

VALENCIA HIPOTECARIO 1 Fondo de Titulización de Activos

Brief report

Date: 11/30/2009
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
 Banco Cooperativo

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
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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 Fitc / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0382744003	04/28/2004 4,543	41,237.63	100,000.00	Floating 3-M Euribor+0.185% 24.Feb/May/Aug/Nov	0.8990% 02/24/2010 94.741164 Gross 77.687754 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	02/24/2010 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0382744011	04/28/2004 118	85,818.86 10,126,625.48	100,000.00 11,800,000.00	Floating 3-M Euribor+0.530% 24.Feb/May/Aug/Nov	1.2440% 02/24/2010 272,827691 Gross 223.718707 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	85,818.86 5,063,312.74	100,000.00 5,900,000.00	Floating 3-M Euribor+1.050% 24.Feb/May/Aug/Nov	1.7640% 02/24/2010 386.871421 Gross 317.234565 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		202,532,491.31		472,000,000.00					

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)															
Series	Option	Type	Average life Years	Date	% 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	5.50	4.97	4.49	4.07	3.73	3.44	3.16	2.91					
		Final Maturity	05/30/2015	11/16/2014	05/27/2014	12/23/2013	08/24/2013	07/05/2013	01/26/2013	10/26/2012					
			Years	9.48	8.74	7.99	7.24	6.74	6.24	5.73	5.24				
			Date	05/24/2019	08/24/2018	11/24/2017	02/24/2017	08/24/2016	02/24/2016	08/24/2015	02/24/2015				
Series B	Without optional redemption *	Average life	6.28	5.74	5.26	4.84	4.47	4.14	3.85	3.58					
		Final Maturity	11/03/2016	08/25/2015	03/03/2015	01/10/2014	05/18/2014	01/18/2014	03/10/2013	06/30/2013					
			Years	24.50	24.50	24.50	24.50	24.50	24.50	24.50	24.50				
			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	5.50	4.97	4.49	4.07	3.73	3.44	3.16	2.91					
		Final Maturity	05/30/2015	11/16/2014	05/27/2014	12/23/2013	08/24/2013	07/05/2013	01/26/2013	10/26/2012					
			Years	9.48	8.74	7.99	7.24	6.74	6.24	5.73	5.24				
			Date	05/24/2019	08/24/2018	11/24/2017	02/24/2017	08/24/2016	02/24/2016	08/24/2015	02/24/2015				
Series C	Without optional redemption *	Average life	6.28	5.74	5.26	4.84	4.47	4.14	3.85	3.58					
		Final Maturity	11/03/2016	08/25/2015	03/03/2015	01/10/2014	05/18/2014	01/18/2014	03/10/2013	06/30/2013					
			Years	24.50	24.50	24.50	24.50	24.50	24.50	24.50	24.50				
			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			At issue date		
	% CE	% CE	% CE	% CE	% CE	% CE
Series A	92.50%	187,342,553.09	10.20%	96.25%	454,300,000.00	5.10%
Series B	5.00%	10,126,625.48	5.20%	2.50%	11,800,000.00	2.60%
Series C	2.50%	5,063,312.74	2.70%	1.25%	5,900,000.00	1.35%
Issue of Bonds		202,532,491.31			472,000,000.00	
Reserve Fund	2.70%	5,468,377.27	1.35%		6,372,000.00	

Other financial operations (current)			
Assets	Available	Balance	Interest
Servicer ppal collect not yet credited		278,300.94	
Servicer ints collect not yet credited		80,181.15	
Liabilities			
Subordinated Loan		5,468,377.27	4.514%
Start-up Loan		0.00	
Swap collateralized amount			
CSA *	0.00		
Cash		5,900,000.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	5,371	8,531	
Principal			
Principal outstanding	201,792,201.61	472,014,960.65	
Average loan	37,570.69	55,329.38	
Minimum	176.37	15,204.47	
Maximum	255,947.54	294,287.37	
Interest rate			
Weighted average (wac)	3.53%	3.35%	
Minimum	1.73%	2.08%	
Maximum	7.50%	6.50%	
Final maturity			
Weighted average (WARM) (months)	149	201	
Minimum	12/03/2009	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	22.22%	18.17%	
1-year EURIBOR/MIBOR (Mortgage Market)	63.01%	66.44%	
Mortgage Market: Banks	1.35%	0.01%	
Mortgage Market: All Institutions	13.35%	15.38%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.54	7.35	0.06	8.04
10.01 - 20%	6.65	15.63	0.96	16.55
20.01 - 30%	12.19	25.16	3.66	25.48
30.01 - 40%	16.12	35.19	7.60	35.40
40.01 - 50%	24.51	45.28	11.69	45.44
50.01 - 60%	28.20	55.18	19.11	55.31
60.01 - 70%	12.78	63.31	27.17	65.27
70.01 - 80%			29.75	74.12
Weighted average (WALTV)				
	43.54		59.45	
Minimum	0.31		5.82	
Maximum	69.33		79.28	

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.38%	0.37%	0.37%	0.48%	0.70%
Annual Percentage Rate (CPR)	4.41%	4.30%	4.37%	5.63%	8.14%

Geographic distribution		
	Current	At constitution date
Andalucia	5.37%	5.81%
Aragon	4.06%	3.32%
Balearic Islands		0.01%
Basque Country	0.02%	0.03%
Canary Islands	0.02%	0.01%
Castilla-La Mancha	0.25%	0.21%
Castilla-Leon	0.00%	0.01%
Catalonia	0.23%	0.22%
La Rioja	0.42%	0.40%
Madrid	6.03%	6.59%
Murcia	20.50%	20.53%
Navarra	0.63%	0.45%
Valencia	62.48%	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	228	61,639.19	27,703.92	0.00	89,343.11	21.57	9,156,251.44	9,245,594.55	60.28	39.69
from > 1 to ≤ 2 months	69	33,084.16	16,889.00	0.00	49,973.16	12.07	2,943,340.48	2,993,313.64	19.52	43.66
from > 2 to ≤ 3 months	36	27,001.58	14,793.49	0.00	41,795.07	10.09	1,644,343.89	1,686,138.96	10.99	44.61
from > 3 to ≤ 6 months	2	1,029.01	532.19	0.00	1,561.20	0.38	36,852.71	38,413.91	0.25	30.20
from > 6 to < 12 months	8	25,317.47	24,336.91	0.00	49,654.38	11.99	624,540.74	674,195.12	4.40	43.54
from ≥ 12 to < 18 months	4	14,760.54	14,105.06	0.00	28,865.60	6.97	201,956.72	230,822.32	1.50	63.02
from ≥ 2 years	10	91,937.00	61,044.55	0.00	152,981.55	36.94	316,166.25	469,147.80	3.06	50.51
Subtotal	357	254,768.95	159,405.12	0.00	414,174.07	100.00	14,923,452.23	15,337,626.30	100.00	41.56
<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	357	254,768.95	159,405.12	0.00	414,174.07		14,923,452.23	15,337,626.30		41.56