VALENCIA HIPOTECARIO 1 Fondo de Titulización de Activos

Europea de Titulización
Sociedad Gestora de Fondos de Titulización

Brief report

Date: 12/31/2009
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
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) Current	Original	Interest type / Reference rate and margin / Payment Date	Interest Rate / Next coupon	Redemption: Final maturity (legal)	Redemption: Next	Rating Fitch / Moody´s Current	Original
Series A ES0382744003	04/28/2004 4,543	41,237.63 187,342,553.09 41.24%	100,000.00 454,300,000.00	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 85.82%	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 / Secuential	AA- A2	A+ A2
Series C ES0382744029	04/28/2004 59	85,818.86 5,063,312.74 85.82%	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 / Secuential	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)

			% 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	5.41	4.88	4.41	3.98	3.65	3.35	3.08	2.82
			Date	05/30/2015	11/16/2014	05/27/2014	12/23/2013	08/24/2013	07/05/2013	01/26/2013	10/26/2012
		Final Maturity	Years	9.40	8.65	7.90	7.16	6.65	6.15	5.65	5.15
			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
	Without optional redemption *	Average life	Years	6.20	5.65	5.17	4.75	4.38	4.05	3.76	3.50
			Date	11/03/2016	08/25/2015	03/03/2015	01/10/2014	05/18/2014	01/18/2014	03/10/2013	06/30/2013
		Final Maturity	Years	24.41	24.41	24.41	24.41	24.41	24.41	24.41	24.41
			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	5.41	4.88	4.41	3.98	3.65	3.35	3.08	2.82
			Date	05/30/2015	11/16/2014	05/27/2014	12/23/2013	08/24/2013	07/05/2013	01/26/2013	10/26/2012
		Final Maturity	Years	9.40	8.65	7.90	7.16	6.65	6.15	5.65	5.15
			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
	Without optional redemption *	Average life	Years	6.20	5.65	5.17	4.75	4.38	4.05	3.76	3.50
			Date	11/03/2016	08/25/2015	03/03/2015	01/10/2014	05/18/2014	01/18/2014	03/10/2013	06/30/2013
		Final Maturity	Years	24.41	24.41	24.41	24.41	24.41	24.41	24.41	24.41
			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	5.41	4.88	4.41	3.98	3.65	3.35	3.08	2.82
			Date	05/30/2015	11/16/2014	05/27/2014	12/23/2013	08/24/2013	07/05/2013	01/26/2013	10/26/2012
		Final Maturity	Years	9.40	8.65	7.90	7.16	6.65	6.15	5.65	5.15
			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
	Without optional redemption *	Average life	Years	6.20	5.65	5.17	4.75	4.38	4.05	3.76	3.50
			Date	11/03/2016	08/25/2015	03/03/2015	01/10/2014	05/18/2014	01/18/2014	03/10/2013	06/30/2013
		Final Maturity	Years	24.41	24.41	24.41	24.41	24.41	24.41	24.41	24.41
			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	92.50%	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 finantial operations (current)

Assets		Balance	Interest
Treasury Account		16,064,293.13	0.674%
Servicer ppal collect not yet credited		250,230.35	
Servicer ints collect not yet credited		22,831.79	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan		4,930,071.68	4.514%
Start-up Loan		0.00	
Swap collateralized amount	**Amount**	**Credited**	
CSA *	0.00		
Cash		5,950,000.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	5,340	8,531
Principal		
Principal outstanding	198,645,586.97	472,014,960.65
Average loan	37,199.55	55,329.38
Minimum	154.61	15,204.47
Maximum	255,182.75	294,287.37
Interest rate		
Weighted average (wac)	3.14%	3.35%
Minimum	1.63%	2.08%
Maximum	7.50%	6.50%
Final maturity		
Weighted average (WARM) (months)	148	201
Minimum	01/04/2010	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	22.26%	18.17%
1-year EURIBOR/MIBOR (Mortgage Market)	62.93%	66.44%
Mortgage Market: Banks	1.36%	0.01%
Mortgage Market: All Institutions	13.39%	15.38%

LTV Distribution

	Current % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	1.66	7.39	0.06	8.04
10.01 - 20%	6.67	15.61	0.96	16.55
20.01 - 30%	12.52	25.15	3.66	25.48
30.01 - 40%	16.16	35.17	7.60	35.40
40.01 - 50%	24.34	45.14	11.69	45.44
50.01 - 60%	26.21	55.06	19.11	55.31
60.01 - 70%	12.44	63.20	27.17	65.27
70.01 - 80%			29.75	74.12
Weighted average (WALTV)		43.27		59.45
Minimum		0.26		5.82
Maximum		69.12		79.28

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Additional information
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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)	0.79%	0.50%	0.44%	0.49%	0.71%
Annual Percentage Rate (CPR)	9.11%	5.87%	5.20%	5.70%	8.15%

Geographic distribution

	Current	At constitution date
Andalucia	5.40%	5.81%
Aragon	4.07%	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	0.24%	0.22%
La Rioja	0.42%	0.40%
Madrid	5.98%	6.59%
Murcia	20.59%	20.53%
Navarra	0.63%	0.45%
Valencia	62.39%	62.40%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	199	56,350.39	20,949.14	0.00	77,299.53	18.98	7,505,999.52	7,583,299.05	56.15	37.95
from > 1 to ≤ 2 months	65	29,789.34	14,101.24	0.00	43,890.58	10.78	2,522,385.78	2,566,276.36	19.00	43.08
from > 2 to ≤ 3 months	40	30,417.49	16,069.31	0.00	46,486.80	11.41	1,896,591.21	1,943,078.01	14.39	43.49
from > 3 to ≤ 6 months	3	1,572.17	750.28	0.00	2,322.45	0.57	36,613.44	38,935.89	0.29	16.31
from > 6 to < 12 months	8	26,630.03	23,631.94	0.00	50,261.97	12.34	621,369.57	671,631.54	4.97	43.38
from ≥ 12 to < 18 months	3	13,231.23	11,233.46	0.00	24,464.69	6.01	155,680.93	180,145.62	1.33	60.71
from ≥ 18 to < 24 months	1	2,628.86	3,380.34	0.00	6,009.20	1.48	45,176.24	51,185.44	0.38	73.59
from ≥ 2 years	10	94,792.01	61,808.56	0.00	156,600.57	38.45	313,311.24	469,911.81	3.48	50.59
Subtotal	329	255,411.52	151,924.27	0.00	407,335.79	100.00	13,097,127.93	13,504,463.72	100.00	40.33
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	329	255,411.52	151,924.27	0.00	407,335.79		13,097,127.93	13,504,463.72		40.33

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