

Brief report

Date: 05/31/2011
 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

Subscriber
 Banco de Valencia

Bond Paying Agent
 Banco Cooperativo

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

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	45,826.03 186,741,072.25 45.83%	100,000.00 407,500,000.00	Floating 3M Euribor+0.300% 25.Mar/Jun/Sep/Dec	1.4910% 06/27/2011 178,408372 Gross 144.510781 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	1.7910% 06/27/2011 467.650000 Gross 378.796500 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	2.0910% 06/27/2011 545.983333 Gross 442.246500 Net	03/25/2047 Quarterly 25.Mar/Jun/Sep/Dec	"Pass-Through" Secuential / Pro rata under certain circumstances	Baa3	Baa3
Total		279,241,072.25	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)									
				2.00	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
Series A	With optional redemption *	Average life	2.46	2.24	2.05	1.89	1.76	1.65	1.55	1.46	1.46		
		Final Maturity	09/06/2013	06/18/2013	04/11/2013	02/13/2013	12/27/2012	11/15/2012	10/10/2012	09/08/2012	09/08/2012		
		Date	03/25/2017	09/25/2016	03/25/2016	12/25/2015	06/25/2015	03/25/2015	12/25/2014	09/25/2014	09/25/2014		
	Without optional redemption *	Average life	2.46	2.24	2.05	1.89	1.76	1.65	1.55	1.46	1.46		
		Final Maturity	09/06/2013	06/18/2013	04/11/2013	02/13/2013	12/27/2012	11/15/2012	10/10/2012	09/08/2012	09/08/2012		
		Date	03/25/2017	09/25/2016	03/25/2016	12/25/2015	06/25/2015	03/25/2015	12/25/2014	09/25/2014	09/25/2014		
Series B	With optional redemption *	Average life	6.56	5.98	5.48	5.05	4.66	4.32	4.02	3.76			
		Final Maturity	10/12/2017	03/15/2017	09/13/2016	04/10/2016	11/18/2015	07/19/2015	03/29/2015	12/25/2014			
		Date	03/25/2018	09/25/2017	03/25/2017	09/25/2016	03/25/2016	12/25/2015	06/25/2015	03/25/2015			
	Without optional redemption *	Average life	6.56	5.98	5.48	5.05	4.66	4.32	4.02	3.76			
		Final Maturity	10/12/2017	03/15/2017	09/13/2016	04/10/2016	11/18/2015	07/19/2015	03/29/2015	12/25/2014			
		Date	03/25/2018	09/25/2017	03/25/2017	09/25/2016	03/25/2016	12/25/2015	06/25/2015	03/25/2015			
Series C	With optional redemption *	Average life	8.96	7.94	7.24	6.73	6.25	5.78	5.50	5.06			
		Final Maturity	11/19/2019	03/01/2019	06/19/2018	12/15/2017	06/23/2017	01/02/2017	09/21/2016	04/13/2016			
		Date	03/25/2020	06/25/2019	09/25/2018	03/25/2018	09/25/2017	03/25/2017	12/25/2016	06/25/2016			
	Without optional redemption *	Average life	11.01	10.22	9.50	8.86	8.28	7.75	7.27	6.84			
		Final Maturity	03/26/2022	06/08/2021	09/20/2020	01/29/2020	07/01/2019	12/21/2018	07/01/2018	01/23/2018			
		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			At issue date		
	% CE		% CE	% CE		% CE
Series A	66.87%	186,741,072.25	65.06%	81.50%	407,500,000.00	37.90%
Series B	6.27%	17,500,000.00	58.79%	3.50%	17,500,000.00	34.40%
Series C	26.86%	75,000,000.00	31.93%	15.00%	75,000,000.00	19.40%
Issue of Bonds		279,241,072.25			500,000,000.00	
Principal Reserve Fund	31.16%	87,000,000.00	17.40%		87,000,000.00	
Interests Reserve Fund	0.78%	2,169,462.92	2.00%		10,000,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	115,822,670.49	1.170%	
Servicer ppal collect not yet credited	60,534.00		
Servicer ints collect not yet credited	6,694.96		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		89,084,005.78	2.691%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		925,955.95	3.191%
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	1,779	2,853	
Principal			
Principal outstanding	261,364,419.08	499,403,212.77	
Average loan	146,916.48	175,044.94	
Minimum	79.15	853.82	
Maximum	2,933,333.32	3,996,029.45	
Interest rate			
Weighted average (wac)	2.63%	5.61%	
Minimum	1.74%	2.37%	
Maximum	9.65%	10.60%	
Final maturity			
Weighted average (WARM) (months)	123	103	
Minimum	06/01/2011	05/31/2009	
Maximum	12/05/2042	12/05/2042	
Index (principal outstanding distribution)			
6-month EURIBOR/MIBOR	2.84%	3.46%	
1-year EURIBOR/MIBOR	18.03%	27.33%	
1-year EURIBOR/MIBOR (Mortgage Market)	76.62%	64.14%	
Fixed Interest	2.51%	5.07%	

