

Brief report

Date: 12/31/2012  
 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 N° 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	66,562.78 588,015,598.52 66.56%	100,000.00 883,400,000.00	Floating 3-M Euribor+0.400% 20.Jan/Apr/Jul/Oct	0.6050% 01/21/2013 101.794829 Gross 80.417915 Net	04/20/2046 Quarterly 20.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through"	BBsf B1sf	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	0.9050% 01/21/2013 228.763889 Gross 180.723472 Net	04/20/2046 Quarterly 20.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	CCCSf Csf	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	1.3050% 01/21/2013 329.875000 Gross 260.601250 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	4.2050% 01/21/2013 1,062.930556 Gross 839.715139 Net	04/20/2046 Quarterly 20.Jan/Apr/Jul/Oct	To Be Determined Due to Cash Reserve reduction	CCsf Csf	CCC C
Total		683,115,598.52	978,500,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
				% Monthly CPR (SMM)							
				0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44
				% Annual equivalent CPR							
				2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00
Series A	With optional redemption *	Average life	Years	8.23	6.95	5.97	5.22	4.61	4.12	3.72	3.39
		Final Maturity	Years	18.75	16.50	14.50	13.00	11.50	10.25	9.25	8.50
			Date	07/20/2031	04/20/2029	04/20/2027	10/20/2025	04/20/2024	01/20/2023	01/20/2022	04/20/2021
	Without optional redemption *	Average life	Years	8.27	7.00	6.02	5.26	4.65	4.16	3.76	3.42
		Date	01/25/2021	10/22/2019	10/29/2018	01/23/2018	06/15/2017	12/18/2016	07/24/2016	03/24/2016	
		Final Maturity	Years	20.76	18.50	16.50	14.75	13.25	12.00	11.00	10.00
		Date	07/20/2033	04/20/2031	04/20/2029	07/20/2027	01/20/2026	10/20/2024	10/20/2023	10/20/2022	
Series B	With optional redemption *	Average life	Years	18.75	16.50	14.50	13.00	11.50	10.25	9.25	8.50
		Final Maturity	Years	18.75	16.50	14.50	13.00	11.50	10.25	9.25	8.50
			Date	07/20/2031	04/20/2029	04/20/2027	10/20/2025	04/20/2024	01/20/2023	01/20/2022	04/20/2021
	Without optional redemption *	Average life	Years	22.69	20.67	18.72	16.94	15.33	13.91	12.67	11.59
		Date	06/24/2035	06/17/2033	07/08/2031	09/25/2029	02/17/2028	09/15/2026	06/19/2025	05/20/2024	
		Final Maturity	Years	25.01	23.26	21.51	19.51	18.01	16.50	15.00	13.75
		Date	10/20/2037	01/20/2036	04/20/2034	04/20/2032	10/20/2030	04/20/2029	10/20/2027	07/20/2026	
Series C	With optional redemption *	Average life	Years	18.75	16.50	14.50	13.00	11.50	10.25	9.25	8.50
		Final Maturity	Years	18.75	16.50	14.50	13.00	11.50	10.25	9.25	8.50
			Date	07/20/2031	04/20/2029	04/20/2027	10/20/2025	04/20/2024	01/20/2023	01/20/2022	04/20/2021
	Without optional redemption *	Average life	Years	27.20	25.91	24.49	22.95	21.37	19.86	18.43	17.10
		Date	12/28/2039	09/14/2038	04/13/2037	09/27/2035	02/28/2034	08/26/2032	03/24/2031	11/23/2029	
		Final Maturity	Years	29.51	29.51	29.51	29.51	29.51	29.51	29.51	29.51
		Date	04/20/2042	04/20/2042	04/20/2042	04/20/2042	04/20/2042	04/20/2042	04/20/2042	04/20/2042	
Series D	With optional redemption *	Average life	Years	18.75	16.50	14.50	13.00	11.50	10.25	9.25	8.50
		Final Maturity	Years	18.75	16.50	14.50	13.00	11.50	10.25	9.25	8.50
			Date	07/20/2031	04/20/2029	04/20/2027	10/20/2025	04/20/2024	01/20/2023	01/20/2022	04/20/2021
	Without optional redemption *	Average life	Years	29.51	29.51	29.51	29.51	29.51	29.51	29.51	29.51
		Date	04/20/2042	04/20/2042	04/20/2042	04/20/2042	04/20/2042	04/20/2042	04/20/2042	04/20/2042	
		Final Maturity	Years	29.51	29.51	29.51	29.51	29.51	29.51	29.51	29.51
		Date	04/20/2042	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		
Series A	86.08%	588,015,598.52	10.17%	90.28%	883,400,000.00
Series B	6.27%	42,800,000.00	3.64%	4.37%	42,800,000.00
Series C	3.48%	23,800,000.00	0.00%	2.43%	23,800,000.00
Series D	4.17%	28,500,000.00		2.91%	28,500,000.00
Issue of Bonds		683,115,598.52			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	25,443,076.38	0.211%	
Servicer ppal collect not yet credited	242,499.80		
Servicer ints collect not yet credited	12,874.24		
Liabilities	Available	Balance	Interest
Start-up Loan L/T		0.00	
Start-up Loan S/T		23,734.99	
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

