

# PYME VALENCIA 1 - Fondo de Titulización de Activos

## Brief report

**Date:** 12/31/2012  
**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**  
Barclays Bank PLC

**Market**  
AIAF Mercado de Renta Fija

**Register of Book Securities**  
Iberclear

**Treasury Account**  
Barclays Bank PLC

**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

## Issued securities: Asset-Backed Bonds

| Bonds issue |              |                     |                                                               |                              |                                                      |                                                               |                                               |                                                                                                  |                             |
|-------------|--------------|---------------------|---------------------------------------------------------------|------------------------------|------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------|-----------------------------|
| Series      | ISIN Code    | Issue date          | Principal outstanding<br>(Bond Unit / Series Total / %Factor) |                              | Interest type                                        | Interest Rate                                                 | Redemption                                    |                                                                                                  | Rating                      |
|             |              | Nº bonds            | Current                                                       | Original                     | Reference rate and margin                            | Next coupon                                                   | Final maturity (legal)                        | Next                                                                                             | Fitch / Moody's             |
|             |              |                     |                                                               |                              | Payment Date                                         |                                                               |                                               |                                                                                                  | Current Original            |
| Series A1   | ES0372241002 | 07/20/2007<br>1,800 | 0.00<br>0.00<br>0.00%                                         | 100,000.00<br>180,000,000.00 | Floating<br>3-M Euribor+0.130%<br>23.Mar/Jun/Sep/Dec |                                                               | 03/23/2040<br>Quarterly<br>23.Mar/Jun/Sep/Dec | Amortized                                                                                        | AAA<br>Aaa                  |
| Series A2   | ES0372241010 | 07/20/2007<br>5,748 | 14,159.93<br>81,391,277.64<br>14.16%                          | 100,000.00<br>574,800,000.00 | Floating<br>3-M Euribor+0.240%<br>23.Mar/Jun/Sep/Dec | 0.4230%<br>03/25/2013<br>15.140505 Gross<br>11.960999 Net     | 03/23/2040<br>Quarterly<br>23.Mar/Jun/Sep/Dec | To Be Determined<br>"Pass-Through"<br>Secuential /<br>Pro rata under<br>certain<br>circumstances | A<br>A3sf<br>Aaa            |
| Series B    | ES0372241028 | 07/20/2007<br>476   | 100,000.00<br>47,600,000.00<br>100.00%                        | 100,000.00<br>47,600,000.00  | Floating<br>3-M Euribor+0.500%<br>23.Mar/Jun/Sep/Dec | 0.6830%<br>03/25/2013<br>172.647222 Gross<br>136.391305 Net   | 03/23/2040<br>Quarterly<br>23.Mar/Jun/Sep/Dec | To Be Determined<br>"Pass-Through"<br>Secuential /<br>Pro rata under<br>certain<br>circumstances | BB<br>Ba3<br>A3             |
| Series C    | ES0372241036 | 07/20/2007<br>340   | 100,000.00<br>34,000,000.00<br>100.00%                        | 100,000.00<br>34,000,000.00  | Floating<br>3-M Euribor+1.000%<br>23.Mar/Jun/Sep/Dec | 1.1830%<br>03/25/2013<br>299.036111 Gross<br>236.238528 Net   | 03/23/2040<br>Quarterly<br>23.Mar/Jun/Sep/Dec | To Be Determined<br>"Pass-Through"<br>Secuential /<br>Pro rata under<br>certain<br>circumstances | CCsf<br>Caa3<br>BBB<br>Baa3 |
| Series D    | ES0372241044 | 07/20/2007<br>136   | 100,000.00<br>13,600,000.00<br>100.00%                        | 100,000.00<br>13,600,000.00  | Floating<br>3-M Euribor+3.000%<br>23.Mar/Jun/Sep/Dec | 3.1830%<br>03/25/2013<br>804.591667 Gross<br>635.627417 Net   | 03/23/2040<br>Quarterly<br>23.Mar/Jun/Sep/Dec | To Be Determined<br>"Pass-Through"<br>Secuential /<br>Pro rata under<br>certain<br>circumstances | CC<br>C<br>BB<br>Ba3        |
| Series E    | ES0372241051 | 07/20/2007<br>153   | 100,000.00<br>15,300,000.00<br>100.00%                        | 100,000.00<br>15,300,000.00  | Floating<br>3-M Euribor+4.000%<br>23.Mar/Jun/Sep/Dec | 4.1830%<br>03/25/2013<br>1,057.369444 Gross<br>835.321861 Net | 03/23/2040<br>Quarterly<br>23.Mar/Jun/Sep/Dec | To Be Determined<br>Due to Cash<br>Reserve reduction                                             | C<br>C<br>CC<br>C           |
| Total       |              |                     | 191,891,277.64                                                | 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       |
|                                                                                                                     |                               | % Annual equivalent CPR |       | 2,00       | 4,00       | 6,00       | 8,00       | 10,00      | 12,00      |
|                                                                                                                     |                               |                         |       |            |            |            |            |            |            |
| Series A2                                                                                                           | With optional redemption *    | Average life            | Years | 1.68       | 1.53       | 1.40       | 1.29       | 1.20       | 1.12       |
|                                                                                                                     |                               | Final Maturity          | Years | 08/28/2014 | 07/04/2014 | 05/19/2014 | 04/10/2014 | 03/08/2014 | 02/06/2014 |
|                                                                                                                     |                               |                         |       | 3.50       | 3.25       | 3.00       | 2.75       | 2.50       | 2.24       |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 06/23/2016 | 03/23/2016 | 12/23/2015 | 09/23/2015 | 06/23/2015 | 03/23/2015 |
