

Brief report

Date: 12/31/2010
 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
 Banco Popular Español S.A

Assets Custodian
 Banco de Valencia

Fund Auditors
 Deloitte (ejercicios 2009 a actual)
 Ernst & Young (hasta ejercicio 2008)

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		
		Current	Original			Final maturity (legal)	Next	Current	Original	
Series A ES0382744003	04/28/2004 4,543	35,580.04 161,640,121.72 35.58%	100,000.00 454,300,000.00	Floating 3-M Euribor+0.185% 24.Feb/May/Aug/Nov	1.2240% 02/24/2011 111.294365 Gross 90.148436 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	02/24/2011 "Pass-Through"	AAA Aaa	AAA Aaa	
Series B ES0382744011	04/28/2004 118	74,044.95 8,737,304.10 74.04%	100,000.00 11,800,000.00	Floating 3-M Euribor+0.530% 24.Feb/May/Aug/Nov	1.5690% 02/24/2011 296.895568 Gross 240.485410 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	74,044.95 4,368,652.05 74.04%	100,000.00 5,900,000.00	Floating 3-M Euribor+1.050% 24.Feb/May/Aug/Nov	2.0890% 02/24/2011 395.293079 Gross 320.187394 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	BBB+ Baa3	BBB+ Baa3	
Total		174,746,077.87	472,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	With optional redemption *	Average life	Years	% 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	4.81	4.34	3.91	3.59	3.29	3.01	2.82	2.65		
		Final Maturity	Years	10/22/2015	02/05/2015	11/27/2014	07/31/2014	04/13/2014	02/01/2014	10/25/2013	08/22/2013		
	Without optional redemption *	Average life	Years	5.70	5.24	4.83	4.47	4.14	3.85	3.60	3.36		
		Final Maturity	Years	10/09/2016	03/25/2016	10/28/2015	06/18/2015	02/20/2015	07/11/2014	04/08/2014	11/05/2014		
				23.17	23.17	23.17	23.17	23.17	23.17	23.17	23.17		
				02/24/2019	05/24/2018	08/24/2017	02/24/2017	08/24/2016	02/24/2016	11/24/2015	08/24/2015		
Series B	With optional redemption *	Average life	Years	4.81	4.34	3.91	3.59	3.29	3.01	2.82	2.65		
		Final Maturity	Years	10/22/2015	02/05/2015	11/27/2014	07/31/2014	04/13/2014	02/01/2014	10/25/2013	08/22/2013		
	Without optional redemption *	Average life	Years	5.70	5.24	4.83	4.47	4.14	3.85	3.60	3.36		
		Final Maturity	Years	10/09/2016	03/25/2016	10/28/2015	06/18/2015	02/20/2015	07/11/2014	04/08/2014	11/05/2014		
				23.17	23.17	23.17	23.17	23.17	23.17	23.17	23.17		
				02/24/2019	05/24/2018	08/24/2017	02/24/2017	08/24/2016	02/24/2016	11/24/2015	08/24/2015		
Series C	With optional redemption *	Average life	Years	4.81	4.34	3.91	3.59	3.29	3.01	2.82	2.65		
		Final Maturity	Years	10/22/2015	02/05/2015	11/27/2014	07/31/2014	04/13/2014	02/01/2014	10/25/2013	08/22/2013		
	Without optional redemption *	Average life	Years	5.70	5.24	4.83	4.47	4.14	3.85	3.60	3.36		
		Final Maturity	Years	10/09/2016	03/25/2016	10/28/2015	06/18/2015	02/20/2015	07/11/2014	04/08/2014	11/05/2014		
				23.17	23.17	23.17	23.17	23.17	23.17	23.17	23.17		
				02/24/2019	05/24/2018	08/24/2017	02/24/2017	08/24/2016	02/24/2016	11/24/2015	08/24/2015		

