

VALENCIA HIPOTECARIO 1 Fondo de Titulización de Activos

Brief report

Date: 04/30/2009
Currency: EUR

Date of constitution
04/23/2004

VAT Reg. no.
V83975060

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
Banco Popular Español S.A

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)		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	45,504.06 206,724,944.58 45.50%	100,000.00 454,300,000.00	Floating 3-M Euribor+0.185% 24.Feb/May/Aug/Nov	2.0600% 05/25/2009 234.345909 Gross 192.163645 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	05/25/2009 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0382744011	04/28/2004 118	94,697.65 11,174,322.70 94.70%	100,000.00 11,800,000.00	Floating 3-M Euribor+0.530% 24.Feb/May/Aug/Nov	2.4050% 05/25/2009 569.369621 Gross 466.883089 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Sequential	AA- A2	A+ A2
Series C ES0382744029	04/28/2004 59	94,697.65 5,587,161.35 94.70%	100,000.00 5,900,000.00	Floating 3-M Euribor+1.050% 24.Feb/May/Aug/Nov	2.9250% 05/25/2009 692.476566 Gross 567.830784 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Sequential	BBB+ Baa	BBB+ Baa
Total		223,486,428.63	472,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series	Option	Average life Years	Date	% Monthly CPR (SMM)							
				0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44
Series A	With optional redemption *	% Annual equivalent CPR		2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00
		Average life	6.00	5.36	4.84	4.38	3.97	3.65	3.36	3.10	
		Final Maturity	05/25/2015	02/10/2014	03/27/2014	10/10/2013	05/13/2013	01/16/2013	02/10/2012	06/27/2012	
	Without optional redemption *	Average life	6.71	6.09	5.56	5.10	4.69	4.33	4.01	3.72	
		Final Maturity	05/02/2016	06/27/2015	12/14/2014	06/27/2014	01/29/2014	09/19/2013	05/26/2013	11/02/2013	
		Date	11/24/2019	11/24/2018	02/24/2018	05/24/2017	08/24/2016	02/24/2016	08/24/2015	02/24/2015	
Series B	With optional redemption *	Average life	6.00	5.36	4.84	4.38	3.97	3.65	3.36	3.10	
		Final Maturity	05/25/2015	02/10/2014	03/27/2014	10/10/2013	05/13/2013	01/16/2013	02/10/2012	06/27/2012	
		Date	11/24/2019	11/24/2018	02/24/2018	05/24/2017	08/24/2016	02/24/2016	08/24/2015	02/24/2015	
	Without optional redemption *	Average life	6.71	6.09	5.56	5.10	4.69	4.33	4.01	3.72	
		Final Maturity	05/02/2016	06/27/2015	12/14/2014	06/27/2014	01/29/2014	09/19/2013	05/26/2013	11/02/2013	
		Date	11/24/2019	11/24/2018	02/24/2018	05/24/2017	08/24/2016	02/24/2016	08/24/2015	02/24/2015	
Series C	With optional redemption *	Average life	6.00	5.36	4.84	4.38	3.97	3.65	3.36	3.10	
		Final Maturity	05/25/2015	02/10/2014	03/27/2014	10/10/2013	05/13/2013	01/16/2013	02/10/2012	06/27/2012	
		Date	11/24/2019	11/24/2018	02/24/2018	05/24/2017	08/24/2016	02/24/2016	08/24/2015	02/24/2015	
	Without optional redemption *	Average life	6.71	6.09	5.56	5.10	4.69	4.33	4.01	3.72	
		Final Maturity	05/02/2016	06/27/2015	12/14/2014	06/27/2014	01/29/2014	09/19/2013	05/26/2013	11/02/2013	
		Date	11/24/2019	11/24/2018	02/24/2018	05/24/2017	08/24/2016	02/24/2016	08/24/2015	02/24/2015	

* 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	% CE	
Series A	92.50%	206,724,944.58	10.20%	96.25%	454,300,000.00
Series B	5.00%	11,174,322.70	5.20%	2.50%	11,800,000.00
Series C	2.50%	5,587,161.35	2.70%	1.25%	5,900,000.00
Issue of Bonds		223,486,428.63			472,000,000.00
Reserve Fund	2.70%	6,034,133.57	1.35%		6,372,000.00

