

Brief report

Date: 11/30/2015
 Currency: EUR

Date of constitution
 04/23/2004

VAT Reg. no.
 V83975060

Management Company
 Europea de Titulización S.G.F.T

Originator
 CaixaBank

Servicer
 CaixaBank

Lead Managers
 Bankia
 JP Morgan

Bond Paying Agent
 Barclays Bank PLC

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Barclays Bank PLC

Subordinated Loan
 CaixaBank

Start-up Loan
 CaixaBank

Swap
 CaixaBank

Assets Custodian
 CaixaBank

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 (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	16,009.65 72,731,839.95 16.01%	100,000.00 454,300,000.00	Floating 3-M Euribor+0.185% 24.Feb/May/Aug/Nov	0.0900% 02/24/2016 3.682220 Gross 2.964187 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	02/24/2016 "Pass-Through"	AA+sf Aa2sf	AAA Aaa	
Series B ES0382744011	04/28/2004 118	33,317.38 3,931,450.84 33.32%	100,000.00 11,800,000.00	Floating 3-M Euribor+0.530% 24.Feb/May/Aug/Nov	0.4350% 02/24/2016 37.037821 Gross 29.815446 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	AA- A1sf	A+ A2	
Series C ES0382744029	04/28/2004 59	33,317.38 1,965,725.42 33.32%	100,000.00 5,900,000.00	Floating 3-M Euribor+1.050% 24.Feb/May/Aug/Nov	0.9550% 02/24/2016 81.312917 Gross 65.456898 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	Asf Baa2sf	BBB+ Baa3	
Total		78,629,016.21	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	0.25	0.34	0.42	0.51	0.60	0.69	0.78		
Series A	With optional redemption *	Average life	Years	2.16	2.14	1.97	1.95	1.92	1.77	1.75	1.59		
		Final Maturity	Years	01/21/2018	01/11/2018	11/11/2017	11/03/2017	10/26/2017	08/30/2017	08/23/2017	06/26/2017		
Series B	With optional redemption *	Average life	Years	2.75	2.75	2.50	2.50	2.50	2.25	2.25	2.00		
		Final Maturity	Years	08/24/2018	08/24/2018	05/24/2018	05/24/2018	05/24/2018	02/24/2018	02/24/2018	11/24/2017		
Series C	With optional redemption *	Average life	Years	3.72	3.58	3.46	3.33	3.22	3.11	3.01	2.91		
		Final Maturity	Years	08/12/2019	06/23/2019	05/08/2019	03/25/2019	02/11/2019	01/02/2019	11/26/2018	10/21/2018		
Series A	Without optional redemption *	Average life	Years	9.76	9.50	9.26	9.26	9.01	8.76	8.50	8.26		
		Final Maturity	Years	08/24/2025	05/24/2025	02/24/2025	02/24/2025	11/24/2024	08/24/2024	05/24/2024	02/24/2024		
Series B	With optional redemption *	Average life	Years	2.75	2.75	2.50	2.50	2.50	2.25	2.25	2.00		
		Final Maturity	Years	08/24/2018	08/24/2018	05/24/2018	05/24/2018	05/24/2018	02/24/2018	02/24/2018	11/24/2017		
Series C	With optional redemption *	Average life	Years	10.64	10.46	10.26	10.06	9.85	9.64	9.43	9.21		
		Final Maturity	Years	07/13/2026	05/06/2026	02/23/2026	12/12/2025	09/28/2025	07/13/2025	04/26/2025	02/07/2025		
Series A	Without optional redemption *	Average life	Years	11.76	11.50	11.26	11.26	11.01	10.76	10.50	10.25		
		Final Maturity	Years	08/24/2027	05/24/2027	02/24/2027	02/24/2027	11/24/2026	08/24/2026	08/24/2026	05/24/2026		
Series B	Without optional redemption *	Average life	Years	2.75	2.75	2.50	2.50	2.50	2.25	2.25	2.00		
		Final Maturity	Years	08/24/2018	08/24/2018	05/24/2018	05/24/2018	05/24/2018	02/24/2018	02/24/2018	11/24/2017		
Series C	Without optional redemption *	Average life	Years	13.50	13.24	13.01	12.78	12.56	12.35	12.15	11.95		
		Final Maturity	Years	05/19/2029	02/16/2029	11/22/2028	09/01/2028	06/12/2028	03/28/2028	01/14/2028	11/01/2027		
Series A	Without optional redemption *	Average life	Years	18.01	18.01	18.01	18.01	18.01	18.01	18.01	18.01		
		Final Maturity	Years	11/24/2033	11/24/2033	11/24/2033	11/24/2033	11/24/2033	11/24/2033	11/24/2033	11/24/2033		