## Brief report

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Date of constitution  
12/21/2007

VAT Reg. no.  
V85305464

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

Originator  
Banco de Valencia

Servicer  
Banco de Valencia

Lead Managers  
Bancaja  
Deutsche Bank

Suscriber  
Banco de Valencia

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Ernst & Young (hasta ejercicio 2008)

### Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	5,565	6,925
Principal		
Principal outstanding	615,960,161.26	950,017,636.63
Average loan	110,684.67	137,186.66
Minimum	50.68	47,033.14
Maximum	434,621.52	494,595.53
Interest rate		
Weighted average (wac)	2.22%	5.11%
Minimum	1.05%	3.72%
Maximum	5.00%	7.17%
Final maturity		
Weighted average (WARM) (months)	261	310
Minimum	01/05/2013	01/05/2009
Maximum	07/05/2042	07/05/2042
Index (principal outstanding distribution)		
6-month EURIBOR/MIBOR	0.08%	0.08%
1-year EURIBOR/MIBOR	0.39%	0.46%
1-year EURIBOR/MIBOR (Mortgage Market)	99.53%	99.46%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.66%	0.56%	0.39%	0.33%	0.31%
Annual Percentage Rate (CPR)	7.60%	6.51%	4.61%	3.86%	3.70%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.32	7.11	0.03	8.06
10.01 - 20%	2.19	15.72	0.76	16.88
20.01 - 30%	4.67	25.54	2.27	26.01
30.01 - 40%	8.07	35.29	4.78	35.61
40.01 - 50%	13.14	45.34	7.94	45.67
50.01 - 60%	17.93	55.38	12.60	55.35
60.01 - 70%	28.13	65.48	17.59	65.26
70.01 - 80%	13.57	73.03	37.17	76.29
80.01 - 90%	7.75	85.67	5.33	85.58
90.01 - 100%	4.23	90.65	11.52	96.58
Weighted average (WALTV)	59.10		68.55	
Minimum	0.01		7.75	
Maximum	92.40		100.00	

Geographic distribution		
	Current	At constitution date
Andalucia	4.12%	4.61%
Aragon	4.52%	5.14%
Balearic Islands	3.93%	3.56%
Basque Country	0.06%	0.04%
Canary Islands	0.02%	0.01%
Cantabria	0.01%	0.01%
Castilla-La Mancha	0.75%	0.80%
Castilla-Leon	0.07%	0.06%
Catalonia	5.17%	4.67%
Extremadura	0.06%	0.05%
La Rioja	1.05%	1.09%
Madrid	12.02%	4.99%
Murcia	12.02%	11.50%
Navarra	1.57%	1.66%
Valencia	61.93%	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	166	56,080.01	25,579.96	0.00	81,659.97	1.29	20,287,771.57	20,369,431.54	18.14	56.40
from > 1 to ≤ 2 months	118	84,313.88	44,214.82	0.00	128,528.70	2.03	13,602,623.38	13,731,152.08	12.23	56.07
from > 2 to ≤ 3 months	132	168,310.19	101,009.44	0.00	269,319.63	4.26	17,896,283.32	18,165,602.95	16.18	59.33
from > 3 to ≤ 6 months	53	100,730.29	71,978.83	0.00	172,709.12	2.73	6,751,313.03	6,924,022.15	6.17	60.99
from > 6 to < 12 months	86	279,352.14	247,545.05	0.00	526,897.19	8.33	12,024,250.25	12,551,147.44	11.18	69.46
from ≥ 12 to < 18 months	75	381,419.86	373,882.08	0.00	755,301.94	11.95	10,460,219.61	11,215,521.55	9.99	73.99
from ≥ 18 to < 24 months	57	461,038.02	429,207.72	0.00	890,245.74	14.08	8,612,364.00	9,502,609.74	8.46	76.51
from ≥ 2 years	129	1,780,643.35	1,716,544.34	0.00	3,497,187.69	55.32	16,314,580.85	19,811,768.54	17.65	78.49
Subtotal	816	3,311,887.74	3,009,962.24	0.00	6,321,849.98	100.00	105,949,406.01	112,271,255.99	100.00	64.72
<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	816	3,311,887.74	3,009,962.24	0.00	6,321,849.98		105,949,406.01	112,271,255.99		64.72