

Brief report

Date: 06/30/2019
 Currency: EUR

Constitution date
 12/07/2005

VAT Reg. no.
 V84530526

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

Originator
 Caixaabank

Servicer
 Caixaabank

Lead Manager
 Bancaja
 Deutsche Bank

Bond Underwriters and Placement Agents
 Bancaja
 Deutsche Bank
 Dexia
 Fortis Bank

Bond Paying Agent
 Société Générale

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Barclays

Start-up Loan
 Caixaabank

Swap
 Caixaabank

Assets Custodian
 Caixaabank

Fund Auditor
 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	15,080.24 137,154,782.80 15.08%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	0.0000% 07/24/2019 0.000000 Gross 0.000000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	07/24/2019 "Pass-Through"	AAA Aa1	AAA Aaa
Series B ES0382745018	12/12/2005 212	31,209.48 6,616,409.76 31.21%	100,000.00 21,200,000.00	Floating 3-M Euribor+0.320% 24.Jan/Apr/Jul/Oct	0.0090% 07/24/2019 0.710016 Gross 0.575113 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	31,213.90 2,934,106.60 31.21%	100,000.00 9,400,000.00	Floating 3-M Euribor+0.550% 24.Jan/Apr/Jul/Oct	0.2390% 07/24/2019 18.857531 Gross 15.274600 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	Ba3 A+	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	3.1890% 07/24/2019 407.125497 Gross 329.771653 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCC Csf	CCC- Ca
Total		151,705,300.10	950,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date													
Series	Hypothesis	Average life	Years	% Monthly CPR (SMM)									
				0.17	0.25	0.34	0.43	0.51	0.60	0.69	0.78		
Series A	With optional redemption *	Average life	2.45	2.41	2.23	2.21	2.03	2.01	1.83	1.81			
		Final Maturity	3.00	3.00	2.76	2.76	2.50	2.50	2.25	2.25			
	Without optional redemption *	Average life	4.65	4.65	4.65	4.65	4.65	4.65	4.65	4.65			
		Final Maturity	20.52	20.52	20.52	20.52	20.52	20.52	20.52	20.52			
		Years	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039			
		Date	10/02/2021	09/21/2021	07/17/2021	07/07/2021	05/03/2021	04/24/2021	02/19/2021	02/13/2021			
Series B	With optional redemption *	Average life	2.45	2.41	2.23	2.21	2.03	2.01	1.83	1.81			
		Final Maturity	3.00	3.00	2.76	2.76	2.50	2.50	2.25	2.25			
	Without optional redemption *	Average life	4.65	4.65	4.65	4.65	4.65	4.65	4.65	4.65			
		Final Maturity	20.52	20.52	20.52	20.52	20.52	20.52	20.52	20.52			
		Years	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039			
		Date	10/02/2021	09/21/2021	07/17/2021	07/07/2021	05/03/2021	04/24/2021	02/19/2021	02/13/2021			
Series C	With optional redemption *	Average life	2.45	2.41	2.23	2.21	2.03	2.01	1.83	1.81			
		Final Maturity	3.00	3.00	2.76	2.76	2.50	2.50	2.25	2.25			
	Without optional redemption *	Average life	4.65	4.65	4.65	4.65	4.65	4.65	4.65	4.65			
		Final Maturity	20.52	20.52	20.52	20.52	20.52	20.52	20.52	20.52			
		Years	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039			
		Date	10/02/2021	09/21/2021	07/17/2021	07/07/2021	05/03/2021	04/24/2021	02/19/2021	02/13/2021			
Series D	With optional redemption *	Average life	3.00	3.00	2.76	2.76	2.50	2.50	2.25	2.25			
		Final Maturity	3.00	3.00	2.76	2.76	2.50	2.50	2.25	2.25			
	Without optional redemption *	Average life	20.52	20.52	20.52	20.52	20.52	20.52	20.52	20.52			
		Final Maturity	20.52	20.52	20.52	20.52	20.52	20.52	20.52	20.52			
		Years	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039			
		Date	10/02/2021	09/21/2021	07/17/2021	07/07/2021	05/03/2021	04/24/2021	02/19/2021	02/13/2021			

* 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	% CE	% CE
Series A	90.41%	137,154,782.80	9.92%	95.74%	909,500,000.00	4.31%
Series B	4.36%	6,616,409.76	5.41%	2.23%	21,200,000.00	2.05%
Series C	1.93%	2,934,106.60	3.41%	0.99%	9,400,000.00	1.05%
Series D	3.30%	5,000,000.94	1.04%		9,900,000.00	
Issue of Bonds		151,705,300.10			950,000,000.00	
Reserve Fund	3.41%	5,000,000.00	1.05%		9,900,000.00	

