

Brief report

Date: 01/31/2011
 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
 Banco de Valencia

Bond Paying Agent
 Banco Cooperativo

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
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Treasury Account
 Banco Popular (Inicialmente en Bancaja)

Start-up Loan
 Banco de Valencia

Assets Custodian
 Banco de Valencia

Fund Auditors
 Deloitte

Issued securities: Asset-Backed Bonds

Bonds Issue									
Series ISIN Code	Issue date N° 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	49,738.45 202,684,183.75 49.74%	100,000.00 407,500,000.00	Floating 3M Euribor+0.300% 25.Mar/Jun/Sep/Dec	1.3150% 03/25/2011 159,881484 Gross 129.504002 Net	03/25/2047 Quarterly 25.Mar/Jun/Sep/Dec	"Pass-Through"	Aaa	Aaa
Series B ES0372219016	03/17/2009 175	100,000.00 17,500,000.00 100.00%	100,000.00 17,500,000.00	Floating 3M Euribor+0.600% 25.Mar/Jun/Sep/Dec	1.6150% 03/25/2011 394.777778 Gross 319.770000 Net	03/25/2047 Quarterly 25.Mar/Jun/Sep/Dec	"Pass-Through" Secuential / Pro rata under certain circumstances	A1	A1
Series C ES0372219024	03/17/2009 750	100,000.00 75,000,000.00 100.00%	100,000.00 75,000,000.00	Floating 3M Euribor+0.900% 25.Mar/Jun/Sep/Dec	1.9150% 03/25/2011 468.111111 Gross 379.170000 Net	03/25/2047 Quarterly 25.Mar/Jun/Sep/Dec	"Pass-Through" Secuential / Pro rata under certain circumstances	Baa3	Baa3
Total		295,184,183.75	500,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series	Optionality	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 A	With optional redemption *	Average life	Years	2.52	2.29	2.09	1.93	1.79	1.67	1.56	1.47
		Final Maturity	Years	07/04/2013	04/10/2013	01/29/2013	11/30/2012	10/10/2012	08/26/2012	07/19/2012	06/15/2012
			Date	03/25/2017	09/25/2016	03/25/2016	09/25/2015	06/25/2015	12/25/2014	09/25/2014	06/25/2014
	Without optional redemption *	Average life	Years	2.52	2.29	2.09	1.93	1.79	1.67	1.56	1.47
		Final Maturity	Years	07/04/2013	04/10/2013	01/29/2013	11/30/2012	10/10/2012	08/26/2012	07/19/2012	06/15/2012
			Date	03/25/2017	09/25/2016	03/25/2016	09/25/2015	06/25/2015	12/25/2014	09/25/2014	06/25/2014
Series B	With optional redemption *	Average life	Years	6.77	6.16	5.64	5.18	4.79	4.44	4.13	3.85
		Final Maturity	Years	09/30/2017	02/21/2017	08/16/2016	03/01/2016	10/11/2015	06/03/2015	02/09/2015	10/31/2014
			Date	03/25/2018	09/25/2017	12/25/2016	06/25/2016	03/25/2016	09/25/2015	06/25/2015	03/25/2015
	Without optional redemption *	Average life	Years	6.77	6.16	5.64	5.18	4.79	4.44	4.13	3.85
		Final Maturity	Years	09/30/2017	02/21/2017	08/16/2016	03/01/2016	10/11/2015	06/03/2015	02/09/2015	10/31/2014
			Date	03/25/2018	09/25/2017	12/25/2016	06/25/2016	03/25/2016	09/25/2015	06/25/2015	03/25/2015
Series C	With optional redemption *	Average life	Years	11.19	10.38	9.64	8.99	8.39	7.85	7.36	6.92
		Final Maturity	Years	03/02/2022	05/09/2021	08/16/2020	12/20/2019	05/16/2019	11/01/2018	05/06/2018	11/25/2017
			Date	09/25/2042	09/25/2042	09/25/2042	09/25/2042	09/25/2042	09/25/2042	09/25/2042	09/25/2042
	Without optional redemption *	Average life	Years	11.19	10.38	9.64	8.99	8.39	7.85	7.36	6.92
		Final Maturity	Years	03/02/2022	05/09/2021	08/16/2020	12/20/2019	05/16/2019	11/01/2018	05/06/2018	11/25/2017
			Date	09/25/2042	09/25/2042	09/25/2042	09/25/2042	09/25/2042	09/25/2042	09/25/2042	09/25/2042

