

Brief report

Date: 05/31/2011
 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

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Treasury Account
 Banco Popular Español S.A

Subordinated Loan
 Banco de Valencia

Start-up Loan
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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	Nº bonds	Principal outstanding		Interest type	Interest Rate	Redemption		Rating
				(Bond Unit / Series Total / %Factor)				Final maturity (legal)	Next	
				Current	Original	Reference rate and margin	Next coupon			
Series A	ES0382744003	04/28/2004	4,543	33,007.59 149,953,481.37 33.01%	100,000.00 454,300,000.00	Floating 3-M Euribor+0.185% 24.Feb/May/Aug/Nov	1.6200% 08/24/2011 136.651423 Gross 110.687653 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	08/24/2011 "Pass-Through"	AAA Aaa Aaa
Series B	ES0382744011	04/28/2004	118	68,691.48 8,105,594.64 68.69%	100,000.00 11,800,000.00	Floating 3-M Euribor+0.530% 24.Feb/May/Aug/Nov	1.9650% 08/24/2011 344.945715 Gross 279.406029 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secquential	AA- A2 A2
Series C	ES0382744029	04/28/2004	59	68,691.48 4,052,797.32 68.69%	100,000.00 5,900,000.00	Floating 3-M Euribor+1.050% 24.Feb/May/Aug/Nov	2.4850% 08/24/2011 436.229060 Gross 353.345539 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secquential	BBB+ Baa3 Baa3
Total				162,111,873.33	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	% 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	4.73	4.26	3.90	3.57	3.28	3.00	2.81	2.56		
		Final Maturity	Years	02/21/2016	01/09/2015	04/23/2015	12/25/2014	07/09/2014	05/28/2014	03/21/2014	12/20/2013		
		Date	Years	7.74	6.99	6.49	5.99	5.49	4.99	4.74	4.24		
	Without optional redemption *	Average life	Years	5.69	5.24	4.84	4.48	4.16	3.87	3.62	3.39		
		Final Maturity	Years	05/02/2017	08/24/2016	03/30/2016	11/20/2015	07/27/2015	04/14/2015	10/01/2015	10/17/2014		
		Date	Years	22.75	22.75	22.75	22.75	22.75	22.75	22.75	22.75		
				02/24/2034	02/24/2034	02/24/2034	02/24/2034	02/24/2034	02/24/2034	02/24/2034	02/24/2034		
Series B	With optional redemption *	Average life	Years	4.73	4.26	3.90	3.57	3.28	3.00	2.81	2.56		
		Final Maturity	Years	02/21/2016	01/09/2015	04/23/2015	12/25/2014	07/09/2014	05/28/2014	03/21/2014	12/20/2013		
		Date	Years	7.74	6.99	6.49	5.99	5.49	4.99	4.74	4.24		
	Without optional redemption *	Average life	Years	5.69	5.24	4.84	4.48	4.16	3.87	3.62	3.39		
		Final Maturity	Years	05/02/2017	08/24/2016	03/30/2016	11/20/2015	07/27/2015	04/14/2015	10/01/2015	10/17/2014		
		Date	Years	22.75	22.75	22.75	22.75	22.75	22.75	22.75	22.75		
				02/24/2034	02/24/2034	02/24/2034	02/24/2034	02/24/2034	02/24/2034	02/24/2034	02/24/2034		
Series C	With optional redemption *	Average life	Years	4.73	4.26	3.90	3.57	3.28	3.00	2.81	2.56		
		Final Maturity	Years	02/21/2016	01/09/2015	04/23/2015	12/25/2014	07/09/2014	05/28/2014	03/21/2014	12/20/2013		
		Date	Years	7.74	6.99	6.49	5.99	5.49	4.99	4.74	4.24		
	Without optional redemption *	Average life	Years	5.69	5.24	4.84	4.48	4.16	3.87	3.62	3.39		
		Final Maturity	Years	05/02/2017	08/24/2016	03/30/2016	11/20/2015	07/27/2015	04/14/2015	10/01/2015	10/17/2014		
		Date	Years	22.75	22.75	22.75	22.75	22.75	22.75	22.75	22.75		
				02/24/2034	02/24/2034	02/24/2034	02/24/2034	02/24/2034	02/24/2034	02/24/2034	02/24/2034		

