

PYME VALENCIA 1 - Fondo de Titulización de Activos



Brief report

Date: 11/30/2007
Currency: EUR

Date of constitution
07/20/2007

VAT Reg. no.
V85170629

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

Originator
Banco de Valencia

Servicer
Banco de Valencia

Lead Managers
Bancaja
Deutsche Bank
RBS

Bond Paying Agent
Bancaja

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Popular Español S.A

Start-up Loan
Banco de Valencia

Swap
Banco de Valencia

Swap Collateral
Bancaja

Assets Custodian
Banco de Valencia

Fund Auditors
Ernst&Young

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 Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A1 ES0372241002	07/20/2007 1,800	79,135.94 142,444,692.00 79.14%	100,000.00 180,000,000.00	Floating 3-M Euribor+0.130% 23.Mar/Jun/Sep/Dec	4.8560% 12/24/2007 971.384871 Gross 796.535594 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	12/24/2007 "Pass-Through"	AAA Aaa	AAA Aaa
Series A2 ES0372241010	07/20/2007 5,748	100,000.00 574,800,000.00 100.00%	100,000.00 574,800,000.00	Floating 3-M Euribor+0.240% 23.Mar/Jun/Sep/Dec	4.9660% 12/24/2007 1,255.294444 Gross 1,029.341444 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	AAA Aaa	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	5.2260% 12/24/2007 1,321.016667 Gross 1,083.233667 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A A3	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	5.7260% 12/24/2007 1,447.405556 Gross 1,186.872556 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BBB Baa3	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	7.7260% 12/24/2007 1,952.961111 Gross 1,601.428111 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BB Ba3	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	8.7260% 12/24/2007 2,205.738889 Gross 1,808.705889 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined Due to Cash Reserve reduction	CC C	CC C
Total		827,744,692.00	865,300,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
		% Monthly CPR (SMM)		0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44
		% Annual equivalent CPR		2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00
Series A1	With optional redemption *	Average life	Years	0.54	0.53	0.51	0.49	0.48	0.46	0.44	0.43
		Final Maturity	Date	06/15/2008	09/06/2008	03/06/2008	05/27/2008	05/21/2008	05/15/2008	09/05/2008	06/05/2008
				0.82	0.82	0.82	0.82	0.82	0.82	0.56	0.56
	Without optional redemption *	Average life	Years	0.27	0.26	0.26	0.25	0.25	0.24	0.23	0.23
		Final Maturity	Date	07/03/2008	05/03/2008	03/03/2008	02/29/2008	02/27/2008	02/25/2008	02/23/2008	02/21/2008
				0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56
Series A2	With optional redemption *	Average life	Years	4.87	4.47	4.12	3.84	3.54	3.31	3.09	2.94
		Final Maturity	Date	09/10/2012	05/20/2012	12/01/2012	02/10/2011	06/15/2011	03/22/2011	02/01/2011	06/11/2010
				10.07	9.32	8.57	8.07	7.32	6.82	6.32	6.07
	Without optional redemption *	Average life	Years	4.50	4.15	3.84	3.57	3.34	3.12	2.94	2.77
		Final Maturity	Date	05/29/2012	01/22/2012	02/10/2011	06/28/2011	03/31/2011	01/13/2011	05/11/2010	04/09/2010
				29.08	29.08	29.08	29.08	29.08	29.08	29.08	29.08
Series B	With optional redemption *	Average life	Years	7.22	6.62	6.06	5.64	5.16	4.81	4.47	4.24
		Final Maturity	Date	02/15/2015	10/07/2014	12/21/2013	07/19/2013	01/26/2013	09/17/2012	05/17/2012	02/23/2012
				10.07	9.32	8.57	8.07	7.32	6.82	6.32	6.07
	Without optional redemption *	Average life	Years	6.88	6.32	5.84	5.41	5.03	4.70	4.40	4.14
		Final Maturity	Date	10/16/2014	03/25/2014	09/28/2013	04/25/2013	09/12/2012	10/08/2012	04/23/2012	01/18/2012
				29.08	29.08	29.08	29.08	29.08	29.08	29.08	29.08
Series C	With optional redemption *	Average life	Years	7.22	6.62	6.06	5.64	5.16	4.81	4.47	4.24
		Final Maturity	Date	02/15/2015	10/07/2014	12/21/2013	07/19/2013	01/26/2013	09/17/2012	05/17/2012	02/23/2012
				10.07	9.32	8.57	8.07	7.32	6.82	6.32	6.07
	Without optional redemption *	Average life	Years	6.88	6.32	5.84	5.41	5.03	4.70	4.40	4.14
		Final Maturity	Date	10/16/2014	03/25/2014	09/28/2013	04/25/2013	09/12/2012	10/08/2012	04/23/2012	01/18/2012
				29.08	29.08	29.08	29.08	29.08	29.08	29.08	29.08
Series D	With optional redemption *	Average life	Years	7.22	6.62	6.06	5.64	5.16	4.81	4.47	4.24
		Final Maturity	Date	02/15/2015	10/07/2014	12/21/2013	07/19/2013	01/26/2013	09/17/2012	05/17/2012	02/23/2012
				10.07	9.32	8.57	8.07	7.32	6.82	6.32	6.07
	Without optional redemption *	Average life	Years	6.88	6.32	5.84	5.41	5.03	4.70	4.40	4.14
		Final Maturity	Date	10/16/2014	03/25/2014	09/28/2013	04/25/2013	09/12/2012	10/08/2012	04/23/2012	01/18/2012
				29.08	29.08	29.08	29.08	29.08	29.08	29.08	29.08
Series E	With optional redemption *	Average life	Years	7.44	6.84	6.27	5.86	5.34	4.98	4.62	4.41
		Final Maturity	Date	08/05/2015	09/29/2014	05/03/2014	06/10/2013	01/04/2013	11/19/2012	07/13/2012	04/26/2012
				10.07	9.32	8.57	8.07	7.32	6.82	6.32	6.07
	Without optional redemption *	Average life	Years	16.37	16.20	16.06	15.95	15.85	15.77	15.70	15.64
		Final Maturity	Date	07/04/2024	06/02/2024	12/18/2023	06/11/2023	03/10/2023	03/09/2023	08/08/2023	07/17/2023
				29.08	29.08	29.08	29.08	29.08	29.08	29.08	29.08