Other financial operations (current)			
Assets	Available	Balance	Interest
Servicer ppal collect not yet credited		193,793.60	
Servicer ints collect not yet credited		67,766.18	
Liabilities			
Subordinated Loan		6,034,133.57	6.075%
Start-up Loan		48,367.47	3.875%
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	5,557	8,531	
Principal			
Principal outstanding	217,372,753.67	472,014,960.65	
Average loan	39,116.93	55,329.38	
Minimum	142.44	15,204.47	
Maximum	260,497.70	294,287.37	
Interest rate			
Weighted average (wac)	5.40%	3.35%	
Minimum	2.25%	2.08%	
Maximum	8.25%	6.50%	
Final maturity			
Weighted average (WARM) (months)	154	201	
Minimum	05/06/2009	05/28/2004	
Maximum	02/26/2034	03/06/2033	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.06%	0.00%	
1-year EURIBOR/MIBOR	22.18%	18.17%	
1-year EURIBOR/MIBOR (Mortgage Market)	62.84%	66.44%	
Mortgage Market: Banks	1.36%	0.01%	
Mortgage Market: All Institutions	13.56%	15.38%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.29	7.33	0.06	8.04
10.01 - 20%	6.01	15.93	0.96	16.55
20.01 - 30%	11.54	25.27	3.66	25.48
30.01 - 40%	15.35	35.24	7.60	35.40
40.01 - 50%	22.93	45.44	11.69	45.44
50.01 - 60%	25.83	55.18	19.11	55.31
60.01 - 70%	17.03	63.62	27.17	65.27
70.01 - 80%	0.02	70.17	29.75	74.12
Weighted average (WALTV)	44.90		59.45	
Minimum	0.04		5.82	
Maximum	70.17		79.28	

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.54%	0.57%	0.62%	0.59%	0.74%
Annual Percentage Rate (CPR)	6.25%	6.58%	7.15%	6.85%	8.53%

Geographic distribution

	Current	At constitution date
Andalucia	5.33%	5.81%
Aragon	3.93%	3.32%
Balearic Islands		0.01%
Basque Country	0.02%	0.03%
Canary Islands	0.02%	0.01%
Castilla-La Mancha	0.23%	0.21%
Castilla-Leon	0.00%	0.01%
Catalonia	0.23%	0.22%
La Rioja	0.40%	0.40%
Madrid	5.99%	6.59%
Murcia	20.60%	20.53%
Navarra	0.61%	0.45%
Valencia	62.65%	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	232	59,824.52	44,907.05	0.00	104,731.57	28.42	10,504,376.45	10,609,108.02	65.99	43.23
from > 1 to ≤ 2 months	56	26,299.60	24,939.43	0.00	51,239.03	13.90	2,587,705.76	2,638,944.79	16.42	47.83
from > 2 to ≤ 3 months	36	28,754.92	25,080.99	0.00	53,835.91	14.61	1,852,214.87	1,906,050.78	11.86	48.18
from > 3 to ≤ 6 months	4	2,709.24	3,475.12	0.00	6,184.36	1.68	168,572.42	174,756.78	1.09	59.53
from > 6 to < 12 months	4	7,674.65	9,123.98	0.00	16,798.63	4.56	209,042.61	225,841.24	1.40	61.86
from ≥ 18 to < 24 months	2	13,265.45	13,258.38	0.00	26,523.83	7.20	136,244.66	162,768.49	1.01	52.18
from ≥ 2 years	9	66,596.70	42,607.67	0.00	109,204.37	29.63	249,702.26	358,906.63	2.23	45.85
Subtotal	343	205,125.08	163,392.62	0.00	368,517.70	100.00	15,707,859.03	16,076,376.73	100.00	44.95
<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	343	205,125.08	163,392.62	0.00	368,517.70		15,707,859.03	16,076,376.73		44.95