

# VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

## Brief report

**Date:** 08/31/2007  
**Currency:** EUR

**Date of constitution**  
 12/07/2005

**VAT Reg. no.**  
 G84530526

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

**Originator**  
 Banco de Valencia

**Servicer**  
 Banco de Valencia

**Lead Managers**  
 Bancaja  
 Deutsche Bank

**Bond Underwriters and Placement Agents**  
 Bancaja  
 Deutsche Bank  
 Dexia  
 Fortis Bank

**Bond Paying Agent**  
 Bancaja

**Market**  
 AIAF Mercado de Renta Fija

**Register of Book Securities**  
 Iberclear

**Treasury Account**  
 Bancaja

**Start-up Loan**  
 Banco de Valencia

**Swap**  
 Banco de Valencia

**Swap Collateral**  
 Bancaja

**Assets Custodian**  
 Banco de Valencia

**Fund Auditors**  
 Ernst&Young

### Issued securities: Mortgage-Backed Bonds

Bonds issue										
Series ISIN Code	Issue date N° 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) Next		Rating Fitch / Moody's Current Original		
		Series A ES0382745000	12/12/2005 9,095			76,327.11 694,195,065.45 76.33%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	4.3680% 10/24/2007 852.014087 Gross 724.211974 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct
Series B ES0382745018	12/12/2005 212	100,000.00 21,200,000.00 100.00%	100,000.00 21,200,000.00	Floating 3-M Euribor+0.320% 24.Jan/Apr/Jul/Oct	4.5480% 10/24/2007 1,162.266667 Gross 987.926667 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	A+ A1	A+ A1	
Series C ES0382745026	12/12/2005 94	100,000.00 9,400,000.00 100.00%	100,000.00 9,400,000.00	Floating 3-M Euribor+0.550% 24.Jan/Apr/Jul/Oct	4.7780% 10/24/2007 1,221.044444 Gross 1,037.887777 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	BBB+ Baa3	BBB+ Baa3	
Series D ES0382745034	12/12/2005 99	100,000.00 9,900,000.00 100.00%	100,000.00 9,900,000.00	Floating 3-M Euribor+3.500% 24.Jan/Apr/Jul/Oct	7.7280% 10/24/2007 1,974.933333 Gross 1,678.693333 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCC- Ca	CCC- Ca	
<b>Total</b>		734,695,065.45 950,000,000.00								

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)									
				% Annual equivalent CPR									
Series A	With optional redemption *	Average life	Years	0.34	0.51	0.69	0.87	1.06	1.25	1.44	1.64		
		Final Maturity	Years	4.00	6.00	8.00	10.00	12.00	14.00	16.00	18.00		
		Date	Date	04/24/2015	07/05/2014	07/16/2013	11/18/2012	08/05/2012	11/21/2011	06/26/2011	02/24/2011		
	Without optional redemption *	Average life	Years	7.65	6.69	5.88	5.22	4.69	4.23	3.82	3.49		
		Final Maturity	Years	15.91	14.41	12.91	11.65	10.65	9.65	8.65	7.90		
		Date	Date	07/24/2023	01/24/2022	07/24/2020	04/24/2019	04/24/2018	04/24/2017	04/24/2016	07/24/2015		
Series B	With optional redemption *	Average life	Years	8.10	7.15	6.37	5.71	5.15	4.68	4.27	3.92		
		Final Maturity	Years	15.91	14.41	12.91	11.65	10.65	9.65	8.65	7.90		
		Date	Date	07/24/2023	01/24/2022	07/24/2020	04/24/2019	04/24/2018	04/24/2017	04/24/2016	07/24/2015		
	Without optional redemption *	Average life	Years	10.79	9.48	8.36	7.44	6.70	6.04	5.45	4.97		
		Final Maturity	Years	15.91	14.41	12.91	11.65	10.65	9.65	8.65	7.90		
		Date	Date	07/24/2023	01/24/2022	07/24/2020	04/24/2019	04/24/2018	04/24/2017	04/24/2016	07/24/2015		
Series C	With optional redemption *	Average life	Years	11.49	10.22	9.13	8.21	7.42	6.75	6.16	5.65		
		Final Maturity	Years	15.91	14.41	12.91	11.65	10.65	9.65	8.65	7.90		
		Date	Date	07/24/2023	01/24/2022	07/24/2020	04/24/2019	04/24/2018	04/24/2017	04/24/2016	07/24/2015		
	Without optional redemption *	Average life	Years	10.79	9.48	8.36	7.44	6.70	6.04	5.45	4.97		
		Final Maturity	Years	15.91	14.41	12.91	11.65	10.65	9.65	8.65	7.90		
		Date	Date	07/24/2023	01/24/2022	07/24/2020	04/24/2019	04/24/2018	04/24/2017	04/24/2016	07/24/2015		
Series D	With optional redemption *	Average life	Years	11.67	10.37	9.19	8.22	7.45	6.73	6.05	5.52		
		Final Maturity	Years	15.91	14.41	12.91	11.65	10.65	9.65	8.65	7.90		
		Date	Date	07/24/2023	01/24/2022	07/24/2020	04/24/2019	04/24/2018	04/24/2017	04/24/2016	07/24/2015		
	Without optional redemption *	Average life	Years	17.99	17.45	17.02	16.69	16.43	16.21	16.03	15.88		
		Final Maturity	Years	28.17	28.17	28.17	28.17	28.17	28.17	28.17	28.17		
		Date	Date	10/24/2035	10/24/2035	10/24/2035	10/24/2035	10/24/2035	10/24/2035	10/24/2035	10/24/2035		