|                                                                                                                     |                               | Final Maturity          | Years | 08/28/2014 | 07/04/2014 | 05/19/2014 | 04/10/2014 | 03/08/2014 | 02/06/2014 |
|                                                                                                                     |                               |                         |       | 3.50       | 3.25       | 3.00       | 2.75       | 2.50       | 2.24       |
| Series B                                                                                                            | With optional redemption *    | Average life            | Years | 3.96       | 3.69       | 3.42       | 2.97       | 2.93       | 2.69       |
|                                                                                                                     |                               | Final Maturity          | Years | 12/06/2016 | 08/30/2016 | 05/26/2016 | 12/14/2015 | 11/27/2015 | 09/03/2015 |
|                                                                                                                     |                               |                         |       | 4.00       | 3.75       | 3.50       | 3.00       | 3.00       | 2.75       |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 12/10/2017 | 07/10/2017 | 02/26/2017 | 11/01/2016 | 07/21/2016 | 04/20/2016 |
|                                                                                                                     |                               | Final Maturity          | Years | 09/23/2019 | 03/23/2019 | 09/23/2018 | 03/23/2018 | 12/23/2017 | 06/23/2017 |
|                                                                                                                     |                               |                         |       | 4.00       | 3.75       | 3.50       | 3.00       | 3.00       | 2.75       |
| Series C                                                                                                            | With optional redemption *    | Average life            | Years | 4.00       | 3.75       | 3.50       | 3.00       | 3.00       | 2.75       |
|                                                                                                                     |                               | Final Maturity          | Years | 12/23/2016 | 09/23/2016 | 06/23/2016 | 12/23/2015 | 12/23/2015 | 09/23/2015 |
|                                                                                                                     |                               |                         |       | 4.00       | 3.75       | 3.50       | 3.00       | 3.00       | 2.75       |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 08/14/2021 | 12/21/2020 | 05/25/2020 | 11/22/2019 | 06/10/2019 | 01/12/2019 |
|                                                                                                                     |                               | Final Maturity          | Years | 11.50      | 10.75      | 10.00      | 9.25       | 8.75       | 8.25       |
|                                                                                                                     |                               |                         |       | 06/23/2024 | 09/23/2023 | 12/23/2022 | 03/23/2022 | 09/23/2021 | 03/23/2021 |
| Series D                                                                                                            | With optional redemption *    | Average life            | Years | 4.00       | 3.75       | 3.50       | 3.00       | 3.00       | 2.75       |
|                                                                                                                     |                               | Final Maturity          | Years | 12/23/2016 | 09/23/2016 | 06/23/2016 | 12/23/2015 | 12/23/2015 | 09/23/2015 |
|                                                                                                                     |                               |                         |       | 4.00       | 3.75       | 3.50       | 3.00       | 3.00       | 2.75       |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 14.97      | 14.01      | 13.12      | 12.30      | 11.55      | 10.87      |
|                                                                                                                     |                               | Final Maturity          | Years | 12/09/2027 | 12/23/2026 | 02/03/2026 | 04/10/2025 | 07/09/2024 | 11/02/2023 |
|                                                                                                                     |                               |                         |       | 24.01      | 24.01      | 24.01      | 24.01      | 24.01      | 24.01      |
| Series E                                                                                                            | With optional redemption *    | Average life            | Years | 4.00       | 3.75       | 3.50       | 3.00       | 3.00       | 2.75       |
|                                                                                                                     |                               | Final Maturity          | Years | 12/23/2016 | 09/23/2016 | 06/23/2016 | 12/23/2015 | 12/23/2015 | 09/23/2015 |
|                                                                                                                     |                               |                         |       | 4.00       | 3.75       | 3.50       | 3.00       | 3.00       | 2.75       |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 24.01      | 24.01      | 24.01      | 24.01      | 24.01      | 24.01      |
|                                                                                                                     |                               | Final Maturity          | Years | 12/23/2036 | 12/23/2036 | 12/23/2036 | 12/23/2036 | 12/23/2036 | 12/23/2036 |
|                                                                                                                     |                               |                         |       | 24.01      | 24.01      | 24.01      | 24.01      | 24.01      | 24.01      |

