VALENCIA HIPOTECARIO 1 Fondo de Titulización de Activos

Brief report

Date: 11/30/2008
Currency: EUR

Europea de Titulización
Sociedad Gestora de Fondos de Titulización

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 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 ES0382744003	04/28/2004 4,543	47,173.18 214,307,756.74 47.17%	100,000.00 454,300,000.00	Floating 3-M Euribor+0.185% 24.Feb/May/Aug/Nov	4.2610% 02/24/2009 513.679240 Gross 421.216977 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	02/24/2009 "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	4.6060% 02/24/2009 1,177.088889 Gross 965.212889 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	5.1260% 02/24/2009 1,309.977778 Gross 1,074.181778 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		232,007,756.74	472,000,000.00						

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	6.31	5.64	5.04	4.56	4.13	3.80	3.45	3.17
			Date	03/23/2015	07/19/2014	12/13/2013	06/21/2013	01/16/2013	09/16/2012	10/05/2012	01/02/2012
		Final Maturity	Years	11.24	10.24	9.24	8.48	7.74	7.24	6.48	5.99
			Date	02/24/2020	02/24/2019	02/24/2018	05/24/2017	08/24/2016	02/24/2016	05/24/2015	11/24/2014
	Without optional redemption *	Average life	Years	6.94	6.29	5.72	5.23	4.80	4.42	4.08	3.79
			Date	08/11/2015	03/15/2015	08/20/2014	02/21/2014	09/16/2013	01/05/2013	12/29/2012	12/09/2012
		Final Maturity	Years	25.50	25.50	25.50	25.50	25.50	25.50	25.50	25.50
			Date	05/24/2034	05/24/2034	05/24/2034	05/24/2034	05/24/2034	05/24/2034	05/24/2034	05/24/2034
Series B	With optional redemption *	Average life	Years	6.20	5.54	4.95	4.48	4.06	3.73	3.39	3.12
			Date	11/02/2015	06/13/2014	11/11/2013	05/23/2013	12/21/2012	08/23/2012	04/19/2012	12/01/2012
		Final Maturity	Years	11.24	10.24	9.24	8.48	7.74	7.24	6.48	5.99
			Date	02/24/2020	02/24/2019	02/24/2018	05/24/2017	08/24/2016	02/24/2016	05/24/2015	11/24/2014
	Without optional redemption *	Average life	Years	6.82	6.18	5.62	5.14	4.72	4.34	4.01	3.72
			Date	09/24/2015	02/02/2015	07/14/2014	01/18/2014	08/17/2013	03/04/2013	03/12/2012	08/19/2012
		Final Maturity	Years	25.50	25.50	25.50	25.50	25.50	25.50	25.50	25.50
			Date	05/24/2034	05/24/2034	05/24/2034	05/24/2034	05/24/2034	05/24/2034	05/24/2034	05/24/2034
Series C	With optional redemption *	Average life	Years	6.20	5.54	4.95	4.48	4.06	3.73	3.39	3.12
			Date	11/02/2015	06/13/2014	11/11/2013	05/23/2013	12/21/2012	08/23/2012	04/19/2012	12/01/2012
		Final Maturity	Years	11.24	10.24	9.24	8.48	7.74	7.24	6.48	5.99
			Date	02/24/2020	02/24/2019	02/24/2018	05/24/2017	08/24/2016	02/24/2016	05/24/2015	11/24/2014
	Without optional redemption *	Average life	Years	6.82	6.18	5.62	5.14	4.72	4.34	4.01	3.72
			Date	09/24/2015	02/02/2015	07/14/2014	01/18/2014	08/17/2013	03/04/2013	03/12/2012	08/19/2012
		Final Maturity	Years	25.50	25.50	25.50	25.50	25.50	25.50	25.50	25.50
			Date	05/24/2034	05/24/2034	05/24/2034	05/24/2034	05/24/2034	05/24/2034	05/24/2034	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		% CE	At issue date		% CE
Series A	92.37%	214,307,756.74	10.33%	96.25%	454,300,000.00	5.10%
Series B	5.09%	11,800,000.00	5.24%	2.50%	11,800,000.00	2.60%
Series C	2.54%	5,900,000.00	2.70%	1.25%	5,900,000.00	1.35%
Issue of Bonds		232,007,756.74			472,000,000.00	
Reserve Fund	2.70%	6,264,209.43		1.35%	6,372,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		7,518,106.61	4.036%
Servicer ppal collect not yet credited		419,833.83	
Servicer ints collect not yet credited		140,826.51	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan		6,264,209.43	8.276%
Start-up Loan		96,734.91	6.076%
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	5,714	8,531
Principal		
Principal outstanding	230,825,772.29	472,014,960.65
Average loan	40,396.53	55,329.38
Minimum	248.54	15,204.47
Maximum	262,961.09	294,287.37
Interest rate		
Weighted average (wac)	5.84%	3.35%
Minimum	3.50%	2.08%
Maximum	8.25%	6.50%
Final maturity		
Weighted average (WARM) (months)	157	201
Minimum	12/04/2008	05/28/2004
Maximum	02/14/2034	03/06/2033
Index (principal outstanding distribution)		
3-month EURIBOR/MIBOR	0.06%	0.00%
1-year EURIBOR/MIBOR	22.34%	18.17%
1-year EURIBOR/MIBOR (Mortgage Market)	62.64%	66.44%
Mortgage Market: Banks	1.32%	0.01%
Mortgage Market: All Institutions	13.64%	15.38%

