

Collection Period End Date: 31-Aug-2012

<u>Notes</u>	1st Quarter	2nd Quarter	
Interest Rate Period start date	05-Mar-2012	25-Jun-2012	
Interest Rate Period end date	25-Jun-2012	25-Sep-2012	
Number of Days in the Period	112	92	
Interest Payment Date	25-Jun-2012	25-Sep-2012	
Relevant 3M Euribor rate	1.035%	0.655%	
Class A			
Bloomberg Ticker	PELIC 6 A	PELIC 6 A	
ISIN	PTSSCQOM0006	PTSSCQOM0006	
Total number of Notes	7,500	7,500	
Total Principal Amount Outstanding as of the Start of the Interest Rate Period	750,000,000.00	744,177,034.97	
Principal Amount Outstanding per denomination as of the start of the Interest Rate Period	100,000.00	99,223.60	
Total Principal Amount Outstanding as of the end of the Interest Rate Period	744,177,034.97	739,555,840.08	
Principal Amount Outstanding per denomination as of the end of the Interest Rate Period	99,223.60	98,607.45	
Spread	0.300%	0.300%	
Interest Rate	1.335%	0.955%	
Interest Amount per denomination	415.33	242.16	
Total Interest Amount	3,114,975.00	1,816,200.00	
Interest Amount paid on Interest Payment Date	3,114,975.00	1,816,200.00	
Original Ratings (DBRS)	AA (sf)	AA (sf)	
Current Ratings (DBRS)	AA Neg Watch (sf)	AA Neg Watch (sf)	
Original Ratings (Fitch)	A sf	A sf	
Current Ratings (Fitch)	A sf	A sf	
Original Ratings (S&P)	A- (sf)	A- (sf)	
Current Ratings (S&P)	A- (sf)	A- (sf)	

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Interest Amount paid on Interest Payment Date

Interest Amount deferred to the next Interest Payment Date

<u>Notes</u>	1st Quarter	2nd Quarter	
<u>Class B</u>			
Bloomberg Ticker	PELIC 6 B	PELIC 6 B	
ISIN	PTSSCROM0005	PTSSCROM0005	l
Total number of Notes	2,500	2,500	l
Total Principal Amount Outstanding as of the Start of the Interest Rate Period	250,000,000.00	250,000,000.00	
Principal Amount Outstanding per denomination as of the start of the Interest Rate Period	100,000.00	100,000.00	
Total Principal Amount Outstanding as of the end of the Interest Rate Period	250,000,000.00	250,000,000.00	l
Principal Amount Outstanding per denomination as of the end of the Interest Rate Period	100,000.00	100,000.00	
Spread	0.500%	0.500%	
Interest Rate	1.535%	1.155%	l
Interest Amount per denomination	477.56	295.17	l
Total Interest Amount	1,193,900.00	737,925.00	l
Deferred Interest	0.00	0.00	l

1,193,900.00

0.00

737,925.00

0.00



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Interest Amount paid on Interest Payment Date

Interest Amount deferred to the next Interest Payment Date

<u>Notes</u>	1st Quarter	2nd Quarter		
<u>Class C</u>				
Bloomberg Ticker	PELIC 6 C	PELIC 6 C		
ISIN	PTSSCSOM0004	PTSSCSOM0004	1	
Total number of Notes	18	18	1	
Total Principal Amount Outstanding as of the Start of the Interest Rate Period	1,800,000.00	0.00	1	
Principal Amount Outstanding per denomination as of the start of the Interest Rate Period	100,000.00	0.00		
Total Principal Amount Outstanding as of the end of the Interest Rate Period	0.00	0.00	1	
Principal Amount Outstanding per denomination as of the end of the Interest Rate Period	0.00	0.00		
Spread	1.500%	1.500%		
Interest Rate	2.535%	2.155%		
Interest Amount per denomination	788.67	0.00		
Total Interest Amount	14,196.06	0.00	1	