* 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)						
	Current	% CE		At issue date		
		% CE	% CE	% CE	% CE	
Series A	68.66%	202,684,183.75	61.55%	81.50%	407,500,000.00	37.90%
Series B	5.93%	17,500,000.00	55.62%	3.50%	17,500,000.00	34.40%
Series C	25.41%	75,000,000.00	30.21%	15.00%	75,000,000.00	19.40%
Issue of Bonds		295,184,183.75			500,000,000.00	
Principal Reserve Fund	29.47%	87,000,000.00		17.40%	87,000,000.00	
Interests Reserve Fund	0.73%	2,165,718.82		2.00%	10,000,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
		Available	Interest
Treasury Account	97,023,385.82		1.015%
Servicer ppal collect not yet credited	275,269.53		
Servicer ints collect not yet credited	25,760.63		
Liabilities		Available	Interest
Subordinated Loan L/T		89,084,005.78	2.515%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		1,041,700.44	3.015%
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	Count
Count	1,971		2,853
Principal			
Principal outstanding	284,034,743.34		499,403,212.77
Average loan	144,106.92		175,044.94
Minimum	18.06		853.82
Maximum	2,937,360.80		3,996,029.45
Interest rate			
Weighted average (wac)	2.45%		5.61%
Minimum	1.47%		2.37%
Maximum	9.65%		10.60%
Final maturity			
Weighted average (WARM) (months)	121		103
Minimum	02/02/2011		05/31/2009
Maximum	12/05/2042		12/05/2042
Index (principal outstanding distribution)			
6-month EURIBOR/MIBOR	2.96%		3.46%
1-year EURIBOR/MIBOR	19.42%		27.33%
1-year EURIBOR/MIBOR (Mortgage Market)	74.86%		64.14%
Fixed Interest	2.76%		5.07%

Distribution by sector (CNAE 2009)			
	Current	At constitution date	
		Current	At constitution date
(F) - Building	24.54%		28.95%
(C) - Manufacturing industry	15.70%		16.14%
(L) - Real estate activities	18.88%		15.44%
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	11.23%		9.95%
(M) - Professional, scientific and technical activities	7.23%		7.30%
(I) - Catering trade	4.29%		5.46%
(H) - Transport and storage	3.58%		3.61%
(A) - Agriculture, stockbreeding, fishing and silviculture	2.42%		2.60%
(D) - Supply of electric power, gas, steam and air-conditioning	2.87%		2.07%
(K) - Financial and insurance activities	1.58%		1.72%
(Q) - Health Activities and Social Services	1.85%		1.65%
(N) - Clerical activities and support services	1.42%		1.35%
(R) - Artistic, recreational and entertainment activities	1.99%		1.33%
(S) - Other services	1.50%		1.21%
(B) - Extractive industries	0.25%		0.58%
(P) - Education	0.37%		0.28%
(E) - Water supply, sanitation activities, waste management and depollution	0.12%		0.19%
(J) - Information and communications	0.09%		0.15%
(U) - Extraterritorial organisation and body activities	0.01%		0.01%
(O) - Government and defence; compulsory Social Security	0.01%		0.01%

PYME VALENCIA 2 - Fondo de Titulización de Activos

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.09%	0.37%	0.44%	0.85%	0.83%
Annual Percentage Rate (CPR)	1.09%	4.33%	5.19%	9.74%	9.53%

Geographic distribution		
	Current	At constitution date
Andalucia	2.56%	2.29%
Aragon	1.56%	1.72%
Asturias	0.14%	0.09%
Balearic Islands	3.24%	3.00%
Basque Country	0.13%	0.21%
Canary Islands	0.07%	0.05%
Castilla-La Mancha	1.62%	1.23%
Castilla-Leon	1.04%	0.76%
Catalonia	3.65%	2.94%
Extremadura	0.17%	0.12%
Galicia	0.35%	0.29%
La Rioja	0.04%	0.04%
Madrid	5.48%	5.15%
Murcia	15.64%	15.85%
Navarra	0.37%	0.40%
Unknown	0.41%	
Valencia	63.52%	65.86%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	116	236,245.10	44,518.43	0.00	280,763.53	4.04	18,689,621.63	18,970,385.16	41.65
from > 1 to ≤ 2 months	49	134,549.33	19,356.05	0.00	153,904.38	2.21	5,004,067.10	5,157,971.48	11.33
from > 2 to ≤ 3 months	73	316,567.84	49,487.37	0.00	366,055.21	5.27	8,410,085.45	8,776,140.66	19.27
from > 3 to ≤ 6 months	13	101,263.50	14,947.87	0.00	116,211.37	1.67	1,730,229.83	1,846,441.20	4.05
from > 6 to < 12 months	32	2,773,472.14	73,570.73	0.00	2,847,042.87	40.96	1,310,957.76	4,158,000.63	9.13
from ≥ 12 to < 18 months	28	1,967,821.15	78,202.32	0.00	2,046,023.47	29.44	1,445,257.06	3,491,280.53	7.67
from ≥ 18 to < 24 months	33	959,215.34	181,698.22	0.00	1,140,913.56	16.41	2,000,986.14	3,141,899.70	6.90
Subtotal	344	6,489,134.40	461,779.99	0.00	6,950,914.39	100.00	38,591,204.97	45,542,119.36	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	344	6,489,134.40	461,779.99	0.00	6,950,914.39		38,591,204.97	45,542,119.36	

Additional information