

Brief report

Date: 11/30/2019
 Currency: EUR

Constitution date
 12/05/2005

VAT Reg. no.
 V84529460

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

Originator
 Banco Popular Español

Servicer
 Banco Popular Español

Lead Managers
 Banco Pastor
 Deutsche Bank
 JP Morgan

Bond Underwriters and Placement Agents
 Banco Pastor
 Deutsche Bank
 JP Morgan
 CIBC

Bond Paying Agent
 Société Générale

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Banco Santander

Start-up Loan
 Banco Popular Español

Subordinated Loan
 Banco Popular Español

Series A2(G) Guarantee
 Estado Español

Series B Guarantee
 FEI / EIF

Assets Custodian
 Banco Popular Español

Fund Auditor
 KPMG Auditores

Financial Swap
 Cecabank

Issued securities: 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	Moody's / S&P	Current	Original
Series A1 ES0328421005	12/12/2005 3,659	100,000.00 365,900,000.00		Floating 3-M Euribor+0.090% 19.Jan/Apr/Jul/Oct	01/20/2020	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	"Pass-Through"	Aaa (sf) AAA	Aaa AAA	
Series A2(G) ES0328421013	12/12/2005 1,000	100,000.00 100,000,000.00		Floating 3-M Euribor+0.030% 19.Jan/Apr/Jul/Oct	01/20/2020	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	"Pass-Through" Secuential / Pro rata under certain circumstances	Aaa (sf) AAA (sf)	Aaa AAA	
Series B ES0328421021	12/12/2005 387	100,000.00 38,700,000.00		Floating 3-M Euribor+0.070% 19.Jan/Apr/Jul/Oct	01/20/2020	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	"Pass-Through" Pro rata deferred start / Secuential	Aa2 (sf) AAA (sf)	Aaa AAA	
Series C ES0328421039	12/12/2005 154	22,464.61 3,459,549.94 22.46%	100,000.00 15,400,000.00	Floating 3-M Euribor+2.500% 19.Jan/Apr/Jul/Oct	2.0900% 01/20/2020 118.681783 Gross 96.132244 Net	01/19/2039 Quarterly 19.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	B1 (sf) A+ (sf)	Ba2 BB AAA	
Total		3,459,549.94	520,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date											
Series C		% Monthly CPR (SMM)									
		% Annual equivalent CPR									
		0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
	Final Maturity	01/19/2020	01/19/2020	01/19/2020	01/19/2020	01/19/2020	01/19/2020	01/19/2020	01/19/2020	01/19/2020	01/19/2020
		4.11	3.86	3.63	3.42	3.22	3.04	2.88	2.73	2.58	2.43
	Final Maturity	11/30/2023	08/29/2023	06/06/2023	03/20/2023	01/08/2023	11/04/2022	09/05/2022	07/12/2022	05/29/2022	04/15/2022
		04/19/2035	04/19/2035	04/19/2035	04/19/2035	04/19/2035	04/19/2035	04/19/2035	04/19/2035	04/19/2035	04/19/2035

* 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		At issue date		
	% CE		% CE		% CE
Class A	0.00%	0.00	89.60%	465,900,000.00	13.55%
Series A1	0.00%	0.00	70.37%	365,900,000.00	
Series A2(G)	0.00%	0.00	19.23%	100,000,000.00	
Series B	0.00%	0.00	7.44%	38,700,000.00	6.11%
Series C	100.00%	3,459,549.94	113.98%	15,400,000.00	3.15%
Issue of Bonds		3,459,549.94		520,000,000.00	
Reserve Fund	113.98%	3,943,172.91	3.15%	16,380,000.00	
Spanish State guarantee					
Series A2(G)				100,000,000.00	
EIF Guarantee					
Series B				38,700,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	4,074,705.72	-0.100%	
Servicer ppal collect not yet credited	33,055.88		
Servicer ints collect not yet credited	4,443.24		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		16,380,000.00	1.090%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		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	43	2,165	
Principal			
Principal outstanding	3,501,494.81	520,000,009.41	
Average loan	81,430.11	240,184.76	
Minimum	1,549.53	3,030.81	
Maximum	411,259.39	6,214,000.00	
Interest rate			
Weighted average (wac)	2.91%	3.72%	
Minimum	0.29%	2.10%	
Maximum	5.50%	8.90%	
Final maturity			
Weighted average (WARM) (months)	104	80	
Minimum	01/31/2020	01/13/2006	
Maximum	06/30/2035	06/30/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.00%	9.21%	
6-month EURIBOR/MIBOR	2.65%	8.71%	
1-year EURIBOR/MIBOR	53.25%	65.39%	
1-year EURIBOR/MIBOR (Mortgage Market)	44.10%	5.68%	
Mortgage Market: All Institutions	0.00%	0.08%	
Fixed Interest	0.00%	10.86%	

Distribution by sector (CNAE 2009)			
	Current	At constitution date	
(L) - Real estate activities	58.26%	43.44%	
(C) - Manufacturing industry	0.00%	13.39%	
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	3.39%	11.51%	
(F) - Building	1.50%	11.26%	
(I) - Catering trade	6.27%	4.54%	
(M) - Professional, scientific and technical activities	20.42%	3.49%	
(H) - Transport and storage	0.00%	3.04%	
(K) - Financial and insurance activities	4.62%	2.14%	
(N) - Clerical activities and support services	0.00%	1.40%	
(R) - Artistic, recreational and entertainment activities	0.00%	1.17%	
(J) - Information and communications	2.76%	0.90%	
(P) - Education	0.00%	0.90%	
(Q) - Health Activities and Social Services	0.14%	0.75%	
(A) - Agriculture, stockbreeding, fishing and silviculture	0.00%	0.61%	
(E) - Water supply, sanitation activities, waste management and depollution	2.65%	0.59%	
(B) - Extractive industries	0.00%	0.43%	
(S) - Other services	0.00%	0.34%	
(D) - Supply of electric power, gas, steam and air-conditioning	0.00%	0.04%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.00%			0.29%	1.06%
Annual Percentage Rate (CPR)	0.00%			3.41%	11.98%

Geographic distribution		
	Current	At constitution date
Andalucia	20.84%	13.61%
Aragon		2.61%
Asturias		1.50%
Balearic Islands		0.44%
Basque Country	4.46%	4.23%
Canary Islands	3.22%	1.39%
Cantabria		0.19%
Castilla-La Mancha		3.20%
Castilla-Leon		4.63%
Catalonia	33.53%	17.03%
Ceuta		0.14%
Extremadura		0.20%
Galicia	7.61%	15.46%
La Rioja		0.42%
Madrid	7.53%	15.59%
Murcia	1.89%	6.11%
Navarra		1.07%
Valencia	20.92%	12.13%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	10	14,659.67	3,046.92	0.00	17,706.59	0.22	941,652.62	959,359.21	10.20
from > 6 to < 12 months	1	6,657.40	2,517.68	0.00	9,175.08	0.11	112,751.51	121,926.59	1.30
from ≥ 12 to < 18 months	1	14,987.45	591.29	0.00	15,578.74	0.19	4,738.46	20,317.20	0.22
from ≥ 2 years	141	7,610,741.86	495,108.38	29,820.79	8,135,671.03	99.48	170,610.43	8,306,281.46	88.29
Subtotal	153	7,647,046.38	501,264.27	29,820.79	8,178,131.44	100.00	1,229,753.02	9,407,884.46	100.00
Total	153	7,647,046.38	501,264.27	29,820.79	8,178,131.44		1,229,753.02	9,407,884.46	