0.00

14,196.06

0.00

0.00

0.00

0.00

Deferred Interest



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<u>Notes</u>	1st Quarter	2nd Quarter		
<u>Class D</u>				
Bloomberg Ticker	PELIC 6 D	PELIC 6 D		1
ISIN	PTSSCTOM0003	PTSSCTOM0003		
Total number of Notes	650	650		
Total Principal Amount Outstanding as of the Start of the Interest Rate Period	65,000,000.00	65,000,000.00		
Principal Amount Outstanding per denomination as of the start of the Interest Rate Period	100,000.00	100,000.00		
Total Principal Amount Outstanding as of the end of the Interest Rate Period	65,000,000.00	65,000,000.00		
Principal Amount Outstanding per denomination as of the end of the Interest Rate Period	100,000.00	100,000.00		
Interest Amount paid on Interest Payment Date	2,363,545.83	4,785,735.96	j	
Notes Class S				
Bloomberg Ticker	PELIC 6 S	PELIC 6 S		7
ISIN	PTSSCUOM0000	PTSSCUOM0000		
Total number of Notes	402	402		
Total Principal Amount Outstanding as of the Start of the Interest Rate Period	40,200,000.00	40,200,000.00		
Principal Amount Outstanding per denomination as of the start of the Interest Rate Period	100,000.00	100,000.00		
Total Principal Amount Outstanding as of the end of the Interest Rate Period	40,200,000.00	40,200,000.00		
Principal Amount Outstanding per denomination as of the end of the Interest Rate Period	100,000.00	100,000.00		
Interest Amount paid on Interest Payment Date	792,786.09	562,859.86		

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Capitalised Interest Ledger (CIL)	1st Quarter	2nd Quarter	
Provisioning under CIL preceding IPD	0.00	0.00	
Capitalised Interest Receivables for Current Period Capitalised Interest Application Amount Deemed Principal Losses offset against CIL Ending CIL balance	144,251.16 144,251.16 0.00 0.00	160,807.36 160,807.36 0.00 0.00	
Principal Deficiency Ledgers (PDL's)			
PDL Class A Amount PDL Class B Amount	0.00 0.00	0.00 0.00	
Deemed Principal Loss deducted from PDL (net of funds used to offset CIL above)	0.00	63,819.40	



Securitised Available Interest Distribution Amount	1st Quarter	2nd Quarter		
Interest Collection Proceeds received by Issuer as interest payments	8,105,338.38	5,788,317.63		
Proceeds of any Authorised Investment	0.00	0.00		
Amounts standing to the credit of the Cash Reserve Account General Ledger	60,000,000.00	60,000,000.00		
Draw from Cash Reserve Account Shortfall Liquidity Ledger	838,614.84	1,765,402.80		
Principal Draw Amount	0.00	0.00		
Balance of Cash Reserve Account Shortfall Liquidity Ledger on Maturity Date	0.00	0.00		
Interest accrued and credited to Transaction Accounts	8,472.67	2,684.93		
Capitalised Interest Application Amount	144,251.16	160,807.36		
Available Principal Distribution Amount remaining after redemption of the Notes	0.00	0.00		
Transfer from Exposure Amount Interest Collections Ledger	0.00	0.00		
Less any Withheld Amount	0.00	0.00		



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Pre-enforcement Interest Priority of Payments	1st Quarter	2nd Quarter	
(1st) Issuer's Liability to tax	0.00	0.00	
(2nd) Common Representative fees and Liabilities	0.00	5,000.00	
(3rd) Issuer Expenses	610,060.16	308,532.36	
(4th) Payment of Interest Amount on Class A Note	3,114,975.00	1,816,200.00	
(5th) Payments on Class A PDL	0.00	0.00	
(6th) Payments to Cash Reserve Account General Ledger up to Required Balance	60,000,000.00	60,000,000.00	
(7th) Payments to Cash Reserve Account Shortfall Liquidity Ledger up to Required Balance	0.00	0.00	
(8th) Payment of Interest Amount Class B Note	1,193,900.00	737,925.00	
(9th) Payments on Class B PDL	0.00	63,819.40	
(10th) Payments of Interest Amount Class C Note	14,196.06	0.00	
(11th) Principal Amortisation Class E Note	1,800,000.00	0.00	
(12th) Payments of Class D Note Distribution Amount	2,363,545.83	4,785,735.96	