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	18,010,718.31
Servicer ppal collect not yet credited	152,452.27		
Servicer ints collect not yet credited	6,297.92		
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		4,110,000.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

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Europa de Titulización, S.G.F.T

Originator
Caixabank

Servicer
Caixabank

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Bancaja
Deutsche Bank

Bond Underwriters and Placement Agents
Bancaja
Deutsche Bank
Dexia
Fortis Bank

Bond Paying Agent
Société Générale

Market
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Register of Book Securities
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Treasury Account
Barclays

Start-up Loan
Caixabank

Swap
Caixabank

Assets Custodian
Caixabank

Fund Auditor
KPMG Auditores

Collateral: Residential mortgage loans (MCs)

General			
	Current	At constitution date	
Count	4,133	12,241	
Principal			
Principal outstanding	145,003,907.82	940,242,690.85	
Average loan	35,084.42	76,810.94	
Minimum	100.20	3,356.13	
Maximum	266,382.85	496,461.58	
Interest rate			
Weighted average (wac)	0.69%	3.11%	
Minimum	0.22%	1.00%	
Maximum	3.89%	5.25%	
Final maturity			
Weighted average (WARM) (months)	122	239	
Minimum	07/01/2019	01/04/2007	
Maximum	01/05/2040	11/05/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.00%	0.00%	
1-year EURIBOR/MIBOR	1.50%	2.05%	
1-year EURIBOR/MIBOR (Mortgage Market)	98.44%	97.95%	
Mortgage Market: All Institutions	0.05%	0.00%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	4.39	6.76	0.29	7.77
10.01 - 20%	17.54	15.88	1.93	15.83
20.01 - 30%	23.46	25.22	3.82	25.38
30.01 - 40%	34.80	34.99	6.58	35.62
40.01 - 50%	19.37	45.39	10.97	45.35
50.01 - 60%	0.44	52.10	15.89	55.36
60.01 - 70%			22.49	65.47
70.01 - 80%			38.04	75.26
Weighted average (WALTV)	30.20		60.76	
Minimum	0.04		2.08	
Maximum	58.48		80.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.27%	0.28%	0.30%	0.31%	0.49%
Annual Percentage Rate (CPR)	3.21%	3.32%	3.56%	3.62%	5.71%

Geographic distribution		
	Current	At constitution date
Andalucia	4.77%	4.64%
Aragon	6.90%	6.24%
Asturias		0.00%
Balearic Islands	0.62%	0.41%
Basque Country		0.04%
Canary Islands		0.01%
Castilla-La Mancha	0.18%	0.36%
Castilla-Leon	0.02%	0.03%
Catalonia	0.80%	0.77%
Ceuta	0.01%	0.03%
Extremadura		0.01%
Galicia		0.01%
La Rioja	0.84%	0.83%
Madrid	6.29%	7.40%
Murcia	14.18%	13.14%
Navarra	0.28%	0.43%
Valencia	65.10%	65.64%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		Total	%	
<i>Delinquencies</i>										
Up to 1 month	29	9,142.27	603.15	0.00	9,745.42	0.38	1,025,870.25	1,035,615.67	12.64	22.34
from > 1 to = 2 months	9	6,834.90	226.50	0.00	7,061.40	0.27	276,983.94	284,045.34	3.47	18.80
from > 2 to = 3 months	8	7,013.32	537.94	0.00	7,551.26	0.29	213,060.96	220,612.22	2.69	23.19
from > 3 to = 6 months	3	5,238.90	383.79	0.00	5,622.69	0.22	137,533.96	143,156.65	1.75	28.18
from > 6 to < 12 months	10	35,116.38	3,093.96	0.00	38,210.34	1.47	422,629.60	460,839.94	5.63	29.81
from = 12 to < 18 months	11	56,304.63	3,828.79	0.00	60,133.42	2.32	319,093.19	379,226.61	4.63	23.48
from = 18 to < 24 months	6	55,303.83	4,557.98	0.00	59,861.81	2.31	312,614.93	372,476.74	4.55	34.13
from ≥ 2 years	72	2,069,684.27	335,416.15	0.00	2,405,100.42	92.74	2,889,630.78	5,294,731.20	64.64	44.69
Subtotal	148	2,244,638.50	348,648.26	0.00	2,593,286.76	100.00	5,597,417.61	8,190,704.37	100.00	34.55
Total	148	2,244,638.50	348,648.26	0.00	2,593,286.76		5,597,417.61	8,190,704.37		