

Brief report

Date: 09/30/2012
 Currency: EUR

Date of constitution
 12/21/2007

VAT Reg. no.
 V85305464

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

Originator
 Banco de Valencia

Servicer
 Banco de Valencia

Lead Managers
 Bancaja
 Deutsche Bank

Suscriber
 Banco de Valencia

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)

Issued securities: Residential Mortgages 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	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0382717009	12/27/2007 8,834	67,848.82 599,376,475.88 67.85%	100,000.00 883,400,000.00	Floating 3-M Euribor+0.400% 20.Jan/Apr/Jul/Oct	0.8640% 10/22/2012 153,066938 Gross 123.984220 Net	04/20/2046 Quarterly 20.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through"	BBsf A3sf	AAA Aaa
Series B ES0382717017	12/27/2007 428	100,000.00 42,800,000.00 100.00%	100,000.00 42,800,000.00	Floating 3-M Euribor+0.700% 20.Jan/Apr/Jul/Oct	1.1640% 10/22/2012 303,933333 Gross 246.186000 Net	04/20/2046 Quarterly 20.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	CCSf B3sf	A Aa3
Series C ES0382717025	12/27/2007 238	100,000.00 23,800,000.00 100.00%	100,000.00 23,800,000.00	Floating 3-M Euribor+1.100% 20.Jan/Apr/Jul/Oct	1.5640% 10/22/2012 408,377778 Gross 330.786000 Net	04/20/2046 Quarterly 20.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	CCsf Csf	BBB Baa3
Series D ES0382717033	12/27/2007 285	100,000.00 28,500,000.00 100.00%	100,000.00 28,500,000.00	Floating 3-M Euribor+4.000% 20.Jan/Apr/Jul/Oct	4.4640% 10/22/2012 1,165.800000 Gross 944.136000 Net	04/20/2046 Quarterly 20.Jan/Apr/Jul/Oct	To Be Determined Due to Cash Reserve reduction	CCsf Csf	CCC C
Total		694,476,475.88	978,500,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
			% Monthly CPR (SMM)							
	% Annual equivalent CPR		0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44
Series A	With optional redemption *	Average life	Years	8.59	7.26	6.23	5.42	4.78	4.27	3.85
		Final Maturity	Years	19.01	17.01	15.01	13.26	11.76	10.51	9.51
	Without optional redemption *	Average life	Years	8.64	7.30	6.27	5.47	4.83	4.31	3.89
		Final Maturity	Years	19.01	17.01	15.01	13.26	11.76	10.51	9.51
Series B	With optional redemption *	Average life	Years	19.01	17.01	15.01	13.26	11.76	10.51	9.51
		Final Maturity	Years	07/20/2031	07/20/2029	07/20/2027	07/20/2025	04/20/2024	01/20/2023	01/20/2022
	Without optional redemption *	Average life	Years	23.14	21.11	19.12	17.30	15.66	14.20	12.93
		Final Maturity	Years	25.52	23.77	22.01	20.01	18.26	16.76	15.26
Series C	With optional redemption *	Average life	Years	19.01	17.01	15.01	13.26	11.76	10.51	9.51
		Final Maturity	Years	07/20/2031	07/20/2029	07/20/2027	07/20/2025	04/20/2024	01/20/2023	01/20/2022
	Without optional redemption *	Average life	Years	27.56	26.29	24.86	23.30	21.70	20.17	18.71
		Final Maturity	Years	02/05/2040	10/26/2038	05/23/2037	11/01/2035	03/29/2034	09/14/2032	04/02/2031
Series D	With optional redemption *	Average life	Years	19.01	17.01	15.01	13.26	11.76	10.51	9.51
		Final Maturity	Years	07/20/2031	07/20/2029	07/20/2027	07/20/2025	04/20/2024	01/20/2023	01/20/2022
	Without optional redemption *	Average life	Years	29.77	29.77	29.77	29.77	29.77	29.77	29.77
		Final Maturity	Years	04/20/2042	04/20/2042	04/20/2042	04/20/2042	04/20/2042	04/20/2042	04/20/2042

