VALENCIA HIPOTECARIO 5 Fondo de Titulización de Activos

Brief report

Date: 02/28/2014
Currency: EUR

Date of constitution
12/17/2008

VAT Reg. no.
V85593978

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

Originator
Banco de Valencia

Servicer
Banco de Valencia

Lead Managers
Bancaja
JP Morgan Chase

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

Subordinated Loan
Banco de Valencia

Swap
JP Morgan Chase

Assets Custodian
Banco de Valencia

Fund Auditors
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Suscriber
Banco de Valencia

Issued securities: Residential Mortgages Backed Bonds

Bonds issue

Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current	 Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	 Next	Rating Fitch / Moody´s Current	 Original
Series A ES0382718007	12/22/2008 4,680	60,952.64 285,258,355.20 60.95%	100,000.00 468,000,000.00	Floating 3M Euribor+0.300% 23.Feb/May/Aug/Nov	0.5860% 05/23/2014 87.311271 Gross 68.975904 Net	02/23/2047 Quarterly 23.Feb/May/Aug/Nov	05/23/2014 "Pass-Through"	Asf Baa2sf	n.c. Aaa
Series B ES0382718015	12/22/2008 50	100,000.00 5,000,000.00 100.00%	100,000.00 5,000,000.00	Floating 3M Euribor+0.600% 23.Feb/May/Aug/Nov	0.8860% 05/23/2014 216.577778 Gross 171.096445 Net	02/23/2047 Quarterly 23.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	B1sf	Aa1
Series C ES0382718023	12/22/2008 270	100,000.00 27,000,000.00 100.00%	100,000.00 27,000,000.00	Floating 3M Euribor+0.900% 23.Feb/May/Aug/Nov	1.1860% 05/23/2014 289.911111 Gross 229.029778 Net	02/23/2047 Quarterly 23.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Caa2sf	Ba3
Total		317,258,355.20	500.000.000,00						

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	8.47	7.06	5.99	5.17	4.52	4.01	3.59	3.25
			Date	08/13/2022	03/16/2021	02/19/2020	04/25/2019	09/01/2018	02/25/2018	09/25/2017	05/23/2017
		Final Maturity	Years	19.01	16.76	14.76	13.01	11.50	10.25	9.25	8.50
			Date	02/23/2033	11/23/2030	11/23/2028	02/23/2027	08/23/2025	05/23/2024	05/23/2023	08/23/2022
	Without optional redemption *	Average life	Years	8.48	7.07	6.00	5.18	4.53	4.01	3.59	3.25
			Date	08/15/2022	03/19/2021	02/22/2020	04/27/2019	09/04/2018	02/27/2018	09/28/2017	05/24/2017
		Final Maturity	Years	19.76	17.50	15.50	13.75	12.25	11.01	9.75	9.00
			Date	11/23/2033	08/23/2031	08/23/2029	11/23/2027	05/23/2026	02/23/2025	11/23/2023	02/23/2023
Series B	With optional redemption *	Average life	Years	19.01	16.76	14.76	13.01	11.50	10.25	9.25	8.50
			Date	02/23/2033	11/23/2030	11/23/2028	02/23/2027	08/23/2025	05/23/2024	05/23/2023	08/23/2022
		Final Maturity	Years	19.01	16.76	14.76	13.01	11.50	10.25	9.25	8.50
			Date	02/23/2033	11/23/2030	11/23/2028	02/23/2027	08/23/2025	05/23/2024	05/23/2023	08/23/2022
	Without optional redemption *	Average life	Years	20.15	17.88	15.85	14.01	12.49	11.19	10.07	9.13
			Date	04/16/2034	01/05/2032	12/25/2029	02/26/2028	08/19/2026	05/02/2025	03/19/2024	04/10/2023
		Final Maturity	Years	20.51	18.25	16.25	14.25	12.75	11.50	10.25	9.50
			Date	08/23/2034	05/23/2032	05/23/2030	05/23/2028	11/23/2026	08/23/2025	05/23/2024	08/23/2023
Series C	With optional redemption *	Average life	Years	19.01	16.76	14.76	13.01	11.50	10.25	9.25	8.50
			Date	02/23/2033	11/23/2030	11/23/2028	02/23/2027	08/23/2025	05/23/2024	05/23/2023	08/23/2022
		Final Maturity	Years	19.01	16.76	14.76	13.01	11.50	10.25	9.25	8.50
			Date	02/23/2033	11/23/2030	11/23/2028	02/23/2027	08/23/2025	05/23/2024	05/23/2023	08/23/2022
	Without optional redemption *	Average life	Years	22.71	20.62	18.59	16.72	15.06	13.59	12.32	11.22
			Date	11/03/2036	10/02/2034	09/22/2032	11/10/2030	03/12/2029	09/25/2027	06/18/2026	05/12/2025
		Final Maturity	Years	25.26	23.51	21.76	19.76	18.01	16.50	15.01	13.75
			Date	05/23/2039	08/23/2037	11/23/2035	11/23/2033	02/23/2032	08/23/2030	02/23/2029	11/23/2027