* 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%	149,953,481.37	10.41%	96.25%	454,300,000.00	5.10%
Series B	5.00%	8,105,594.64	5.41%	2.50%	11,800,000.00	2.60%
Series C	2.50%	4,052,797.32	2.91%	1.25%	5,900,000.00	1.35%
Issue of Bonds		162,111,873.33			472,000,000.00	
Reserve Fund	2.91%	4,720,000.00		1.35%	6,372,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	18,193,918.83	2.084%	
Servicer ppal collect not yet credited	88,559.82		
Servicer ints collect not yet credited	13,422.51		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		4,720,000.00	4.634%
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		8,880,000.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	4,872	8,531
Principal		
Principal outstanding	161,400,961.82	472,014,960.65
Average loan	33,128.28	55,329.38
Minimum	237.79	15,204.47
Maximum	241,525.51	294,287.37
Interest rate		
Weighted average (wac)	2.54%	3.35%
Minimum	1.52%	2.08%
Maximum	5.21%	6.50%
Final maturity		
Weighted average (WARM) (months)	137	201
Minimum	06/01/2011	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	22.05%	18.17%
1-year EURIBOR/MIBOR (Mortgage Market)	63.26%	66.44%
Mortgage Market: Banks	1.41%	0.01%
Mortgage Market: All Institutions	13.22%	15.38%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	2.18	6.95	0.06	8.04
10.01 - 20%	8.05	15.61	0.96	16.55
20.01 - 30%	13.71	25.30	3.66	25.48
30.01 - 40%	20.65	35.44	7.60	35.40
40.01 - 50%	27.23	45.11	11.69	45.44
50.01 - 60%	23.67	54.73	19.11	55.31
60.01 - 70%	4.51	61.70	27.17	65.27
70.01 - 80%			29.75	74.12
Weighted average (WALTV)	40.22		59.45	
Minimum	0.26		5.82	
Maximum	65.61		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)	0.24%	0.22%	0.37%	0.35%	0.65%
Annual Percentage Rate (CPR)	2.81%	2.59%	4.33%	4.10%	7.47%

Geographic distribution		
	Current	At constitution date
Andalucia	5.35%	5.81%
Aragon	4.19%	3.32%
Balearic Islands		0.01%
Basque Country	0.01%	0.03%
Canary Islands	0.03%	0.01%
Castilla-La Mancha	0.28%	0.21%
Castilla-Leon		0.01%
Catalonia	0.25%	0.22%
La Rioja	0.40%	0.40%
Madrid	5.94%	6.59%
Murcia	21.03%	20.53%
Navarra	0.58%	0.45%
Valencia	61.94%	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	180	48,965.43	11,361.90	0.00	60,327.33	26.58	6,893,857.60	6,954,184.93	63.59	36.75
from > 1 to ≤ 2 months	53	27,626.69	7,567.55	0.00	35,194.24	15.50	2,055,580.74	2,090,774.98	19.12	40.70
from > 2 to ≤ 3 months	37	34,458.50	8,261.57	0.00	42,720.07	18.82	1,299,370.82	1,342,090.89	12.27	33.94
from > 3 to ≤ 6 months	5	6,114.83	1,401.26	0.00	7,516.09	3.31	131,999.08	139,515.17	1.28	28.96
from > 6 to < 12 months	3	4,869.23	1,055.01	0.00	5,924.24	2.61	60,218.68	66,142.92	0.60	37.09
from ≥ 12 to < 18 months	4	7,989.27	3,942.60	0.00	11,931.87	5.26	104,798.24	116,730.11	1.07	43.87
from ≥ 18 to < 24 months	2	3,131.86	1,374.58	0.00	4,506.44	1.99	24,548.09	29,054.53	0.27	13.98
from ≥ 2 years	5	31,635.35	27,235.85	0.00	58,871.20	25.94	137,850.54	196,721.74	1.80	58.79
Subtotal	289	164,791.16	62,200.32	0.00	226,991.48	100.00	10,708,223.79	10,935,215.27	100.00	37.04
<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	289	164,791.16	62,200.32	0.00	226,991.48		10,708,223.79	10,935,215.27		37.04