	81.50%	407,500,000.00	37.90%		
Series B	5.08%	17,500,000.00	47.63%	3.50%	17,500,000.00	34.40%		
Series C	21.77%	75,000,000.00	25.86%	15.00%	75,000,000.00	19.40%		
Issue of Bonds		344,454,316.00			500,000,000.00			
Principal Reserve Fund	25.26%	87,000,000.00	17.40%		87,000,000.00			
Interests Reserve Fund	0.61%	2,084,005.78	2.00%		10,000,000.00			

Other financial operations (current)

Assets	Balance	Interest	
Treasury Account	117,334,731.70	0.727%	
Servicer ppal collect not yet credited	94,463.46		
Servicer ints collect not yet credited	8,491.12		
Liabilities	Available	Balance Interest	
Subordinated Loan L/T		89,059,551.18	2.239%
Subordinated Loan S/T		24,454.60	
Start-up Loan L/T		1,273,189.42	2.739%
Start-up Loan S/T		462,977.97	
Swap collateralized amount	Amount	Credited	
Cash		0.00	
Securities		0.00	
CSA *	0.00		

* Credit Support Amount in favour of the Fund

Collateral: SME Loans

General			
	Current	At constitution date	
Count	2,131	2,853	
Principal			
Principal outstanding	313,763,997.37	499,403,212.77	
Average loan	147,237.92	175,044.94	
Minimum	107.80	853.82	
Maximum	3,199,999.99	3,996,029.45	
Interest rate			
Weighted average (wac)	2.40%	5.61%	
Minimum	1.46%	2.37%	
Maximum	9.65%	10.60%	
Final maturity			
Weighted average (WARM) (months)	120	103	
Minimum	09/05/2010	05/31/2009	
Maximum	12/05/2042	12/05/2042	
Index (principal outstanding distribution)			
6-month EURIBOR/MIBOR	3.06%	3.46%	
1-year EURIBOR/MIBOR	21.93%	27.33%	
1-year EURIBOR/MIBOR (Mortgage Market)	71.83%	64.14%	
Fixed Interest	3.18%	5.07%	

Distribution by sector (CNAE 2009)

	Current	At constitution date
(F) - Building	24.10%	28.95%
(C) - Manufacturing industry	15.95%	16.14%
(L) - Real estate activities	18.28%	15.44%
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	11.43%	9.95%
(M) - Professional, scientific and technical activities	7.23%	7.30%
(I) - Catering trade	5.25%	5.46%
(H) - Transport and storage	3.58%	3.61%
(A) - Agriculture, stockbreeding, fishing and silviculture	2.55%	2.60%
(D) - Supply of electric power, gas, steam and air-conditioning	2.73%	2.07%
(K) - Financial and insurance activities	1.48%	1.72%
(Q) - Health Activities and Social Services	1.77%	1.65%
(N) - Clerical activities and support services	1.41%	1.35%
(R) - Artistic, recreational and entertainment activities	1.86%	1.33%
(S) - Other services	1.47%	1.21%
(B) - Extractive industries	0.31%	0.58%
(P) - Education	0.35%	0.28%
(E) - Water supply, sanitation activities, waste management and depollution	0.14%	0.19%
(J) - Information and communications	0.10%	0.15%
(U) - Extraterritorial organisation and body activities	0.01%	0.01%
(O) - Government and defence; compulsory Social Security	0.01%	0.01%

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.
Only the information communicated by Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

Additional information

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.71%	1.32%	1.30%	1.00%	0.95%
Annual Percentage Rate (CPR)	8.17%	14.77%	14.57%	11.33%	10.86%

Geographic distribution

	Current	At constitution date
Andalucia	2.49%	2.29%
Aragon	1.55%	1.72%
Asturias	0.13%	0.09%
Balearic Islands	3.16%	3.00%
Basque Country	0.16%	0.21%
Canary Islands	0.07%	0.05%
Castilla-La Mancha	1.54%	1.23%
Castilla-Leon	1.01%	0.76%
Catalonia	3.54%	2.94%
Extremadura	0.16%	0.12%
Galicia	0.34%	0.29%
La Rioja	0.05%	0.04%
Madrid	5.31%	5.15%
Murcia	15.08%	15.85%
Navarra	0.40%	0.40%
Valencia	65.03%	65.86%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	122	297,928.32	32,342.51	0.00	330,270.83	4.75	13,530,104.98	13,860,375.81	34.24
from > 1 to ≤ 2 months	65	1,000,883.68	36,991.26	0.00	1,037,874.94	14.92	8,761,292.91	9,799,167.85	24.21
from > 2 to ≤ 3 months	60	406,177.84	40,089.39	0.00	446,267.23	6.42	4,921,189.48	5,367,456.71	13.26
from > 3 to ≤ 6 months	13	2,045,371.62	31,403.02	0.00	2,076,774.64	29.86	418,765.96	2,495,540.60	6.17
from > 6 to < 12 months	41	1,947,881.77	69,635.49	0.00	2,017,517.26	29.00	3,243,646.90	5,261,164.16	13.00
from ≥ 12 to < 18 months	38	873,464.88	173,783.04	0.00	1,047,247.92	15.06	2,645,193.63	3,692,441.55	9.12
Subtotal	339	6,571,708.11	384,244.71	0.00	6,955,952.82	100.00	33,520,193.86	40,476,146.68	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	339	6,571,708.11	384,244.71	0.00	6,955,952.82		33,520,193.86	40,476,146.68	