Available Principal Distribution Amount

Principal Collection Proceeds
Available Interest Distribution Amount for PDL curing
Transfer from Exposure Amount Principal Collections Ledger
Less any Capitalised Interest Application Amount
Less any Principal Draw Amounts

5,967,216.19	4,718,182.85	
0.00	63,819.40	
0.00	0.00	
144,251.16	160,807.36	
0.00	0.00	



Securitised Pre-enforcement Principal Priority of Payments	1st Quarter	2nd Quarter	
Securitised Fre-emorcement Frincipal Friority of Fayments	13t Quarter	Zilu Quartei	
Principal amortisation amount Class A Notes	5,822,965.03	4,621,194.89	
Principal amortisation amount Class B Notes	0.00	0.00	
Residual Principal to be applied as Interest Distribution Amounts	0.00	0.00	
Exposure Amount Available Funds			
Interest collections from the Exposure Amount Mortgage Backed Credits	305,229.61	228,961.43	
Portfolio	000,220.01	220,001.10	
Principal collections from the Exposure Amount Mortgage Backed	487,556.48	333,898.43	
Credits Portfolio		<u> </u>	
Exposure Amount Pre-enforcement Payments Priorities			
The purchase of Additional Mortgage Backed Credits offered to sell by			
the Originator	0.00	0.00	
Credit to the Exposure Amount Cash Ledger; and	0.00	0.00	
Class S Return under the Class S Notes.	792,786.09	562,859.86	



Cash Reserve General Ledger	1st Quarter	2nd Quarter	
Funds credited at Previous IPD / Closing proceeds	60,000,000.00	60,000,000.00	
Deductions from Cash Reserve General Ledger Cash Reserve Transfer to Issuer Available Funds Additions to Cash Reserve General Ledger Funds Credited at IPD	60,000,000.00 60,000,000.00	60,000,000.00 60,000,000.00	
Cash Reserve General Ledger Required Balance Target Cash Reserve General Ledger Amount	60,000,000.00	60,000,000.00	
Cash Reserve Shortfall Liquidity Ledger			
Beginning Balance of Shortfall Liquidity Ledger	5,000,000.00	4,161,385.16	
Deductions from Cash Reserve Shortfall Liquidity Ledger Cash Reserve Transfer to Issuer Available Funds Additions to Cash Reserve Shortfall Liquidity Ledger Funds Credited at IPD	838,614.84 0.00	1,765,402.80 0.00	
Cash Reserve Shortfall Liquidity Ledger Required Balance Target Cash Reserve Shortfall Liquidity Amount	4,161,385.16	2,395,982.36	