LTV Distribution

	Current % Pool	 % LTV	At constitution date % Pool	 % LTV
0.01 - 10%	1.04	7.38	0.06	8.04
10.01 - 20%	5.38	15.81	0.96	16.55
20.01 - 30%	10.91	25.20	3.66	25.48
30.01 - 40%	15.26	35.26	7.60	35.40
40.01 - 50%	21.30	45.40	11.69	45.44
50.01 - 60%	26.72	55.11	19.11	55.31
60.01 - 70%	19.13	63.90	27.17	65.27
70.01 - 80%	0.25	70.33	29.75	74.12
Weighted average (WALTV)		45.86		59.45
Minimum		0.32		5.82
Maximum		70.75		79.28

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

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.70%	0.59%	0.58%	0.65%	0.75%
Annual Percentage Rate (CPR)	8.12%	6.86%	6.73%	7.55%	8.67%

Geographic distribution

	Current	At constitution date
Andalucia	5.26%	5.81%
Aragon	3.85%	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	0.39%	0.40%
Madrid	6.05%	6.59%
Murcia	20.58%	20.53%
Navarra	0.59%	0.45%
Valencia	62.80%	62.40%

Current delinquency

Aging	Assets	Overdue debt Principal	Interest	Other	Total	%	Outstanding debt	Total debt	%	% Total debt / Appraisal Value
Delinquencies										
Up to 1 month	219	48,402.26	42,138.02	0.00	90,540.28	30.91	8,997,566.66	9,088,106.94	66.60	43.62
from > 1 to ≤ 2 months	51	24,633.19	23,656.07	0.00	48,289.26	16.49	2,520,761.52	2,569,050.78	18.83	45.21
from > 2 to ≤ 3 months	30	17,310.68	17,806.54	0.00	35,117.22	11.99	1,273,875.57	1,308,992.79	9.59	50.69
from > 3 to ≤ 6 months	3	2,700.53	3,930.69	0.00	6,631.22	2.26	160,588.29	167,219.51	1.23	63.35
from ≥ 12 to < 18 months	2	9,936.34	9,857.14	0.00	19,793.48	6.76	139,573.77	159,367.25	1.17	51.09
from ≥ 2 years	9	56,389.46	36,127.20	0.00	92,516.66	31.59	259,909.50	352,426.16	2.58	45.02
Subtotal	314	159,372.46	133,515.66	0.00	292,888.12	100.00	13,352,275.31	13,645,163.43	100.00	44.80
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	314	159,372.46	133,515.66	0.00	292,888.12		13,352,275.31	13,645,163.43		44.80

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