* 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%

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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Ernst&Young

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Credit enhancement and financial operations

Credit enhancement (CE)							
Current				At issue date			
		% CE			% CE		
Class A	86.65%	717,244,692.00	13.60%	87.23%	754,800,000.00	13.00%	
Series A1	17.21%	142,444,692.00		20.80%	180,000,000.00		
Series A2	69.44%	574,800,000.00		66.43%	574,800,000.00		
Series B	5.75%	47,600,000.00	7.74%	5.50%	47,600,000.00	7.40%	
Series C	4.11%	34,000,000.00	3.56%	3.93%	34,000,000.00	3.40%	
Series D	1.64%	13,600,000.00	1.88%	1.57%	13,600,000.00	1.80%	
Series E	1.85%	15,300,000.00		1.77%	15,300,000.00		
Issue of Bonds		827,744,692.00			865,300,000.00		
Reserve Fund	1.88%	15,300,000.00		1.80%	15,300,000.00		

Other financial operations (current)		
Assets	Balance	Interest
Treasury Account	54,852,083.86	4.726%
Servicer ppai collect not yet credited	4,467,798.61	
Servicer ints collect not yet credited	518,122.02	

Collateral: SME Loans

General			
	Current	At constitution date	
Count	3,387	3,625	
Principal			
Principal outstanding	768,097,375.28	848,463,258.14	
Average loan	226,778.09	234,058.83	
Minimum	152.55	166.67	
Maximum	11,500,000.00	11,564,065.01	
Interest rate			
Weighted average (wac)	5.26%	4.93%	
Minimum	1.00%	2.90%	
Maximum	9.50%	9.50%	
Final maturity			
Weighted average (WARM) (months)	93	95	
Minimum	12/01/2007	08/01/2007	
Maximum	01/05/2037	01/05/2037	
Index (principal outstanding distribution)			
6-month EURIBOR/MIBOR	3.38%	3.60%	
1-year EURIBOR/MIBOR	24.05%	23.88%	
1-year EURIBOR/MIBOR (Mortgage Market)	68.66%	67.90%	
Fixed Interest	3.91%	4.62%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.15%	0.74%			1.41%
Annual Percentage Rate (CPR)	12.91%	8.54%			15.63%

Geographic distribution		
	Current	At constitution date
Andalucia	4.31%	4.46%
Aragon	2.06%	1.93%
Asturias	0.11%	0.10%
Balearic Islands	1.85%	1.74%
Basque Country	0.03%	0.02%
Canary Islands	0.04%	0.04%
Castilla-La Mancha	0.78%	1.05%
Catalonia	5.00%	4.80%
Extremadura	0.07%	0.07%
La Rioja	0.42%	0.41%
Madrid	6.32%	6.57%
Murcia	15.65%	15.51%
Navarra	0.16%	0.15%
Unknown	0.20%	
Valencia	63.00%	63.15%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt		Total debt
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	125	1,718,264.04	150,529.97	0.00	1,868,794.01	22.68	18,785,109.61	20,653,903.62	58.28
from > 1 to ≤ 2 months	51	6,133,707.53	113,133.85	0.00	6,246,841.38	75.82	7,798,677.82	14,045,519.20	39.63
from > 2 to ≤ 3 months	16	93,519.58	8,447.21	0.00	101,966.79	1.24	523,228.41	625,195.20	1.76
from > 3 to ≤ 6 months	3	19,641.72	1,792.20	0.00	21,433.92	0.26	95,691.38	117,125.30	0.33
Subtotal	195	7,965,132.87	273,903.23	0.00	8,239,036.10	100.00	27,202,707.22	35,441,743.32	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	195	7,965,132.87	273,903.23	0.00	8,239,036.10		27,202,707.22	35,441,743.32	