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Collateral Pool Performance (as at the end of the Collection Period)	1st Quarter	2nd Quarter	
Securitized Mortgage Pool			
Change in Aggregate Principal Outstanding Balance			
Aggregate Principal Balance at the start of collection period	1,000,000,004.96	994,177,039.93	
Total Principal Collections received (net principal collections)	5,967,216.19	4,718,182.85	
Total Capitalised Interest	144,251.16	160,807.36	
Deemed Principal Loss (arrears + written-off)	0.00	63,819.40	
Principal Loss	0.00	0.00	
Aggregate Principal Balance at the end of the collection period (including Substitutions)	994,177,039.93	989,555,845.04	
Gross Principal Balance at the end of the collection period	994,177,039.93	989,619,664.44	
Cumulative Deemed Principal Loss	0.00	63,819.40	
Cumulative Deemed Principal Loss Recovered	0.00	0.00	
Cumulative Net Provisioned Amounts	0.00	63,819.40	
Principal balance of all overdue loans			
1 month < overdue =< 2 months	4,107,741.39	3,020,243.60	
2 month < overdue =< 3 months	2,006,772.36	3,419,240.85	
3 month < overdue =< 6 months	1,330,354.37	6,472,046.08	
6 month < overdue =< 9 months	0.00	140,972.45	
9 month < overdue =< 12 months	0.00	127,638.79	
12 months < overdue =< 24 months	0.00	0.00	
24 months < overdue =< 36 months	0.00	0.00	
Overdue > 36 months	0.00	0.00	
Overdue > 12 months	0.00	0.00	
Overdue > 3 months	1.330.354.37	6.740.657.32	

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Collateral Pool Performance (as at the end of the Collection Period)	1st Quarter	2nd Quarter		
Principal balance of subsidised overdue loans				
1 month < overdue =< 3 months	0.00	0.00		
2 month < overdue =< 3 months	54,441.94	0.00		
3 month < overdue =< 6 months	0.00	54,410.49		
6 month < overdue =< 9 months	0.00	0.00		
9 month < overdue =< 12 months	0.00	0.00		
12 months < overdue =< 24 months	0.00	0.00		
24 months < overdue =< 36 months	0.00	0.00		
Overdue > 36 months	0.00	0.00		
Overdue > 12 months	0.00	0.00		
Overdue > 3 months	0.00	54,410.49		
Collateral Characteristics (at the end of the Collection Period) Exposure Mortgage Pool				
Change in Aggregate Principal Outstanding Balance				
Aggregate Principal Balance at the start of collection period	40,151,113.41	39,683,693.97		
Total Principal Collections received (net principal collections)	487,556.48	333,898.43		
Total Capitalised Interest	20,137.04	35,523.08		
Deemed Principal Loss (arrears + written-off)	0.00	0.00		
Principal Loss	0.00	0.00		
Aggregate Principal Balance at the end of the collection period (including Substitutions)	39,683,693.97	39,385,318.62		
Gross Principal Balance at the end of the collection period	39,683,693.97	39,385,318.62		
Cumulative Deemed Principal Loss	0.00	0.00		
Cumulative Deemed Principal Loss Recovered	0.00	0.00		
Cumulative Net Provisioned Amounts	0.00	0.00		
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Collateral Pool Performance (as at the end of the Collection Period)	1st Quarter	2nd Quarter	
Principal balance of all overdue loans			
month < overdue =< 2 months	490,785.39	502,153.49	
? month < overdue =< 3 months	454,868.80	334,905.15	
s month < overdue =< 6 months	384,663.06	941,968.01	
6 month < overdue =< 9 months	0.00	0.00	
month < overdue =< 12 months	0.00	0.00	
2 months < overdue =< 24 months	0.00	0.00	
4 months < overdue =< 36 months	0.00	0.00	
Overdue > 36 months	0.00	0.00	
		1	
Overdue > 12 months	0.00	0.00	
Overdue > 3 months	384,663.06	941,968.01	
Principal balance of subsidised overdue loans			
month < overdue =< 3 months	0.00	0.00	
? month < overdue =< 3 months	0.00	0.00	
s month < overdue =< 6 months	0.00	0.00	
6 month < overdue =< 9 months	0.00	0.00	
) month < overdue =< 12 months	0.00	0.00	
2 months < overdue =< 24 months	0.00	0.00	
4 months < overdue =< 36 months	0.00	0.00	
Overdue > 36 months	0.00	0.00	
Overdue > 12 months	0.00	0.00	

