

PYME VALENCIA 1 - Fondo de Titulización de Activos

Brief report

Date: 10/31/2011
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
BBVA

Assets Custodian
Banco de Valencia

Fund Auditors
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Bond Underwriter and Placement Agent
Bancaja
Deutsche Bank
RBS

Treasury Account Collateral
Bancaja

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	0.00 0.00 0.00%	100,000.00 180,000,000.00	Floating 3-M Euribor+0.130% 23.Mar/Jun/Sep/Dec		03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	Amortized	AAA Aaa	
Series A2 ES0372241010	07/20/2007 5,748	23,696.50 136,207,482.00 23.70%	100,000.00 574,800,000.00	Floating 3-M Euribor+0.240% 23.Mar/Jun/Sep/Dec	1.7770% 12/23/2011 106.441387 Gross 86.217523 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A Aa3	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	2.0370% 12/23/2011 514.908333 Gross 417.075750 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	BB Ba3	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	2.5370% 12/23/2011 641.297222 Gross 519.450750 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	CCsf Caa3	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	4.5370% 12/23/2011 1,146.852778 Gross 928.950750 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	CC C	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	5.5370% 12/23/2011 1,399.630556 Gross 1,133.700750 Net	03/23/2040 Quarterly 23.Mar/Jun/Sep/Dec	To Be Determined Due to Cash Reserve reduction	C C	CC C
Total		246,707,482.00		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
		% Annual equivalent CPR		2,00	4,00	6,00	8,00	10,00	12,00	14,00
Series A2	With optional redemption *	Average life	Years	2.42	2.20	2.01	1.86	1.72	1.61	1.51
		Final Maturity	Years	02/21/2014	12/03/2013	09/27/2013	08/01/2013	06/13/2013	05/02/2013	03/26/2013
			Date	12/23/2016	06/23/2016	12/23/2015	09/23/2015	06/23/2015	03/23/2015	12/23/2014
	Without optional redemption *	Average life	Years	2.42	2.20	2.01	1.86	1.72	1.61	1.51
		Final Maturity	Years	02/21/2014	12/03/2013	09/27/2013	08/01/2013	06/13/2013	05/02/2013	03/26/2013
			Date	12/23/2016	06/23/2016	12/23/2015	09/23/2015	06/23/2015	03/23/2015	12/23/2014
Series B	With optional redemption *	Average life	Years	5.68	5.19	4.71	4.43	3.97	3.72	3.47
		Final Maturity	Years	05/28/2017	11/29/2016	06/05/2016	02/25/2016	09/12/2015	06/11/2015	03/11/2015
			Date	06/23/2017	12/23/2016	06/23/2016	03/23/2016	09/23/2015	06/23/2015	03/23/2015
	Without optional redemption *	Average life	Years	6.59	6.04	5.55	5.13	4.76	4.42	4.13
		Final Maturity	Years	04/22/2018	10/03/2017	04/11/2017	11/07/2016	06/24/2016	02/23/2016	11/07/2015
			Date	12/23/2019	03/23/2019	09/23/2018	03/23/2018	09/23/2017	06/23/2017	12/23/2016
Series C	With optional redemption *	Average life	Years	5.75	5.25	4.75	4.50	4.00	3.75	3.50
		Final Maturity	Years	06/23/2017	12/23/2016	06/23/2016	03/23/2016	09/23/2015	06/23/2015	03/23/2015
			Date	06/23/2017	12/23/2016	06/23/2016	03/23/2016	09/23/2015	06/23/2015	03/23/2015
	Without optional redemption *	Average life	Years	10.25	9.49	8.80	8.20	7.66	7.17	6.73
		Final Maturity	Years	12/21/2021	03/16/2021	07/09/2020	12/01/2019	05/19/2019	11/23/2018	06/14/2018
			Date	12/23/2024	12/23/2023	03/23/2023	03/23/2022	09/23/2021	12/23/2020	06/23/2020
Series D	With optional redemption *	Average life	Years	5.75	5.25	4.75	4.50	4.00	3.75	3.50
		Final Maturity	Years	06/23/2017	12/23/2016	06/23/2016	03/23/2016	09/23/2015	06/23/2015	03/23/2015
			Date	06/23/2017	12/23/2016	06/23/2016	03/23/2016	09/23/2015	06/23/2015	03/23/2015
	Without optional redemption *	Average life	Years	16.68	15.59	14.59	13.67	12.82	12.05	11.35
		Final Maturity	Years	05/25/2028	04/22/2027	04/23/2026	05/21/2025	07/16/2024	10/07/2023	01/25/2023
			Date	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036
Series E	With optional redemption *	Average life	Years	5.75	5.25	4.75	4.50	4.00	3.75	3.50
		Final Maturity	Years	06/23/2017	12/23/2016	06/23/2016	03/23/2016	09/23/2015	06/23/2015	03/23/2015
			Date	06/23/2017	12/23/2016	06/23/2016	03/23/2016	09/23/2015	06/23/2015	03/23/2015
	Without optional redemption *	Average life	Years	25.27	25.27	25.27	25.27	25.27	25.27	25.27
		Final Maturity	Years	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036
			Date	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036	12/23/2036