\* 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                 | 42.42%  | 81,391,277.64  | 53.91% | 87.23%        | 754,800,000.00 | 13.00% |
| Series A1               | 0.00%   | 0.00           |        | 20.80%        | 180,000,000.00 |        |
| Series A2               | 42.42%  | 81,391,277.64  |        | 66.43%        | 574,800,000.00 |        |
| Series B                | 24.81%  | 47,600,000.00  | 26.95% | 5.50%         | 47,600,000.00  | 7.40%  |
| Series C                | 17.72%  | 34,000,000.00  | 7.70%  | 3.93%         | 34,000,000.00  | 3.40%  |
| Series D                | 7.09%   | 13,600,000.00  | 0.00%  | 1.57%         | 13,600,000.00  | 1.80%  |
| Series E                | 7.97%   | 15,300,000.00  |        | 1.77%         | 15,300,000.00  |        |
| Issue of Bonds          |         | 191,891,277.64 |        |               | 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                              | 11,401,589.20 | 0.183%   |          |
| Servicer ppal collect not yet credited        | 74,667.75     |          |          |
| Servicer ints collect not yet credited        | 3,648.23      |          |          |
| Liabilities                                   | Available     | Balance  | Interest |
| 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 |               |          |          |

# PYME VALENCIA 1 - Fondo de Titulización de Activos

## Brief report

**Date:** 12/31/2012  
**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**  
Barclays Bank PLC

**Market**  
AIAF Mercado de Renta Fija

**Register of Book Securities**  
Iberclear

**Treasury Account**  
Barclays Bank PLC

**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

### Collateral: SME Loans

| General                                    |                |                      |
|--------------------------------------------|----------------|----------------------|
|                                            | Current        | At constitution date |
| Count                                      | 865            | 3,627                |
| Principal                                  |                |                      |
| Principal outstanding                      | 175,358,461.42 | 850,023,258.14       |
| Average loan                               | 202,726.54     | 234,359.87           |
| Minimum                                    | 889.22         | 166.67               |
| Maximum                                    | 6,383,974.67   | 11,564,065.01        |
| Interest rate                              |                |                      |
| Weighted average (wac)                     | 2.47%          | 4.93%                |
| Minimum                                    | 1.13%          | 2.90%                |
| Maximum                                    | 6.00%          | 9.50%                |
| Final maturity                             |                |                      |
| Weighted average (WARM) (months)           | 117            | 95                   |
| Minimum                                    | 01/11/2013     | 08/01/2007           |
| Maximum                                    | 01/05/2037     | 01/05/2037           |
| Index (principal outstanding distribution) |                |                      |
| 6-month EURIBOR/MIBOR                      | 1.54%          | 3.60%                |
| 1-year EURIBOR/MIBOR                       | 6.91%          | 24.01%               |
| 1-year EURIBOR/MIBOR (Mortgage Market)     | 91.54%         | 67.78%               |
| Fixed Interest                             | 0.00%          | 4.61%                |

| Prepayments                  |               |               |               |                |            |
|------------------------------|---------------|---------------|---------------|----------------|------------|
|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM)    | 1.46%         | 0.74%         | 0.45%         | 0.40%          | 0.90%      |
| Annual Percentage Rate (CPR) | 16.19%        | 8.58%         | 5.26%         | 4.73%          | 10.33%     |