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Collateral Pool Performance (as at the end of the Collection Period)	1st Quarter	2nd Quarter	
Securitized Mortgage Pool			
Gross Aggregate Principal Balance	994,177,039.93	989,619,664.44	
Net Aggregate Principal Balance	994,177,039.93	989,555,845.04	
Aggregate Principal Balance of subsidized loans	3,092,973.43	3,003,271.07	
Weighted average spread	1.42%	1.43%	
Weighted average interest rate	2.54%	2.23%	
Weighted average seasoning (months)	59.20	62.02	
Weighted average remaining term (months)	438.14	435.07	
Weighted LTV (current based on the last valuation of the properties)	91.65%	91.25%	

14,133.00

14,116.00

Number of Contracts



Ratios (Securitized Mortgage Pool)	1st Quarter	2nd Quarter	
Principal Deficiency Ledger			
Class A Principal Deficiency Ledger	0.00	0.00	
Class B Principal Deficiency Ledger	0.00	0.00	
Cash Reserve Release Test the Aggregate POB of the Loans in the Securitised Mortgage Backed Credits			
Portfolio in arrears > 90 d (less the sum of all Net Provisioned Amounts) < 3 % Aggregate POB of the Loans in the Securitised Mortgage Backed Credits Portfolio as at the Initial Portfolio Determination Date	0.00	0.01	
the balance of the Class A Principal Deficiency Ledger, subsequent to any reduction on that Interest Payment Date, is equal to 0 (zero); and the Aggregate POB of the Loans in the Securitised Mortgage Backed Credits Portfolio which have become Defaulted Mortgage Backed Credits since the	0.00	0.00	
Initial Portfolio Determination Date (less the sum of all Net Provisioned Amounts) < 3.5% of the Aggregate POB of the Mortgage Backed Credits as at the Portfolio Determination Date	0.00	0.00	
Loans overdue > 1 month / Initital Principal Balance (PDD)	0.74%	1.32%	
Loans overdue > 3 months / Initital Principal Balance (PDD)	0.13%	0.67%	
Loans overdue > 12 months / Initital Principal Balance (PDD)	0.00%	0.00%	
Prepayments of the period / Principal Balance at the start to the period (quarterly CPR)	0.19%	0.07%	
Annual prepayment rate (average annualised CPR)	0.78%	0.27%	



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Loan Substitution	1st Quarter	2nd Quarter
Substituted to date for unpermitted variations since portfolio determination date		
(cumulative)	13,526,839.10	21,518,287.22
Substituted to date since portfolio determination date (cumulative) / initial	1.35%	2.15%
portfolio amount %	1.0070	
Securitized Mortgage Pool		
Profile of outgoing loans		
Substituted this period (No of loans)	172	101
For unpermitted variations in the interest rate spread	30	19
For unpermitted variations with respect to maturity extension	1	0
For breach of Mortgage Asset Warranties	56	6
For unpermitted variations (other)	85	76
Total amount	11,677,099.50	6,900,003.36
For unpermitted variations in the interest rate spread	3,314,076.93	1,789,346.49
For unpermitted variations with respect to maturity extension	123,763.01	0.00
For breach of Mortgage Asset Warranties	3,832,341.85	432,835.58
For unpermitted variations (other)	4,406,917.71	4,677,821.29
Average Loan Size	67,890.11	68,316.86
Weighted Average Seasoning (by value) Months	67.52	67.02
Weighted Average Spread (%)	1.40%	1.89%

