

# VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

## Brief report

Date: 07/31/2018  
Currency: EUR

Constitution date  
12/07/2005

VAT Reg. no.  
V84530526

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

Originator  
CaixaBank

Servicer  
CaixaBank

Lead Managers  
Bankia  
Deutsche Bank

Bond Underwriters and Placement Agents  
Bankia  
Deutsche Bank  
Dexia  
Fortis Bank

Bond Paying Agent  
Société Générale

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Barclays Bank PLC

Start-up Loan  
CaixaBank

Swap  
CaixaBank

Assets Custodian  
CaixaBank

Fund Auditors  
KPMG Auditores

### Issued securities: Mortgage-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 A ES0382745000	12/12/2005 9,095	16,972.81 154,367,706.95 16.97%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	0.0000% 10/24/2018 0.000000 Gross 0.000000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	10/24/2018 "Pass-Through"	AAA Aa1	AAA Aaa
Series B ES0382745018	12/12/2005 212	35,126.27 7,446,769.24 35.13%	100,000.00 21,200,000.00	Floating 3-M Euribor+0.320% 24.Jan/Apr/Jul/Oct	0.0000% 10/24/2018 0.000000 Gross 0.000000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	A+sf Baa3	A+ A1
Series C ES0382745026	12/12/2005 94	35,131.24 3,302,336.56 35.13%	100,000.00 9,400,000.00	Floating 3-M Euribor+0.550% 24.Jan/Apr/Jul/Oct	0.2290% 10/24/2018 20.559582 Gross 16.653261 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	BBBsf Ba3	BBB+ Baa3
Series D ES0382745034	12/12/2005 99	50,505.06 5,000,000.94 50.51%	100,000.00 9,900,000.00	Floating 3-M Euribor+3.500% 24.Jan/Apr/Jul/Oct	3.1790% 10/24/2018 410.308719 Gross 332.350062 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCC Csf	CCC- Ca
Total		170,116,813.69	950,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
		% Monthly CPR (SMM)									
		% Annual equivalent CPR									
		0,17	0,25	0,34	0,42	0,51	0,60	0,69	0,78		
		2,00	3,00	4,00	5,00	6,00	7,00	8,00	9,00		
Series A	With optional redemption *	Average life	Years	2.93	2.88	2.70	2.52	2.49	2.32	2.29	2.12
		Final Maturity	Years	3.75	3.75	3.51	3.25	3.25	3.00	3.00	2.75
			Date	04/24/2022	04/24/2022	01/24/2022	10/24/2021	10/24/2021	07/24/2021	07/24/2021	04/24/2021
	Without optional redemption *	Average life	Years	5.20	4.99	4.80	4.62	4.45	4.29	4.14	4.00
		Date	10/02/2023	07/20/2023	05/12/2023	03/07/2023	01/04/2023	11/06/2022	09/12/2022	07/21/2022	
		Final Maturity	Years	21.01	21.01	21.01	21.01	21.01	21.01	21.01	21.01
		Date	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039	
Series B	With optional redemption *	Average life	Years	2.93	2.88	2.70	2.52	2.49	2.32	2.29	2.12
		Final Maturity	Years	3.75	3.75	3.51	3.25	3.25	3.00	3.00	2.75
			Date	04/24/2022	04/24/2022	01/24/2022	10/24/2021	10/24/2021	07/24/2021	07/24/2021	04/24/2021
	Without optional redemption *	Average life	Years	5.20	5.00	4.80	4.62	4.45	4.29	4.14	4.00
		Date	10/03/2023	07/21/2023	05/12/2023	03/07/2023	01/04/2023	11/06/2022	09/12/2022	07/21/2022	
		Final Maturity	Years	21.27	21.27	21.27	21.27	21.27	21.27	21.27	21.27
		Date	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	
Series C	With optional redemption *	Average life	Years	2.93	2.88	2.70	2.52	2.49	2.32	2.29	2.12
		Final Maturity	Years	3.75	3.75	3.51	3.25	3.25	3.00	3.00	2.75
			Date	04/24/2022	04/24/2022	01/24/2022	10/24/2021	10/24/2021	07/24/2021	07/24/2021	04/24/2021
	Without optional redemption *	Average life	Years	5.20	4.99	4.80	4.62	4.45	4.29	4.14	4.00
		Date	10/02/2023	07/20/2023	05/12/2023	03/07/2023	01/04/2023	11/06/2022	09/12/2022	07/21/2022	
		Final Maturity	Years	21.27	21.27	21.27	21.27	21.27	21.27	21.27	21.27
		Date	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	
Series D	With optional redemption *	Average life	Years	3.75	3.75	3.51	3.25	3.25	3.00	3.00	2.75
		Final Maturity	Years	3.75	3.75	3.51	3.25	3.25	3.00	3.00	2.75
			Date	04/24/2022	04/24/2022	01/24/2022	10/24/2021	10/24/2021	07/24/2021	07/24/2021	04/24/2021
	Without optional redemption *	Average life	Years	21.27	21.27	21.27	21.27	21.27	21.27	21.27	21.27
		Date	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	
		Final Maturity	Years	21.27	21.27	21.27	21.27	21.27	21.27	21.27	21.27
		Date	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	

