

# VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

## Brief report

Date: 01/31/2009  
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  
Banco Popular Español S.A

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 Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0382745000	12/12/2005 9,095	62,966.30 572,678,498.50 62.97%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	2.3940% 04/24/2009 368.478788 Gross 302.152606 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	04/24/2009 "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	2.5740% 04/24/2009 629.200000 Gross 515.944000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	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	2.8040% 04/24/2009 685.422222 Gross 562.046222 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	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	5.7540% 04/24/2009 1,406.533333 Gross 1,153.357333 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCC- Ca	CCC- Ca
Total		613,178,498.50	950,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
		% 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	8.55	7.43	6.50	5.74	5.09	4.57	4.14	3.77
		Final Maturity	15.99	14.48	12.99	11.74	10.48	9.48	8.73	7.99
	Without optional redemption *	Average life	9.07	7.99	7.09	6.33	5.70	5.16	4.69	4.29
		Final Maturity	31.00	31.00	31.00	31.00	31.00	31.00	31.00	31.00
Series B	With optional redemption *	Average life	10.57	9.24	8.09	7.15	6.35	5.69	5.17	4.70
		Final Maturity	15.99	14.48	12.99	11.74	10.48	9.48	8.73	7.99
	Without optional redemption *	Average life	11.26	9.96	8.86	7.93	7.14	6.46	5.89	5.38
		Final Maturity	31.00	31.00	31.00	31.00	31.00	31.00	31.00	31.00
Series C	With optional redemption *	Average life	10.57	9.24	8.09	7.15	6.35	5.69	5.17	4.70
		Final Maturity	15.99	14.48	12.99	11.74	10.48	9.48	8.73	7.99
	Without optional redemption *	Average life	11.26	9.96	8.86	7.93	7.14	6.46	5.89	5.38
		Final Maturity	31.00	31.00	31.00	31.00	31.00	31.00	31.00	31.00
Series D	With optional redemption *	Average life	11.47	10.13	8.95	7.98	7.10	6.39	5.84	5.33
		Final Maturity	15.99	14.48	12.99	11.74	10.48	9.48	8.73	7.99
	Without optional redemption *	Average life	19.05	18.47	18.04	17.71	17.46	17.26	17.09	16.95
		Final Maturity	30.75	30.75	30.75	30.75	30.75	30.75	30.75	30.75

\* 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	93.40%	572,678,498.50	6.71%	95.74%	909,500,000.00
Series B	3.46%	21,200,000.00	3.20%	2.23%	21,200,000.00
Series C	1.53%	9,400,000.00	1.64%	0.99%	9,400,000.00
Series D	1.61%	9,900,000.00	1.04%		9,900,000.00
Issue of Bonds		613,178,498.50			950,000,000.00
Reserve Fund	1.64%	9,900,000.00	1.05%		9,900,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	12,024,129.59	2.214%	
Servicer ppal collect not yet credited	418,330.37		
Servicer ints collect not yet credited	147,347.50		
Liabilities	Available	Balance	Interest
Start-up Loan		376,099.24	4.254%
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		0.00	
Securities		0.00	
* Credit Support Amount in favour of the Fund			

# VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

## Brief report

Date: 01/31/2009  
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  
Banco Popular Español S.A

Start-up Loan  
Banco de Valencia

Swap  
Banco de Valencia

Swap Collateral  
Bancaja

Assets Custodian  
Banco de Valencia

Fund Auditors  
Ernst&Young

### Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	9,036	12,241
Principal		
Principal outstanding	601,731,338.05	940,242,690.85
Average loan	66,592.67	76,810.94
Minimum	88.33	3,356.13
Maximum	459,350.93	496,461.58
Interest rate		
Weighted average (wac)	5.68%	3.11%
Minimum	2.93%	1.00%
Maximum	7.63%	5.25%
Final maturity		
Weighted average (WARM) (months)	210	239
Minimum	02/04/2009	01/04/2007
Maximum	12/05/2039	11/05/2035
Index (principal outstanding distribution)		
3-month EURIBOR/MIBOR	0.01%	0.01%
1-year EURIBOR/MIBOR	2.36%	2.19%
1-year EURIBOR/MIBOR (Mortgage Market)	97.59%	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%	0.77	7.09	0.29	7.77
10.01 - 20%	3.44	15.81	1.93	15.83
20.01 - 30%	7.26	25.41	3.82	25.38
30.01 - 40%	10.91	35.28	6.58	35.62
40.01 - 50%	14.62	45.21	10.97	45.35
50.01 - 60%	20.13	55.25	15.89	55.36
60.01 - 70%	29.11	65.22	22.49	65.47
70.01 - 80%	13.66	72.39	38.04	75.26
80.01 - 90%	0.06	84.21		
90.01 - 100%	0.02	94.62		
Weighted average (WALTV)	52.98		60.76	
Minimum	0.04		2.08	
Maximum	94.62		80.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.53%	0.53%	0.51%	0.57%	0.78%
Annual Percentage Rate (CPR)	6.19%	6.15%	5.97%	6.61%	8.95%

Geographic distribution		
	Current	At constitution date
Andalucía	4.69%	4.64%
Aragón	6.51%	6.24%
Asturias		0.00%
Balearic Islands	0.48%	0.41%
Basque Country	0.01%	0.04%
Canary Islands	0.01%	0.01%
Castilla-La Mancha	0.29%	0.36%
Castilla-León	0.02%	0.03%
Catalonia	0.76%	0.77%
Ceuta	0.03%	0.03%
Extremadura	0.01%	0.01%
Galicia		0.01%
La Rioja	0.86%	0.83%
Madrid	7.07%	7.40%
Murcia	13.74%	13.14%
Navarra	0.39%	0.43%
Valencia	65.13%	65.64%

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	380	88,422.52	101,544.27	0.00	189,966.79	14.66	25,273,744.70	25,463,711.49	43.80	47.25
from > 1 to ≤ 2 months	165	85,250.87	101,771.93	0.00	187,022.80	14.43	11,321,754.07	11,508,776.87	19.80	46.85
from > 2 to ≤ 3 months	129	99,767.80	146,705.83	0.00	246,473.63	19.02	10,651,339.37	10,897,813.00	18.74	54.16
from > 3 to ≤ 6 months	28	28,773.76	49,932.69	0.00	78,706.45	6.07	2,577,586.69	2,656,293.14	4.57	55.20
from > 6 to < 12 months	36	71,077.81	92,069.48	0.00	163,147.29	12.59	2,530,441.66	2,693,588.95	4.63	43.78
from ≥ 12 to < 18 months	48	104,350.83	175,899.37	0.00	280,250.20	21.62	3,633,132.59	3,913,382.79	6.73	56.75
from ≥ 18 to < 24 months	9	34,325.21	40,968.16	0.00	75,293.37	5.81	483,486.62	558,779.99	0.96	54.31
from ≥ 2 years	4	26,786.58	48,429.51	0.00	75,216.09	5.80	371,016.63	446,232.72	0.77	61.87
Subtotal	799	538,755.38	757,321.24	0.00	1,296,076.62	100.00	56,842,502.33	58,138,578.95	100.00	49.19
<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	0.00
Total	799	538,755.38	757,321.24	0.00	1,296,076.62		56,842,502.33	58,138,578.95		49.19