* 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	% CE		At issue date	% CE
Series A	89.91%	285,258,355.20	13.94%	93.60%	468,000,000.00	10.10%
Series B	1.58%	5,000,000.00	12.36%	1.00%	5,000,000.00	9.10%
Series C	8.51%	27,000,000.00	3.85%	5.40%	27,000,000.00	3.70%
Issue of Bonds		317,258,355.20			500,000,000.00	
Reserve Fund	3.85%	12,227,937.76		3.70%	18,500,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		12,816,861.66	0.287%
Servicer ppal collect not yet credited		24,526.57	
Servicer ints collect not yet credited		2,088.97	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan L/T		24,885,000.00	1.786%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
Swap collateralized amount	**Amount**	**Credited**	
Cash		0.00	
Securities		0.00	
CSA *	0.00		

* Credit Support Amount in favour of the Fund

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	3,047	3,728
Principal		
Principal outstanding	328,431,943.66	500,101,826.28
Average loan	107,788.63	134,147.49
Minimum	1,262.27	1,561.27
Maximum	420,187.36	496,489.54
Interest rate		
Weighted average (wac)	1.33%	5.78%
Minimum	0.54%	4.35%
Maximum	5.00%	7.39%
Final maturity		
Weighted average (WARM) (months)	278	331
Minimum	04/05/2014	07/05/2009
Maximum	07/05/2043	07/05/2043
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	0.37%	0.34%
1-year EURIBOR/MIBOR (Mortgage Market)	99.63%	99.65%

LTV Distribution

	Current % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	0.43	7.57	0.08	7.00
10.01 - 20%	1.33	15.76	0.53	16.19
20.01 - 30%	4.20	25.51	1.24	26.14
30.01 - 40%	6.86	35.52	4.62	35.95
40.01 - 50%	10.48	45.09	7.78	45.44
50.01 - 60%	19.89	55.39	11.98	55.41
60.01 - 70%	29.67	65.41	15.71	65.33
70.01 - 80%	14.90	73.05	39.16	76.25
80.01 - 90%	12.22	85.53	6.79	85.72
90.01 - 100%	0.03	90.16	12.11	95.99
Weighted average (WALTV)		60.26		69.82
Minimum		0.77		0.52
Maximum		90.16		99.61

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.
Only the information communicated by Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 +34 91 411 84 68 www.edt-sg.com ✉ info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com

VALENCIA HIPOTECARIO 5 Fondo de Titulización de Activos

Brief report

Date: 02/28/2014
Currency: EUR

Date of constitution
12/17/2008

VAT Reg. no.
V85593978

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

Originator
Banco de Valencia

Servicer
Banco de Valencia

Lead Managers
Bancaja
JP Morgan Chase

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

Subordinated Loan
Banco de Valencia

Swap
JP Morgan Chase

Assets Custodian
Banco de Valencia

Fund Auditors
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Suscriber
Banco de Valencia

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.92%	0.95%	0.94%	0.57%	0.33%
Annual Percentage Rate (CPR)	10.52%	10.79%	10.69%	6.66%	3.88%

Geographic distribution

	Current	At constitution date
Andalucia	2.87%	3.11%
Aragon	5.28%	5.44%
Asturias	0.04%	0.03%
Balearic Islands	5.79%	5.43%
Basque Country	0.02%	0.02%
Canary Islands	0.01%	0.01%
Castilla-La Mancha	0.67%	0.76%
Castilla-Leon	0.08%	0.07%
Catalonia	2.53%	2.51%
Galicia	0.19%	0.15%
La Rioja	0.53%	0.67%
Madrid	1.85%	2.11%
Murcia	13.31%	13.36%
Navarra	0.93%	1.17%
Valencia	65.90%	65.16%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	63	21,867.49	5,711.85	0.00	27,579.34	1.10	6,784,270.68	6,811,850.02	17.40	54.13
from > 1 to ≤ 2 months	34	24,202.37	6,457.69	0.00	30,660.06	1.22	3,782,468.13	3,813,128.19	9.74	54.64
from > 2 to ≤ 3 months	12	12,734.20	4,369.91	0.00	17,104.11	0.68	1,414,157.27	1,431,261.38	3.66	55.92
from > 3 to ≤ 6 months	30	58,623.61	21,254.79	0.00	79,878.40	3.19	3,547,917.70	3,627,796.10	9.27	52.65
from > 6 to < 12 months	42	130,247.47	65,335.09	0.00	195,582.56	7.81	4,715,839.62	4,911,422.18	12.55	56.47
from ≥ 12 to < 18 months	30	179,687.73	96,278.88	0.00	275,966.61	11.02	4,322,969.94	4,598,936.55	11.75	66.28
from ≥ 18 to < 24 months	28	208,926.03	149,232.70	0.00	358,158.73	14.30	3,586,611.27	3,944,770.00	10.08	68.97
from ≥ 2 years	66	837,779.16	682,345.89	0.00	1,520,125.05	60.68	8,488,581.31	10,008,706.36	25.57	75.61
Subtotal	305	1,474,068.06	1,030,986.80	0.00	2,505,054.86	100.00	36,642,815.92	39,147,870.78	100.00	61.55
Doubt debts (subjectives)										
	0	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	305	1,474,068.06	1,030,986.80	0.00	2,505,054.86		36,642,815.92	39,147,870.78		61.55

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 Fax +34 91 411 84 68 www.edt-sg.com info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com