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**HECHO RELEVANTE –IM GRUPO BANCO POPULAR FTPYME I, FONDO DE TITULIZACIÓN DE ACTIVOS**

En virtud de lo establecido en el apartado 4.3 del Módulo Adicional del Folleto de “IM GRUPO BANCO POPULAR FTPYME I, Fondo de Titulización de Activos” (el “**Fondo**”), se comunica el presente hecho relevante:

- Intermoney Titulización, S.G.F.T., S.A. ha tenido conocimiento de que Moody’s Investors Service (la “**Agencia de Calificación**”) ha revisado al alza la calificación crediticia de los Bonos de las Serie D emitidos por el Fondo de “Caa2 (sf)” a “B2 (sf)” .

Se adjunta el documento publicado por la Agencia de Calificación relativo a lo comunicado en este hecho relevante.

Madrid, 24 de abril de 2013.

**Rating Action: Moody's concludes the review of two Spanish SME ABS from Grupo Banco Popular with no negative action**

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Global Credit Research - 11 Apr 2013

London, 11 April 2013 -- Moody's Investors Service has today upgraded the ratings of three mezzanine notes and confirmed the ratings of six senior and mezzanine notes issued by two Spanish asset-backed securities (ABS) transactions backed by loans to small and medium-sized enterprises (SME): IM Grupo Banco Popular FTPYME I, FTA, and IM Grupo Banco Popular FTPYME II, FTA. At the same time, the rating agency affirmed the ratings on both equity notes. Sufficient credit enhancement, which protects against sovereign and counterparty risk, primarily drove today's rating action.

Today's rating action concludes the review for downgrade initiated by Moody's on 02 July 2012. Both SME ABS transactions were originated by Banco Popular Espanol S.A. (Ba1 /NP, review for downgrade). For a detailed list of the affected ratings, see towards the end of the ratings rationale section.

**RATINGS RATIONALE**

Today's rating action primarily reflects the availability of sufficient credit enhancement to address sovereign and increased counterparty risk. The introduction of new adjustments to Moody's modelling assumptions to account for the effect of deterioration in sovereign creditworthiness has had no effect on the ratings of all classes of notes in both transactions. Furthermore, the current level of credit enhancement available under the Class D notes issued by IM Grupo Banco Popular FTPYME I and under the Class C and D notes issued by IM Grupo Banco Popular FTPYME II in the form of cash (via the reserve fund) and over-collateralisation is sufficient to support their three-notch upgrade. Increasing borrower concentration risk and deterioration of the creditworthiness of the swap counterparty limited the magnitude of the upgrades of the notes issued by IM Grupo Banco Popular FTPYME II.

**-- Additional Factors Better Reflect Increased Sovereign Risk**

Moody's has supplemented its analysis to determine the loss distribution of securitised portfolios with two additional factors, the maximum achievable rating in a given country (the local currency country risk ceiling) and the applicable portfolio credit enhancement for this rating. With the introduction of these additional factors, Moody's intends to better reflect increased sovereign risk in its quantitative analysis, in particular for mezzanine and junior tranches.

The Spanish country ceiling is A3, which is the maximum rating that Moody's will assign to a domestic Spanish issuer including structured finance transactions backed by Spanish receivables. The portfolio credit enhancement represents the required credit enhancement under the senior tranche for it to achieve the country ceiling. By lowering the maximum achievable rating, the revised methodology alters the loss distribution curve and implies an increased probability of high loss scenarios.

Under the updated methodology incorporating sovereign risk on ABS transactions, loss distribution volatility increases to capture increased sovereign-related risks. Given the expected loss of a portfolio and the shape of the loss distribution, the combination of the highest achievable rating in a country for structured finance and the applicable credit enhancement for this rating uniquely determines the volatility of the portfolio distribution, which the coefficient of variation (CoV) typically measures for ABS transactions. A higher applicable credit enhancement for a given rating ceiling or a lower rating ceiling with the same applicable credit enhancement both translate into a higher CoV.

**-- Moody's Revises Key Collateral Assumptions**

Moody's maintained its default and recovery rate assumptions for both transactions, which it updated on 18 December 2012 (see "Moody's updates key collateral assumptions in Spanish ABS transactions backed by loans to SMEs" [http://www.moody.com/research/Moodys-updates-key-collateral-assumptions-in-Spanish-ABS-transactions-backed--PR\\_262512](http://www.moody.com/research/Moodys-updates-key-collateral-assumptions-in-Spanish-ABS-transactions-backed--PR_262512)). According to the updated methodology, Moody's increased the CoV, which is a measure of volatility.

For IM Grupo Banco Popular FTPYME I, the current default assumption is 16.5% of the current portfolio balance

and the assumption for the fixed recovery rate is 60.0%. Moody's has increased the CoV to 93.0% from 42.0%, which, combined with the revised key collateral assumptions, corresponds to a portfolio credit enhancement of 21.5%.

For IM Grupo Banco Popular FTPYME II, the current default assumption is 16.5% of the current portfolio balance and the assumption for the fixed recovery rate is 45.0%. Moody's has increased the CoV to 82.0% from 43.0%, which, combined with the revised key collateral assumptions, corresponds to a portfolio credit enhancement of 31.3%. This revised volatility also takes into account the risk stemming from borrower concentration, with the top 10 borrowers representing 20.5% of the portfolio according to the February 2013 collateral report.