* 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	
Series A	92.50%	161,640,121.72	10.20%	96.25%	454,300,000.00
Series B	5.00%	8,737,304.10	5.20%	2.50%	11,800,000.00
Series C	2.50%	4,368,652.05	2.70%	1.25%	5,900,000.00
Issue of Bonds		174,746,077.87			472,000,000.00
Reserve Fund	2.70%	4,720,000.00	1.35%		6,372,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	19,182,489.76	0.999%	
Servicer ppal collect not yet credited	127,564.07		
Servicer ints collect not yet credited	10,921.53		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		4,720,000.00	4.439%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		10,250,570.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	5,016	8,531	
Principal			
Principal outstanding	171,198,868.72	472,014,960.65	
Average loan	34,130.56	55,329.38	
Minimum	242.29	15,204.47	
Maximum	245,672.27	294,287.37	
Interest rate			
Weighted average (wac)	2.35%	3.35%	
Minimum	1.50%	2.08%	
Maximum	5.00%	6.50%	
Final maturity			
Weighted average (WARM) (months)	140	201	
Minimum	01/01/2011	05/28/2004	
Maximum	02/26/2034	03/06/2033	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.07%	0.00%	
1-year EURIBOR/MIBOR	22.11%	18.17%	
1-year EURIBOR/MIBOR (Mortgage Market)	63.19%	66.44%	
Mortgage Market: Banks	1.38%	0.01%	
Mortgage Market: All Institutions	13.25%	15.38%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.98	7.01	0.06	8.04
10.01 - 20%	7.56	15.61	0.96	16.55
20.01 - 30%	13.25	25.33	3.66	25.48
30.01 - 40%	19.22	35.52	7.60	35.40
40.01 - 50%	26.03	44.98	11.69	45.44
50.01 - 60%	25.32	54.66	19.11	55.31
60.01 - 70%	6.63	62.12	27.17	65.27
70.01 - 80%			29.75	74.12
Weighted average (WALTV)	41.17			59.45
Minimum	0.18			5.82
Maximum	66.65			79.28

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)	0.90%	0.48%	0.39%	0.43%	0.67%
Annual Percentage Rate (CPR)	10.28%	5.57%	4.61%	5.08%	7.70%

Geographic distribution		
	Current	At constitution date
Andalucia	5.35%	5.81%
Aragon	4.12%	3.32%
Balearic Islands		0.01%
Basque Country	0.01%	0.03%
Canary Islands	0.02%	0.01%
Castilla-La Mancha	0.27%	0.21%
Castilla-Leon		0.01%
Catalonia	0.24%	0.22%
La Rioja	0.39%	0.40%
Madrid	5.99%	6.59%
Murcia	20.88%	20.53%
Navarra	0.68%	0.45%
Valencia	62.03%	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	160	37,470.01	7,844.74	0.00	45,314.75	15.59	5,643,931.82	5,689,246.57	53.49	37.50
from > 1 to ≤ 2 months	54	32,988.90	8,423.63	0.00	41,412.53	14.25	2,239,281.25	2,280,693.78	21.44	41.06
from > 2 to ≤ 3 months	38	38,531.12	7,538.36	0.00	46,069.48	15.99	1,452,718.41	1,499,187.69	14.10	38.43
from > 3 to ≤ 6 months	4	4,328.12	1,352.17	0.00	5,678.29	1.95	92,150.53	97,828.82	0.92	46.45
from > 6 to < 12 months	8	13,782.08	6,183.70	0.00	19,965.78	6.87	316,277.42	336,243.20	3.16	47.98
from ≥ 12 to < 18 months	6	14,153.79	5,283.95	0.00	19,417.74	6.68	146,329.43	165,747.17	1.56	36.34
from ≥ 18 to < 24 months	5	28,945.42	19,058.05	0.00	48,003.47	16.52	270,946.63	318,950.10	3.00	43.88
from ≥ 2 years	5	34,166.30	30,217.63	0.00	64,383.93	22.15	183,503.50	247,887.43	2.33	59.80
	Subtotal	280	204,363.74	86,282.23	0.00	290,645.97	10,345,138.99	10,635,784.96	100.00	39.19
<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
Total	280	204,363.74	86,282.23	0.00	290,645.97		10,345,138.99	10,635,784.96		39.19