| Distribution by sector (CNAE 2009)                                          |         |                      |
|-----------------------------------------------------------------------------|---------|----------------------|
|                                                                             | Current | At constitution date |
| (F) - Building                                                              | 29.14%  | 42.85%               |
| (L) - Real estate activities                                                | 15.98%  | 13.14%               |
| (C) - Manufacturing industry                                                | 13.70%  | 13.12%               |
| (G) - Wholesale and retail trade; repair of motor vehicles and motorcycles  | 9.58%   | 7.26%                |
| (M) - Professional, scientific and technical activities                     | 9.65%   | 5.74%                |
| (A) - Agriculture, stockbreeding, fishing and silviculture                  | 4.51%   | 3.94%                |
| (I) - Catering trade                                                        | 4.14%   | 2.87%                |
| (N) - Clerical activities and support services                              | 3.82%   | 2.22%                |
| (B) - Extractive industries                                                 | 0.79%   | 1.91%                |
| (H) - Transport and storage                                                 | 1.57%   | 1.66%                |
| (Q) - Health Activities and Social Services                                 | 2.49%   | 1.37%                |
| (S) - Other services                                                        | 0.73%   | 1.30%                |
| (E) - Water supply, sanitation activities, waste management and depollution | 1.19%   | 0.95%                |
| (J) - Information and communications                                        | 1.12%   | 0.56%                |
| (K) - Financial and insurance activities                                    | 0.87%   | 0.49%                |
| (R) - Artistic, recreational and entertainment activities                   | 0.34%   | 0.33%                |
| (P) - Education                                                             | 0.21%   | 0.17%                |
| (D) - Supply of electric power, gas, steam and air-conditioning             | 0.15%   | 0.12%                |
| (O) - Government and defence; compulsory Social Security                    | 0.03%   | 0.01%                |

| Geographic distribution |         |                      |
|-------------------------|---------|----------------------|
|                         | Current | At constitution date |
| Andalucia               | 2.93%   | 4.45%                |
| Aragon                  | 3.32%   | 1.93%                |
| Asturias                |         | 0.10%                |
| Balearic Islands        | 3.23%   | 1.74%                |
| Basque Country          | 0.06%   | 0.02%                |
| Canary Islands          |         | 0.04%                |
| Castilla-La Mancha      | 1.79%   | 1.05%                |
| Catalonia               | 4.36%   | 4.61%                |
| Extremadura             | 0.02%   | 0.07%                |
| La Rioja                | 0.42%   | 0.40%                |
| Madrid                  | 10.43%  | 6.41%                |
| Murcia                  | 15.66%  | 15.45%               |
| Navarra                 | 0.24%   | 0.15%                |
| Unknown                 |         | 0.20%                |
| Valencia                | 57.54%  | 63.38%               |

| Current delinquency              |        |               |              |       |               |        |                  |               |        |
|----------------------------------|--------|---------------|--------------|-------|---------------|--------|------------------|---------------|--------|
| Aging                            | Assets | Overdue debt  |              |       |               |        | Outstanding debt | Total debt    |        |
|                                  |        | Principal     | Interest     | Other | Total         | %      |                  |               |        |
| <i>Delinquencies</i>             |        |               |              |       |               |        |                  |               |        |
| Up to 1 month                    | 47     | 167,599.29    | 11,955.37    | 0.00  | 179,554.66    | 1.10   | 8,011,530.83     | 8,191,085.49  | 12.38  |
| from > 1 to ≤ 2 months           | 20     | 90,352.44     | 13,716.43    | 0.00  | 104,068.87    | 0.64   | 4,556,773.54     | 4,660,842.41  | 7.04   |
| from > 2 to ≤ 3 months           | 29     | 171,622.17    | 42,166.11    | 0.00  | 213,788.28    | 1.31   | 6,293,137.93     | 6,506,926.21  | 9.83   |
| from > 3 to ≤ 6 months           | 14     | 237,356.49    | 74,949.67    | 0.00  | 312,306.16    | 1.92   | 6,480,193.82     | 6,792,499.98  | 10.27  |
| from > 6 to < 12 months          | 25     | 368,961.77    | 116,441.78   | 0.00  | 485,403.55    | 2.98   | 4,969,520.98     | 5,454,954.53  | 8.24   |
| from ≥ 12 to < 18 months         | 25     | 713,961.93    | 357,201.96   | 0.00  | 1,071,163.89  | 6.57   | 7,397,852.37     | 8,469,016.26  | 12.80  |
| from ≥ 18 to < 24 months         | 19     | 1,239,697.30  | 243,285.20   | 0.00  | 1,482,982.50  | 9.10   | 4,198,834.45     | 5,681,816.95  | 8.59   |
| from ≥ 2 years                   | 149    | 10,677,603.35 | 1,773,948.39 | 0.00  | 12,451,551.74 | 76.39  | 7,962,713.49     | 20,414,265.23 | 30.85  |
| Subtotal                         | 328    | 13,667,184.74 | 2,633,664.91 | 0.00  | 16,300,849.65 | 100.00 | 49,870,557.41    | 66,171,407.06 | 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                            | 328    | 13,667,184.74 | 2,633,664.91 | 0.00  | 16,300,849.65 |        | 49,870,557.41    | 66,171,407.06 |        |

#### Additional information