Weighted Average CLTV %

Weighted Average Remaining Term (by value) Months

424.27

90.69%

423.48

88.36%



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oan Substitution	1st Quarter	2nd Quarter	
Profile of incoming loans			
Substituted this period (No of loans)	89	93	
Total amount	11,460,061.83	6,905,710.77	
Average Loan Size	128,764.74	74,254.95	
Veighted Average Seasoning (by value) Months	33.28	36.92	
Veighted Average Spread (%)	2.09%	1.93%	
Veighted Average Remaining Term (by value) Months	408.68	407.81	
Veighted Average CLTV %	88.49%	87.52%	
Exposure Mortgage Pool Profile of outgoing loans			
Substituted this period (No of loans)	25	17	
For unpermitted variations in the interest rate spread	4	4	
For unpermitted variations with respect to maturity extension	0	0	
For breach of Mortgage Asset Warranties	13	5	
For unpermitted variations (other)	8	8	
Total amount	1,849,739.60	1,091,444.76	
For unpermitted variations in the interest rate spread	407,447.61	362,397.07	
For unpermitted variations with respect to maturity extension	0.00	0.00	
For breach of Mortgage Asset Warranties	650,669.27	348,860.63	
For unpermitted variations (other)	791,622.72	380,187.06	
Average Loan Size	73,989.58	64,202.63	
Veighted Average Seasoning (by value) Months	76.12	80.19	
	1 440/	2.95%	1
Veighted Average Spread (%)	1.11%	2.95/0	
Veighted Average Spread (%) Veighted Average Remaining Term (by value) Months	372.12	450.99	

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Loan Substitution	1st Quarter	2nd Quarter	
Profile of incoming loans			
Substituted this period (No of loans)	13	9	
Total amount	2,068,472.93	1,095,223.28	
Average Loan Size	159,113.30	121,691.48	
Weighted Average Seasoning (by value) Months	37.73	24.53	
Weighted Average Spread (%)	1.09%	1.99%	
Weighted Average Remaining Term (by value) Months	399.83	455.57	
Weighted Average CLTV %	86.67%	94.68%	
Permitted Variations			
Securitized Mortgage Pool			
Permitted variations done to date since collateral determination date (cumulative)	720,111.95	1,291,377.50	
Permitted variations done to date since collateral determination date (cumulative) / initial portfolio amount % (2)	0.07%	0.13%	
Variations in Spreads (cumulative)			
Number of loans affected	12	17	
Aggregate Amount of loans affected (as at CP end)	720,111.95	1,002,814.85	
Loan with highest reduction in spread % (max 0.5%)	0.50%	0.50%	
Variations in Maturity (cumulative)			
Number of loans affected	0	3	
Aggregate Amount of loans affected (as at CP end)	0.00	288,562.65	
Longest Term increase among loans subject to variations in maturity (in months)	0.00	120.00	
Maturity date of the longest loan in the portfolio (1)	29-Oct-2060	29-Oct-2060	
Legal final maturity date (2).	25-Dec-2063	25-Dec-2063	
Difference between (1) and (2) (min 36 months)	38	38	

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Francisco Mantagas Dool	1 of Overtor	2nd Quarter
Exposure Mortgage Pool	1st Quarter	2nd Quarter

Securitized Mortgage Pool

Permitted variations done to date since collateral determination date (cumulative)

Permitted variations done to date since collateral determination date (cumulative) / initial portfolio amount % (2)

Variations in Spreads (cumulative)

Number of loans affected Aggregate Amount of loans affected (as at CP end) Loan with highest reduction in spread % (max 0.5%)

Variations in Maturity (cumulative)

Number of loans affected

Aggregate Amount of loans affected (as at CP end)

Longest Term increase among loans subject to variations in maturity (in months)

Maturity date of the longest loan in the portfolio (1) Legal final maturity date (2).

Difference between (1) and (2) (min 36 months)

(2) Aggregate Principal Outstanding Balance of Mortgage Assets which are subject to Permitted Variations should not exceed 20 per cent. of the Principal Outstanding Balance of the Mortgage Asset Portfolio on the Collateral Determination Date

26 922 61	26 922 61
26,823.61	26,823.61
0.07%	0.07%
0	0
0.00	0.00
0.00	0.00
1	1
26,823.61	26,823.61
0.00	120.00
0.00	120.00
16-Mar-2060	16-Mar-2060
25-Dec-2063	25-Dec-2063
46	46