* 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%	72,731,839.95	13.50%	96.25%	454,300,000.00
Series B	5.00%	3,931,450.84	8.50%	2.50%	11,800,000.00
Series C	2.50%	1,965,725.42	6.00%	1.25%	5,900,000.00
Issue of Bonds		78,629,016.21			472,000,000.00
Reserve Fund	6.00%	4,720,000.00	1.35%		6,372,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	8,548,032.32	0.000%	
Servicer ppal collect not yet credited	72,294.69		
Servicer ints collect not yet credited	7,332.35		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		4,720,000.00	1.405%
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		710,000.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	3,259	8,531	
Principal			
Principal outstanding	79,013,921.09	472,014,960.65	
Average loan	24,244.84	55,329.38	
Minimum	26.48	15,204.47	
Maximum	194,387.22	294,287.37	
Interest rate			
Weighted average (wac)	1.44%	3.35%	
Minimum	0.50%	2.08%	
Maximum	4.50%	6.50%	
Final maturity			
Weighted average (WARM) (months)	104	201	
Minimum	12/05/2015	05/28/2004	
Maximum	02/26/2034	03/06/2033	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	22.08%	8.42%	
1-year EURIBOR/MIBOR (Mortgage Market)	64.29%	76.41%	
Mortgage Market: Banks	0.23%	0.00%	
Mortgage Market: All Institutions	13.40%	15.17%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	5.31	6.56	0.06	8.04
10.01 - 20%	15.23	15.56	0.96	16.55
20.01 - 30%	29.12	25.31	3.63	25.49
30.01 - 40%	27.56	34.46	7.58	35.39
40.01 - 50%	20.79	43.61	11.71	45.44
50.01 - 60%	1.99	51.87	19.11	55.31
60.01 - 70%			27.17	65.27
70.01 - 80%			29.77	74.12
Weighted average (WALTV)	29.68		59.47	
Minimum	0.02		5.82	
Maximum	54.09		79.28	

VALENCIA HIPOTECARIO 1 Fondo de Titulización de Activos

Brief report

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.22%	0.32%	0.28%	0.34%	0.50%
Annual Percentage Rate (CPR)	2.59%	3.74%	3.36%	4.02%	5.66%

Geographic distribution		
	Current	At constitution date
Andalucia	5.29%	5.81%
Aragon	4.96%	3.32%
Balearic Islands		0.01%
Basque Country	0.01%	0.03%
Canary Islands	0.03%	0.01%
Castilla-La Mancha	0.39%	0.21%
Castilla-Leon		0.01%
Catalonia	0.33%	0.22%
La Rioja		0.40%
Madrid	6.54%	6.59%
Murcia	20.79%	20.53%
Navarra	0.65%	0.45%
Valencia	60.65%	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	52	13,397.94	1,211.39	0.00	14,609.33	3.39	1,247,943.09	1,262,552.42	37.34	26.45	
from > 1 to ≤ 2 months	7	4,574.10	490.53	0.00	5,064.63	1.18	168,030.71	173,095.34	5.12	17.99	
from > 2 to ≤ 3 months	6	3,548.94	463.94	0.00	4,012.88	0.93	107,864.55	111,877.43	3.31	18.55	
from > 3 to ≤ 6 months	10	11,862.56	1,556.42	0.00	13,418.98	3.11	255,070.78	268,489.76	7.94	31.08	
from > 6 to < 12 months	5	11,426.93	1,109.58	0.00	12,536.51	2.91	119,122.24	131,658.75	3.89	27.52	
from ≥ 12 to < 18 months	4	17,885.20	4,691.85	0.00	22,577.05	5.24	160,407.78	182,984.83	5.41	48.77	
from ≥ 18 to < 24 months	5	24,367.35	5,724.95	0.00	30,092.30	6.99	143,373.33	173,465.63	5.13	31.25	
from ≥ 2 years	21	260,542.99	67,939.64	0.00	328,482.63	76.25	748,627.34	1,077,109.97	31.86	48.26	
	Subtotal	110	347,606.01	83,188.30	0.00	430,794.31	100.00	2,950,439.82	3,381,234.13	100.00	31.18
<i>Doubt debts (subjectives)</i>											
	0	0.00	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	110	347,606.01	83,188.30	0.00	430,794.31		2,950,439.82	3,381,234.13		31.18	