* 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
Series A	86.31%	599,376,475.88	10.00%	90.28%	883,400,000.00
Series B	6.16%	42,800,000.00	3.57%	4.37%	42,800,000.00
Series C	3.43%	23,800,000.00	0.00%	2.43%	23,800,000.00
Series D	4.10%	28,500,000.00		2.91%	28,500,000.00
Issue of Bonds		694,476,475.88			978,500,000.00
Reserve Fund	0.00%	0.00	3.00%		28,500,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	19,071,810.13	0.497%	
Servicer ppal collect not yet credited	89,172.60		
Servicer ints collect not yet credited	19,036.10		
Liabilities	Available	Balance	Interest
Start-up Loan L/T		0.00	
Start-up Loan S/T		47,469.91	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		0.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

VALENCIA HIPOTECARIO 4 Fondo de Titulización de Activos

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Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	5,673	6,925
Principal		
Principal outstanding	637,706,427.46	950,017,636.63
Average loan	112,410.79	137,186.66
Minimum	64.20	47,033.14
Maximum	437,220.69	494,595.53
Interest rate		
Weighted average (wac)	2.48%	5.11%
Minimum	1.14%	3.72%
Maximum	5.00%	7.17%
Final maturity		
Weighted average (WARM) (months)	264	310
Minimum	10/30/2012	01/05/2009
Maximum	07/05/2042	07/05/2042
Index (principal outstanding distribution)		
6-month EURIBOR/MIBOR	0.07%	0.08%
1-year EURIBOR/MIBOR	0.38%	0.46%
1-year EURIBOR/MIBOR (Mortgage Market)	99.54%	99.46%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.29	7.10	0.03	8.06
10.01 - 20%	2.04	15.82	0.76	16.88
20.01 - 30%	4.49	25.52	2.27	26.01
30.01 - 40%	7.93	35.33	4.78	35.61
40.01 - 50%	12.44	45.31	7.94	45.67
50.01 - 60%	17.02	55.19	12.60	55.35
60.01 - 70%	28.39	65.50	17.59	65.26
70.01 - 80%	14.86	73.00	37.17	76.29
80.01 - 90%	7.45	85.43	5.33	85.58
90.01 - 100%	5.09	91.01	11.52	96.58
Weighted average (WALTV)	59.75		68.55	
Minimum	0.01		7.75	
Maximum	92.89		100.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.23%	0.23%	0.24%	0.24%	0.30%
Annual Percentage Rate (CPR)	2.71%	2.67%	2.82%	2.88%	3.56%

Geographic distribution		
	Current	At constitution date
Andalucia	4.41%	4.61%
Aragon	4.70%	5.14%
Balearic Islands	3.87%	3.56%
Basque Country	0.06%	0.04%
Canary Islands	0.01%	0.01%
Cantabria	0.01%	0.01%
Castilla-La Mancha	0.75%	0.80%
Castilla-Leon	0.07%	0.06%
Catalonia	5.09%	4.67%
Extremadura	0.06%	0.05%
La Rioja	1.07%	1.09%
Madrid	11.02%	4.99%
Murcia	12.13%	11.50%
Navarra	1.60%	1.66%
Valencia	61.47%	61.81%

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	204	69,761.54	32,701.28	0.00	102,462.82	1.60	24,602,568.00	24,705,030.82	19.02	56.48
from > 1 to ≤ 2 months	168	124,766.54	72,187.37	0.00	196,953.91	3.08	20,337,796.77	20,534,750.68	15.81	56.74
from > 2 to ≤ 3 months	184	213,102.66	152,030.16	0.00	365,132.82	5.72	24,056,113.51	24,421,246.33	18.80	59.31
from > 3 to ≤ 6 months	64	126,208.77	100,880.76	0.00	227,089.53	3.55	8,919,789.33	9,146,878.86	7.04	64.94
from > 6 to < 12 months	76	247,660.79	227,737.79	0.00	475,398.58	7.44	10,545,062.53	11,020,461.11	8.48	71.02
from ≥ 12 to < 18 months	71	401,772.02	370,156.24	0.00	771,928.26	12.08	10,263,594.58	11,035,522.84	8.50	73.26
from ≥ 18 to < 24 months	56	404,825.62	382,268.99	0.00	787,094.61	12.32	8,107,564.30	8,894,658.91	6.85	77.87
from ≥ 2 years	129	1,704,639.95	1,757,400.62	0.00	3,462,040.57	54.20	16,682,834.92	20,144,875.49	15.51	79.55
Subtotal	952	3,292,737.89	3,095,363.21	0.00	6,388,101.10	100.00	123,515,323.94	129,903,425.04	100.00	64.14
<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	952	3,292,737.89	3,095,363.21	0.00	6,388,101.10		123,515,323.94	129,903,425.04		64.14