\* 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		% CE	% CE
Series A	90.74%	154,367,706.95	9.54%	95.74%	909,500,000.00	4.31%
Series B	4.38%	7,446,769.24	5.03%	2.23%	21,200,000.00	2.05%
Series C	1.94%	3,302,336.56	3.03%	0.99%	9,400,000.00	1.05%
Series D	2.94%	5,000,000.94		1.04%	9,900,000.00	
Issue of Bonds		170,116,813.69			950,000,000.00	
Reserve Fund	3.03%	5,000,000.00		1.05%	9,900,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	15,741,121.85	0.0000%	
Servicer ppal collect not yet credited	75,369.39		
Servicer ints collect not yet credited	1,534.43		
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	5,100,000.00		
Securities		0.00	

\* Credit Support Amount in favour of the Fund

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### Collateral: Residential mortgage loans (MCs)

General		
	Current	At constitution date
Count	4,561	12,241
Principal		
Principal outstanding	167,958,005.47	940,242,690.85
Average loan	36,824.82	76,810.94
Minimum	145.68	3,356.13
Maximum	281,708.74	496,461.58
Interest rate		
Weighted average (wac)	0.65%	3.11%
Minimum	0.31%	1.00%
Maximum	3.81%	5.25%
Final maturity		
Weighted average (WARM) (months)	129	239
Minimum	08/01/2018	01/04/2007
Maximum	01/05/2040	11/05/2035
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	1.66%	2.05%
1-year EURIBOR/MIBOR (Mortgage Market)	98.29%	97.95%
Mortgage Market: All Institutions	0.05%	0.00%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	4.26	6.81	0.29	7.77
10.01 - 20%	12.68	15.75	1.93	15.83
20.01 - 30%	24.01	25.10	3.82	25.38
30.01 - 40%	30.99	35.35	6.58	35.62
40.01 - 50%	21.56	44.30	10.97	45.35
50.01 - 60%	6.46	51.21	15.89	55.36
60.01 - 70%	0.04	61.07	22.49	65.47
70.01 - 80%			38.04	75.26
Weighted average (WALTV)		32.15		60.76
Minimum		0.07		2.08
Maximum		61.07		80.00

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.37%	0.40%	0.37%	0.34%	0.50%
Annual Percentage Rate (CPR)	4.37%	4.70%	4.31%	3.97%	5.87%

Geographic distribution		
	Current	At constitution date
Andalucía	4.80%	4.64%
Aragón	6.66%	6.24%
Asturias		0.00%
Balearic Islands	0.60%	0.41%
Basque Country	0.00%	0.04%
Canary Islands		0.01%
Castilla-La Mancha	0.23%	0.36%
Castilla-León	0.02%	0.03%
Catalonia	0.78%	0.77%
Ceuta	0.01%	0.03%
Extremadura		0.01%
Galicia		0.01%
La Rioja	0.85%	0.83%
Madrid	6.42%	7.40%
Murcia	14.18%	13.14%
Navarra	0.28%	0.43%
Valencia	65.16%	65.64%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		%	%	
<i>Delinquencies</i>										
Up to 1 month	32	10,972.25	635.64	0.00	11,607.89	0.45	1,374,669.35	1,386,277.24	14.38	28.15
from > 1 to = 2 months	11	9,453.94	891.21	0.00	10,345.15	0.40	572,606.69	582,951.84	6.05	30.47
from > 2 to = 3 months	5	3,875.26	281.56	0.00	4,156.82	0.16	134,978.83	139,135.65	1.44	18.37
from > 3 to = 6 months	18	23,326.28	1,504.53	0.00	24,830.81	0.97	570,366.84	595,197.65	6.17	26.78
from > 6 to < 12 months	12	37,601.45	4,408.20	0.00	42,009.65	1.64	654,086.29	696,095.94	7.22	38.99
from = 12 to < 18 months	5	31,728.57	1,191.84	0.00	32,920.41	1.29	103,602.88	136,523.29	1.42	21.74
from = 18 to < 24 months	7	56,430.07	7,913.69	0.00	64,343.76	2.52	428,465.17	492,808.93	5.11	42.81
from = 2 years	78	2,007,867.53	357,809.06	0.00	2,365,676.59	92.56	3,244,574.76	5,610,251.35	58.20	45.17
Subtotal	168	2,181,255.35	374,635.73	0.00	2,555,891.08	100.00	7,083,350.81	9,639,241.89	100.00	37.36
<i>Doubt debts (subjectives)</i>										
	0	0.00	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	0.00
Total	168	2,181,255.35	374,635.73	0.00	2,555,891.08		7,083,350.81	9,639,241.89		37.36