* 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	
Class A	55.21%	136,207,482.00	41.14%	87.23%	754,800,000.00	13.00%
Series A1	0.00%	0.00		20.80%	180,000,000.00	
Series A2	55.21%	136,207,482.00		66.43%	574,800,000.00	
Series B	19.29%	47,600,000.00	20.57%	5.50%	47,600,000.00	7.40%
Series C	13.78%	34,000,000.00	5.88%	3.93%	34,000,000.00	3.40%
Series D	5.51%	13,600,000.00	0.00%	1.57%	13,600,000.00	1.80%
Series E	6.20%	15,300,000.00		1.77%	15,300,000.00	
Issue of Bonds		246,707,482.00			865,300,000.00	
Reserve Fund	0.00%	0.00		1.80%	15,300,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		20,753,384.24	2.186%
Servicer ppal collect not yet credited		35,284.66	
Servicer ints collect not yet credited		6,547.50	
Liabilities	Available	Balance	Interest
Start-up Loan L/T			0.00
Start-up Loan S/T		134,100.97	
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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Treasury Account Collateral
Bancaja

Collateral: SME Loans

General			
	Current	At constitution date	
Count	1,034	3,627	
Principal			
Principal outstanding	230,579,209.31	850,023,258.14	
Average loan	222,997.30	234,359.87	
Minimum	88.08	166.67	
Maximum	6,942,282.19	11,564,065.01	
Interest rate			
Weighted average (wac)	2.86%	4.93%	
Minimum	1.92%	2.90%	
Maximum	7.00%	9.50%	
Final maturity			
Weighted average (WARM) (months)	122	95	
Minimum	11/02/2011	08/01/2007	
Maximum	01/05/2037	01/05/2037	
Index (principal outstanding distribution)			
6-month EURIBOR/MIBOR	1.72%	3.60%	
1-year EURIBOR/MIBOR	9.60%	24.01%	
1-year EURIBOR/MIBOR (Mortgage Market)	88.63%	67.78%	
Fixed Interest	0.05%	4.61%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.93%	0.70%	0.55%	0.41%	1.04%
Annual Percentage Rate (CPR)	20.83%	8.12%	6.38%	4.78%	11.81%

Distribution by sector (CNAE 2009)		
	Current	At constitution date
(F) - Building	26.85%	42.85%
(L) - Real estate activities	16.54%	13.14%
(C) - Manufacturing industry	14.82%	13.12%
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	9.26%	7.26%
(M) - Professional, scientific and technical activities	9.24%	5.74%
(A) - Agriculture, stockbreeding, fishing and silviculture	5.24%	3.94%
(I) - Catering trade	4.03%	2.87%
(N) - Clerical activities and support services	3.24%	2.22%
(B) - Extractive industries	1.46%	1.91%
(H) - Transport and storage	2.00%	1.66%
(Q) - Health Activities and Social Services	2.43%	1.37%
(S) - Other services	1.12%	1.30%
(E) - Water supply, sanitation activities, waste management and depollution	1.34%	0.95%
(J) - Information and communications	0.92%	0.56%
(K) - Financial and insurance activities	0.73%	0.49%
(R) - Artistic, recreational and entertainment activities	0.45%	0.33%
(P) - Education	0.19%	0.17%
(D) - Supply of electric power, gas, steam and air-conditioning	0.13%	0.12%
(O) - Government and defence; compulsory Social Security	0.03%	0.01%

Geographic distribution		
	Current	At constitution date
Andalucia	3.02%	4.45%
Aragon	2.93%	1.93%
Asturias	0.24%	0.10%
Balearic Islands	2.99%	1.74%
Basque Country	0.06%	0.02%
Canary Islands		0.04%
Castilla-La Mancha	1.66%	1.05%
Catalonia	4.84%	4.61%
Extremadura	0.07%	0.07%
La Rioja	0.60%	0.40%
Madrid	10.18%	6.41%
Murcia	14.80%	15.45%
Navarra	0.23%	0.15%
Unknown		0.20%
Valencia	58.38%	63.38%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			
<i>Delinquencies</i>									
Up to 1 month	54	90,525.37	14,425.61	0.00	104,950.98	0.63	8,339,803.87	8,444,754.85	12.35
from > 1 to ≤ 2 months	49	2,143,516.91	46,397.35	0.00	2,189,914.26	13.24	7,272,273.48	9,462,187.74	13.83
from > 2 to ≤ 3 months	50	236,598.18	54,283.14	0.00	290,881.32	1.76	7,139,093.92	7,429,975.24	10.86
from > 3 to ≤ 6 months	10	227,132.69	81,449.80	0.00	308,582.49	1.87	8,329,537.76	8,638,120.25	12.63
from > 6 to < 12 months	24	373,021.24	98,184.75	0.00	471,205.99	2.85	5,067,114.74	5,538,320.73	8.10
from ≥ 12 to < 18 months	10	121,035.25	18,570.32	0.00	139,605.57	0.84	641,391.23	780,996.80	1.14
from ≥ 18 to < 24 months	24	1,047,070.71	197,093.10	0.00	1,244,163.81	7.52	3,415,209.57	4,659,373.38	6.81
from ≥ 2 years	140	9,755,753.69	2,037,607.84	0.00	11,793,361.53	71.29	11,658,501.72	23,451,863.25	34.28
Subtotal	361	13,994,654.04	2,548,011.91	0.00	16,542,665.95	100.00	51,862,926.29	68,405,592.24	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	361	13,994,654.04	2,548,011.91	0.00	16,542,665.95		51,862,926.29	68,405,592.24	

Additional information