

Brief report

Date: 08/31/2008
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)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating	
		Current	Original			Final maturity (legal)	Next	Fitch / Moody's Current	Original
Series A ES0382745000	12/12/2005 9,095	66,871.67 608,197,838.65 66.87%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	5.1010% 10/24/2008 871.731660 Gross 714.819961 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	10/24/2008 "Pass-Through"	AAA Aaa	AAA Aaa
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	5.2810% 10/24/2008 1,349.588889 Gross 1,106.662889 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secutorial	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	5.5110% 10/24/2008 1,408.366667 Gross 1,154.860667 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secutorial	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	8.4610% 10/24/2008 2,162.255556 Gross 1,773.049556 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCC- Ca	CCC- Ca
Total		648,697,838.65	950,000,000.00						

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		
Series A	With optional redemption *	Annual equivalent CPR		2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00		
		Final Maturity		03/28/2017	12/02/2016	06/03/2015	03/06/2014	10/10/2013	01/04/2013	10/16/2012	02/06/2012		
Series B	Without optional redemption *	Final Maturity		01/24/2025	07/24/2023	01/24/2022	10/24/2020	07/24/2019	07/24/2018	07/24/2017	10/24/2016		
		Final Maturity		09/24/2017	08/19/2016	09/22/2015	12/19/2014	04/29/2014	10/14/2013	04/27/2013	03/12/2012		
Series C	With optional redemption *	Final Maturity		07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039		
		Final Maturity		09/25/2019	04/05/2018	02/23/2017	04/03/2016	03/05/2015	08/27/2014	01/19/2014	07/24/2013		
Series D	Without optional redemption *	Final Maturity		01/24/2025	07/24/2023	01/24/2022	10/24/2020	07/24/2019	07/24/2018	07/24/2017	10/24/2016		
		Final Maturity		05/30/2020	01/20/2019	11/27/2017	04/12/2016	07/02/2016	05/24/2015	10/14/2014	04/04/2014		

* 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	93.76%	608,197,838.65	6.34%	95.74%
Series B	3.27%	21,200,000.00	3.02%	2.23%
Series C	1.45%	9,400,000.00	1.55%	0.99%
Series D	1.53%	9,900,000.00	1.04%	0.90%
Issue of Bonds		648,697,838.65		950,000,000.00
Reserve Fund	1.55%	9,900,000.00	1.05%	9,900,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	21,716,699.39	4.921%	
Servicer ppal collect not yet credited	623,514.43		
Servicer ints collect not yet credited	566,996.89		
Liabilities	Available	Balance	Interest
Start-up Loan		470,124.04	6.961%

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	9,301	12,241	
Principal			
Principal outstanding	630,107,958.12	940,242,690.85	
Average loan	67,746.26	76,810.94	
Minimum	8.13	3,356.13	
Maximum	463,680.88	496,461.58	
Interest rate			
Weighted average (wac)	5.55%	3.11%	
Minimum	3.50%	1.00%	
Maximum	7.50%	5.25%	
Final maturity			
Weighted average (WARM) (months)	214	239	
Minimum	09/03/2008	01/04/2007	
Maximum	05/05/2039	11/05/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.01%	0.01%	
1-year EURIBOR/MIBOR	2.39%	2.19%	
1-year EURIBOR/MIBOR (Mortgage Market)	97.57%	97.78%	
Mortgage Market: Banks	0.00%	0.01%	
Mortgage Market: All Institutions	0.03%	0.02%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.71	7.12	0.29	7.77
10.01 - 20%	3.22	15.78	1.93	15.83
20.01 - 30%	6.93	25.50	3.82	25.38
30.01 - 40%	10.83	35.31	6.58	35.62
40.01 - 50%	14.18	45.32	10.97	45.35
50.01 - 60%	19.39	55.25	15.89	55.36
60.01 - 70%	28.13	65.24	22.49	65.47
70.01 - 80%	16.50	72.52	38.04	75.26
80.01 - 90%	0.09	83.58		
90.01 - 100%	0.02	95.34		
Weighted average (WALTV)		53.70		60.76
Minimum		0.01		2.08
Maximum		95.34		80.00

VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.45%	0.59%	0.58%	0.66%	0.81%
Annual Percentage Rate (CPR)	5.32%	6.90%	6.73%	7.63%	9.33%

Geographic distribution		
	Current	At constitution date
Andalucia	4.67%	4.64%
Aragon	6.48%	6.24%
Asturias		0.00%
Balearic Islands	0.46%	0.41%
Basque Country	0.01%	0.04%
Canary Islands	0.01%	0.01%
Castilla-La Mancha	0.31%	0.36%
Castilla-Leon	0.02%	0.03%
Catalonia	0.75%	0.77%
Ceuta	0.03%	0.03%
Extremadura	0.01%	0.01%
Galicia		0.01%
La Rioja	0.83%	0.83%
Madrid	7.04%	7.40%
Murcia	13.89%	13.14%
Navarra	0.42%	0.43%
Valencia	65.26%	65.64%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Delinquencies										
Up to 1 month	427	103,155.98	117,692.10	0.00	220,848.08	19.88	28,677,205.46	28,898,053.54	52.22	46.90
Bancaja	145	70,596.28	89,842.41	0.00	160,438.69	14.44	9,943,794.13	10,104,232.82	18.26	50.84
from > 1 to ≤ 2 months	101	73,434.20	103,455.47	0.00	176,889.67	15.92	7,745,252.14	7,922,141.81	14.32	49.53
from > 2 to ≤ 3 months	22	20,775.53	22,920.47	0.00	43,696.00	3.93	1,437,517.26	1,481,213.26	2.68	49.54
from > 3 to ≤ 6 months	58	97,236.53	145,548.52	0.00	242,785.05	21.85	4,312,244.16	4,555,029.21	8.23	54.66
from > 6 to < 12 months	20	48,199.29	69,373.96	0.00	117,573.25	10.58	1,297,902.44	1,415,475.69	2.56	60.84
from ≥ 12 to < 18 months	9	40,626.39	49,387.30	0.00	90,013.69	8.10	533,688.24	623,701.93	1.13	47.04
from ≥ 18 to < 24 months	3	25,139.03	33,510.51	0.00	58,649.54	5.28	275,901.14	334,550.68	0.60	71.25
from ≥ 24 months										
Subtotal	785	479,163.23	631,730.74	0.00	1,110,893.97	100.00	54,223,504.97	55,334,398.94	100.00	49.00
Doubt debts (subjectives)										
	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	0.00
Total	785	479,163.23	631,730.74	0.00	1,110,893.97		54,223,504.97	55,334,398.94		49.00

Additional information