#### -- Moody's Has Considered Exposure to Counterparty Risk

The conclusion of Moody's rating review also takes into consideration the increased exposure to commingling due to weakened counterparty creditworthiness.

In both transactions, Banco Popular Espanol acts as servicer and collections account bank, and transfers collections every day to the reinvestment accounts at the Bank of Spain (unrated). The reserve funds reside at the Bank of Spain. Moody's has incorporated into its analysis the potential default of both counterparties, which could expose the transaction to a commingling loss on the collections and a loss on the reserve fund.

HSBC Bank PLC Spanish Branch (Aa3/P-1) acts as swap counterparty in IM Grupo Banco Popular FTPYME I, while Banco Popular Espanol plays this role in IM Grupo Banco Popular FTPYME II. In the latter transaction, the swap provides significant protection to the noteholders by guaranteeing the payment of the coupon on the Class A3(G) to D notes plus 60 basis points of excess spread. As a result, the deterioration of the counterparty credit quality has resulted in negative pressure on the rating of the notes in this transaction while the first transaction is not affected by swap counterparty risk.

#### -- Other Developments May Negatively Affect the Notes

In consideration of Moody's new adjustments, any further sovereign downgrade would negatively affect structured finance ratings through the application of the country ceiling or maximum achievable rating, as well as potentially increased portfolio credit enhancement requirements for a given rating.

As the euro area crisis continues, the ratings of structured finance notes remain exposed to the uncertainties of credit conditions in the general economy. The deteriorating creditworthiness of euro area sovereigns as well as the weakening credit profile of the global banking sector could further negatively affect the ratings of the notes.

Moody's describes additional factors that may affect the ratings in its Request for Comment, "Approach to Assessing Linkage to Swap Counterparties in Structured Finance Cashflow Transactions: Request for Comment", 02 July 2012.

In reviewing these transactions, Moody's used ABSROM to model the cash flows and determine the loss for each tranche. The cash flow model evaluates all default scenarios that are then weighted considering the probabilities of the inverse normal distribution assumed for the portfolio default rate. In each default scenario, Moody's calculates the corresponding loss for each class of notes given the incoming cash flows from the assets and the outgoing payments to third parties and noteholders. Therefore, the expected loss for each tranche is the sum product of the probability of occurrence of each default scenario and the loss derived from the cash flow model in each default scenario for each tranche.

As such, Moody's analysis encompasses the assessment of stressed scenarios.

When remodelling the transactions affected by today's rating action, some inputs have been adjusted to reflect the new approach described above.

#### PRINCIPAL METHODOLOGY

The principal methodology used in these ratings was "Moody's Approach to Rating CDOs of SMEs in Europe", published in February 2007. Please see the Credit Policy page on [www.moody.com](http://www.moody.com) for a copy of this methodology.

The revised approach to incorporating country risk changes into structured finance ratings forms part of the relevant asset class methodologies, which Moody's updated and republished or supplemented on 11 March 2013 ("Incorporating Sovereign risk to Moody's Approach to Rating CDOs of SMEs in Europe" ), along with the

publication of its Special Comment "Structured Finance Transactions: Assessing the Impact of Sovereign Risk".

Other factors used in these ratings are described in "The Temporary Use of Cash in Structured Finance Transactions: Eligible Investment and Bank Guidelines", published in March 2013.

#### LIST OF AFFECTED RATINGS

Issuer: IM Grupo Banco Popular FTPYME I, Fondo de Titulización de Activos

...EUR150MA4 Notes, Confirmed at A3 (sf); previously on Jul 2, 2012 Downgraded to A3 (sf) and Placed Under Review for Possible Downgrade

...EUR155.4MA5(G) Notes, Confirmed at A3 (sf); previously on Jul 2, 2012 Downgraded to A3 (sf) and Placed Under Review for Possible Downgrade

...EUR30M B Notes, Confirmed at Baa3 (sf); previously on Jul 2, 2012 Baa3 (sf) Placed Under Review for Possible Downgrade

...EUR28M C Notes, Confirmed at Ba2 (sf); previously on Jul 2, 2012 Ba2 (sf) Placed Under Review for Possible Downgrade

...EUR60M D Notes, Upgraded to B2 (sf); previously on Jul 2, 2012 Caa2 (sf) Placed Under Review for Possible Downgrade

...EUR30M E Notes, Affirmed C (sf); previously on Dec 1, 2006 Definitive Rating Assigned C (sf)

Issuer: IM Grupo Banco Popular FTPYME II, Fondo de Titulización de Activos

...EUR221.7MA3(G) Notes, Confirmed at A3 (sf); previously on Jul 2, 2012 Downgraded to A3 (sf) and Placed Under Review for Possible Downgrade

...EUR47M B Notes, Confirmed at Baa2 (sf); previously on Jul 2, 2012 Baa2 (sf) Placed Under Review for Possible Downgrade

...EUR23M C Notes, Upgraded to Ba1 (sf); previously on Jul 2, 2012 B1 (sf) Placed Under Review for Possible Downgrade

...EUR45M D Notes, Upgraded to B3 (sf); previously on Jul 2, 2012 Caa3 (sf) Placed Under Review for Possible Downgrade

...EUR39M E Notes, Affirmed C (sf); previously on Nov 3, 2009 Downgraded to C (sf)

#### REGULATORY DISCLOSURES

Moody's did not receive or take into account a third-party assessment on the due diligence performed regarding the underlying assets or financial instruments related to the monitoring of these transactions in the past six months.

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