

Brief report

Date: 10/31/2008
Currency: EUR

Date of constitution
04/23/2004

VAT Reg. no.
G83975060

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

Originator
Banco de Valencia

Servicer
Banco de Valencia

Lead Managers
Bancaja
JP Morgan

Bond Paying Agent
Bancaja

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Bancaja

Subordinated Loan
Banco de Valencia

Start-up Loan
Banco de Valencia

Swap
Banco de Valencia

Swap Collateral
Bancaja

Assets Custodian
Banco de Valencia

Fund Auditors
Ernst&Young

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 Fitch / Moody's | |
| | | Current | Original | | | Final maturity (legal) | Next | Current | Original |
| Series A ES0382744003 | 04/28/2004 4,543 | 48,878.13 222,053,344.59 48.88% | 100,000.00 454,300,000.00 | Floating 3-M Euribor+0.185% 24.Feb/May/Aug/Nov | 5.1480% 11/24/2008 636.051106 Gross 521.561907 Net | 02/24/2036 Quarterly 24.Feb/May/Aug/Nov | 11/24/2008 "Pass-Through" | AAA Aaa | AAA Aaa |
| Series B ES0382744011 | 04/28/2004 118 | 100,000.00 11,800,000.00 100.00% | 100,000.00 11,800,000.00 | Floating 3-M Euribor+0.530% 24.Feb/May/Aug/Nov | 5.4930% 11/24/2008 1,388.508333 Gross 1,138.576833 Net | 02/24/2036 Quarterly 24.Feb/May/Aug/Nov | To be determined "Pass-Through" Pro rata deferred start / Secuential | AA- A2 | A+ A2 |
| Series C ES0382744029 | 04/28/2004 59 | 100,000.00 5,900,000.00 100.00% | 100,000.00 5,900,000.00 | Floating 3-M Euribor+1.050% 24.Feb/May/Aug/Nov | 6.0130% 11/24/2008 1,519.952778 Gross 1,246.361278 Net | 02/24/2036 Quarterly 24.Feb/May/Aug/Nov | To be determined "Pass-Through" Pro rata deferred start / Secuential | BBB+ Baa | BBB+ Baa |
| Total | | 239,753,344.59 | | 472,000,000.00 | | | | | |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) | | | | | | | | | | | |
|---|-------------------------------|--------------|-------|---------------------|-------|-------|-------|-------|-------|----------------|------------|
| Series | Hypothesis | Average life | Years | % Monthly CPR (SMM) | | | | | | Final Maturity | Date |
| | | | | 0.17 | 0.34 | 0.51 | 0.69 | 0.87 | 1.06 | | |
| Series A | With optional redemption * | Average life | 6.33 | 5.65 | 5.06 | 4.58 | 4.15 | 3.81 | 3.46 | 3.19 | 01/02/2012 |
| | Final Maturity | Years | 11.26 | 10.26 | 9.26 | 8.50 | 7.75 | 7.25 | 6.50 | 6.00 | 05/24/2034 |
| | Without optional redemption * | Average life | 6.96 | 6.31 | 5.74 | 5.25 | 4.82 | 4.44 | 4.10 | 3.80 | 01/02/2012 |
| | Final Maturity | Years | 25.51 | 25.51 | 25.51 | 25.51 | 25.51 | 25.51 | 25.51 | 25.51 | 05/24/2034 |
| Series B | With optional redemption * | Average life | 6.22 | 5.55 | 4.97 | 4.50 | 4.08 | 3.75 | 3.40 | 3.14 | 01/02/2012 |
| | Final Maturity | Years | 11.26 | 10.26 | 9.26 | 8.50 | 7.75 | 7.25 | 6.50 | 6.00 | 05/24/2034 |
| | Without optional redemption * | Average life | 6.84 | 6.20 | 5.64 | 5.16 | 4.73 | 4.36 | 4.03 | 3.74 | 01/02/2012 |
| | Final Maturity | Years | 25.51 | 25.51 | 25.51 | 25.51 | 25.51 | 25.51 | 25.51 | 25.51 | 05/24/2034 |
| Series C | With optional redemption * | Average life | 6.22 | 5.55 | 4.97 | 4.50 | 4.08 | 3.75 | 3.40 | 3.14 | 01/02/2012 |
| | Final Maturity | Years | 11.26 | 10.26 | 9.26 | 8.50 | 7.75 | 7.25 | 6.50 | 6.00 | 05/24/2034 |
| | Without optional redemption * | Average life | 6.84 | 6.20 | 5.64 | 5.16 | 4.73 | 4.36 | 4.03 | 3.74 | 01/02/2012 |
| | Final Maturity | Years | 25.51 | 25.51 | 25.51 | 25.51 | 25.51 | 25.51 | 25.51 | 25.51 | 05/24/2034 |

* 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 | 92.62% | 222,053,344.59 | 10.04% | 96.25% | 454,300,000.00 |
| Series B | 4.92% | 11,800,000.00 | 5.12% | 2.50% | 11,800,000.00 |
| Series C | 2.46% | 5,900,000.00 | 2.66% | 1.25% | 5,900,000.00 |
| Issue of Bonds | | 239,753,344.59 | | | 472,000,000.00 |
| Reserve Fund | 2.66% | 6,372,000.00 | 1.35% | | 6,372,000.00 |

| Other financial operations (current) | | | |
|--|-----------|------------------|---------------|
| Assets | | Balance | Interest |
| | | Treasury Account | 15,072,854.10 |
| Servicer ppal collect not yet credited | 73,194.02 | | |
| Servicer ints collect not yet credited | 41,703.38 | | |
| Liabilities | Available | Balance | Interest |
| Subordinated Loan | | 6,372,000.00 | 9.263% |
| Start-up Loan | | 145,102.35 | 6.963% |
| Swap collateralized amount | Amount | Credited | |
| CSA * | 0.00 | | |
| Cash | | 0.00 | |
| Securities | | 0.00 | |