Distribution by sector (CNAE 2009)		
	Current	At constitution date
(F) - Building	24.28%	28.95%
(C) - Manufacturing industry	15.69%	16.14%
(L) - Real estate activities	18.90%	15.44%
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	11.48%	9.95%
(M) - Professional, scientific and technical activities	7.38%	7.30%
(I) - Catering trade	4.23%	5.46%
(H) - Transport and storage	3.69%	3.61%
(A) - Agriculture, stockbreeding, fishing and silviculture	1.92%	2.60%
(D) - Supply of electric power, gas, steam and air-conditioning	3.00%	2.07%
(K) - Financial and insurance activities	1.67%	1.72%
(Q) - Health Activities and Social Services	1.94%	1.65%
(N) - Clerical activities and support services	1.44%	1.35%
(R) - Artistic, recreational and entertainment activities	2.08%	1.33%
(S) - Other services	1.53%	1.21%
(B) - Extractive industries	0.17%	0.58%
(P) - Education	0.39%	0.28%
(E) - Water supply, sanitation activities, waste management and depollution	0.11%	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

Brief report

Date: 05/31/2011
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
Iberclear

Treasury Account
Banco Popular (Inicialmente en Bancaja)

Start-up Loan
Banco de Valencia

Assets Custodian
Banco de Valencia

Fund Auditors
Deloitte

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.54%	0.42%	0.37%	0.62%	0.77%
Annual Percentage Rate (CPR)	6.28%	4.87%	4.36%	7.23%	8.81%

Geographic distribution		
	Current	At constitution date
Andalucia	2.68%	2.29%
Aragon	1.59%	1.72%
Asturias	0.15%	0.09%
Balearic Islands	3.36%	3.00%
Basque Country	0.11%	0.21%
Canary Islands	0.08%	0.05%
Castilla-La Mancha	1.64%	1.23%
Castilla-Leon	1.07%	0.76%
Catalonia	3.66%	2.94%
Extremadura	0.19%	0.12%
Galicia	0.33%	0.29%
La Rioja	0.04%	0.04%
Madrid	5.69%	5.15%
Murcia	14.61%	15.85%
Navarra	0.35%	0.40%
Unknown	0.43%	
Valencia	64.00%	65.86%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	105	299,415.57	26,702.37	0.00	326,117.94	3.96	12,541,110.64	12,867,228.58	31.97
from > 1 to ≤ 2 months	59	117,973.48	20,889.64	0.00	138,863.12	1.68	4,730,944.20	4,869,807.32	12.10
from > 2 to ≤ 3 months	55	178,421.25	48,343.62	0.00	226,764.87	2.75	6,450,480.07	6,677,244.94	16.59
from > 3 to ≤ 6 months	15	213,457.54	35,567.46	0.00	249,025.00	3.02	2,823,168.40	3,072,193.40	7.63
from > 6 to < 12 months	23	1,475,252.14	69,071.36	0.00	1,544,323.50	18.73	1,744,648.48	3,288,971.98	8.17
from ≥ 12 to < 18 months	28	3,736,976.12	76,767.76	0.00	3,813,743.88	46.27	747,181.55	4,560,925.43	11.33
from ≥ 18 to < 24 months	28	874,618.71	126,713.31	0.00	1,001,332.02	12.15	1,692,854.76	2,694,186.78	6.69
from ≥ 2 years	21	804,644.81	138,264.47	0.00	942,909.28	11.44	1,279,201.46	2,222,110.74	5.52
Subtotal	334	7,700,759.62	542,319.99	0.00	8,243,079.61	100.00	32,009,589.56	40,252,669.17	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	7,700,759.62	542,319.99	0.00	8,243,079.61		32,009,589.56	40,252,669.17	