\* 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
Series A	94.49%	694,195,065.45	5.59%	95.74%	909,500,000.00	4.31%
Series B	2.89%	21,200,000.00	2.66%	2.23%	21,200,000.00	2.05%
Series C	1.28%	9,400,000.00	1.37%	0.99%	9,400,000.00	1.05%
Series D	1.35%	9,900,000.00		1.04%	9,900,000.00	
Issue of Bonds		734,695,065.45			950,000,000.00	
Reserve Fund	1.37%	9,900,000.00		1.05%	9,900,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	24,189,307.05	4.181%	
Servicer ppal collect not yet credited	1,191,122.74		
Servicer ints collect not yet credited	448,799.37		
Liabilities	Available	Balance	Interest
Start-up Loan	658,173.64	6.228%	

### Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	10,075	12,241	
Principal			
Principal outstanding	712,831,460.76	940,242,690.85	
Average loan	70,752.50	76,810.94	
Minimum	79.66	3,356.13	
Maximum	474,721.84	496,461.58	
Interest rate			
Weighted average (wac)	4.87%	3.11%	
Minimum	3.50%	1.00%	
Maximum	7.00%	5.25%	
Final maturity			
Weighted average (WARM) (months)	223	239	
Minimum	09/03/2007	01/04/2007	
Maximum	12/20/2035	11/05/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.01%	0.01%	
1-year EURIBOR/MIBOR	2.48%	2.19%	
1-year EURIBOR/MIBOR (Mortgage Market)	97.48%	97.78%	
Mortgage Market: Banks	0.01%	0.01%	
Mortgage Market: All Institutions	0.02%	0.02%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.57	7.22	0.29	7.77
10.01 - 30%	2.76	15.69	1.93	15.83
30.01 - 40%	5.82	25.56	3.82	25.38
40.01 - 50%	10.07	35.22	6.58	35.62
50.01 - 60%	13.11	45.34	10.97	45.35
60.01 - 70%	18.13	55.29	15.89	55.36
70.01 - 80%	26.00	65.30	22.49	65.47
80.01 - 90%	23.43	73.22	38.04	75.26
90.01 - 100%	0.09	85.23		
	0.02	97.08		
Weighted average (WALTV)	55.71		60.76	
Minimum	0.06		2.08	
Maximum	97.08		80.00	

#### Additional information

# VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

## Brief report

**Date:** 08/31/2007  
**Currency:** EUR

### Date of constitution

12/07/2005

### VAT Reg. no.

G84530526

### Management Company

Europa de Titulización, S.G.F.T

### Originator

Banco de Valencia

### Servicer

Banco de Valencia

### Lead Managers

Bancaja

Deutsche Bank

### Bond Underwriters and Placement Agents

Bancaja

Deutsche Bank

Dexia

Fortis Bank

### Bond Paying Agent

Bancaja

### Market

AIAF Mercado de Renta Fija

### Register of Book Securities

Iberclear

### Treasury Account

Bancaja

### Start-up Loan

Banco de Valencia

### Swap

Banco de Valencia

### Swap Collateral

Bancaja

### Assets Custodian

Banco de Valencia

### Fund Auditors

Ernst&Young

### Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month mort. (SMM)	0.45%	0.77%	0.84%	0.89%	0.90%
Annual Percentage Rate (CPR)	5.31%	8.89%	9.61%	10.08%	10.28%

### Geographic distribution

	Current	At constitution date
Andalucia	4.65%	4.64%
Aragon	6.24%	6.24%
Asturias	0.00%	0.00%
Balearic Islands	0.45%	0.41%
Basque Country	0.01%	0.04%
Canary Islands	0.01%	0.01%
Castilla-La Mancha	0.31%	0.36%
Castilla-Leon	0.04%	0.03%
Catalonia	0.75%	0.77%
Ceuta	0.03%	0.03%
Extremadura	0.01%	0.01%
Galicia	0.02%	0.01%
La Rioja	0.80%	0.83%
Madrid	7.25%	7.40%
Murcia	13.42%	13.14%
Navarra	0.41%	0.43%
Valencia	65.60%	65.64%

### Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Up to 1 month	430	107,105.68	119,283.80	0.00	226,389.48	35.84	32,165,519.49	32,391,908.97	63.44	49.76
1 to 2 months	126	59,808.27	68,688.72	0.00	128,496.99	20.34	8,956,918.62	9,085,415.61	17.79	50.10
2 to 3 months	106	82,499.93	86,307.78	0.00	168,807.71	26.72	7,390,823.20	7,559,630.91	14.81	53.57
3 to 6 months	10	9,880.40	14,605.48	0.00	24,485.88	3.88	902,152.79	926,638.67	1.81	69.25
6 to 12 months	11	18,655.75	23,285.01	0.00	41,940.76	6.64	673,302.17	715,242.93	1.40	50.78
12 to 18 months	3	12,651.10	15,861.42	0.00	28,512.52	4.51	263,895.09	292,407.61	0.57	49.30
18 to 24 months	1	7,569.24	5,487.62	0.00	13,056.86	2.07	76,373.32	89,430.18	0.18	53.26
<b>Total</b>	<b>687</b>	<b>298,170.37</b>	<b>333,519.83</b>	<b>0.00</b>	<b>631,690.20</b>		<b>50,428,984.68</b>	<b>51,060,674.88</b>		<b>50.63</b>

Each range includes the beginning but not the ending time

### Additional information