* Credit Support Amount in favour of the Fund

Collateral: Residential mortgage loans

| General | | | |
|--|--|----------------|----------------------|
| | | Current | At constitution date |
| | | Count | |
| Principal | | | |
| Principal outstanding | | 233,838,365.24 | 472,014,960.65 |
| Average loan | | 40,888.77 | 55,329.38 |
| Minimum | | 22.77 | 15,204.47 |
| Maximum | | 263,447.05 | 294,287.37 |
| Interest rate | | | |
| Weighted average (wac) | | 5.80% | 3.35% |
| Minimum | | 3.50% | 2.08% |
| Maximum | | 8.25% | 6.50% |
| Final maturity | | | |
| Weighted average (WARM) (months) | | 158 | 201 |
| Minimum | | 11/01/2008 | 05/28/2004 |
| Maximum | | 09/05/2033 | 03/06/2034 |
| Index (principal outstanding distribution) | | | |
| 3-month EURIBOR/MIBOR | | 0.06% | 0.00% |
| 1-year EURIBOR/MIBOR | | 22.52% | 18.17% |
| 1-year EURIBOR/MIBOR (Mortgage Market) | | 62.52% | 66.44% |
| Mortgage Market: Banks | | 1.31% | 0.01% |
| Mortgage Market: All Institutions | | 13.59% | 15.38% |

| LTV Distribution | | | |
|--------------------------|--|--------------|----------------------|
| | | Current | At constitution date |
| | | % Pool % LTV | % Pool % LTV |
| 0.01 - 10% | | 1.02 | 7.42 |
| 10.01 - 20% | | 5.30 | 15.78 |
| 20.01 - 30% | | 10.78 | 25.26 |
| 30.01 - 40% | | 15.14 | 35.27 |
| 40.01 - 50% | | 21.14 | 45.41 |
| 50.01 - 60% | | 26.55 | 55.09 |
| 60.01 - 70% | | 19.77 | 63.93 |
| 70.01 - 80% | | 0.29 | 70.39 |
| Weighted average (WALTV) | | 46.05 | 59.45 |
| Minimum | | 0.01 | 5.82 |
| Maximum | | 70.88 | 79.28 |

Additional information

VALENCIA HIPOTECARIO 1 Fondo de Titulización de Activos

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| Prepayments | | | | | |
|------------------------------|---------------|---------------|---------------|----------------|------------|
| | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM) | 0.59% | 0.44% | 0.56% | 0.66% | 0.75% |
| Annual Percentage Rate (CPR) | 6.81% | 5.19% | 6.56% | 7.68% | 8.68% |

| Geographic distribution | | |
|-------------------------|---------|----------------------|
| | Current | At constitution date |
| Andalucia | 5.23% | 5.81% |
| Aragon | 3.88% | 3.32% |
| Balearic Islands | | 0.01% |
| Basque Country | 0.02% | 0.03% |
| Canary Islands | 0.02% | 0.01% |
| Castilla-La Mancha | 0.22% | 0.21% |
| Castilla-Leon | 0.00% | 0.01% |
| Catalonia | 0.22% | 0.22% |
| La Rioja | 0.38% | 0.40% |
| Madrid | 6.16% | 6.59% |
| Murcia | 20.53% | 20.53% |
| Navarra | 0.58% | 0.45% |
| Valencia | 62.75% | 62.40% |

| 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 | 203 | 46,645.80 | 38,099.06 | 0.00 | 84,744.86 | 30.14 | 8,301,120.37 | 8,385,865.23 | 65.75 | 43.02 |
| from > 1 to ≤ 2 months | 50 | 25,817.35 | 21,491.56 | 0.00 | 47,308.91 | 16.83 | 2,401,219.05 | 2,448,527.96 | 19.20 | 45.24 |
| from > 2 to ≤ 3 months | 28 | 19,018.65 | 17,739.46 | 0.00 | 36,758.11 | 13.07 | 1,245,256.64 | 1,282,014.75 | 10.05 | 49.11 |
| from > 3 to ≤ 6 months | 3 | 1,653.45 | 3,079.42 | 0.00 | 4,732.87 | 1.68 | 123,593.35 | 128,326.22 | 1.01 | 68.14 |
| from ≥ 12 to < 18 months | 2 | 9,200.23 | 9,167.18 | 0.00 | 18,447.41 | 6.56 | 140,229.88 | 158,677.29 | 1.24 | 50.87 |
| from ≥ 18 to < 24 months | 5 | 32,506.18 | 16,343.30 | 0.00 | 48,849.48 | 17.37 | 147,811.69 | 196,661.17 | 1.54 | 35.16 |
| from ≥ 2 years | 4 | 21,865.94 | 18,472.84 | 0.00 | 40,338.78 | 14.35 | 114,115.15 | 154,453.93 | 1.21 | 69.13 |
| Subtotal | 295 | 156,787.60 | 124,392.82 | 0.00 | 281,180.42 | 100.00 | 12,473,346.13 | 12,754,526.55 | 100.00 | 44.29 |
| <i>Doubt debts (subjectives)</i> | | | | | | | | | | |
| | 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 | 295 | 156,787.60 | 124,392.82 | 0.00 | 281,180.42 | | 12,473,346.13 | 12,754,526.55 | | 44.29 |