

VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

Brief report

Date: 05/31/2009
Currency: EUR

Date of constitution
12/07/2005

VAT Reg. no.
V84530526

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		
		Current	Original			Final maturity (legal)	Next	Current	Original	
Series A ES0382745000	12/12/2005 9,095	61,267.95 557,232,005.25 61.27%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	1.5450% 07/24/2009 239.276873 Gross 196.207036 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	07/24/2009 "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	1.7250% 07/24/2009 436.041667 Gross 357.554167 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	1.9550% 07/24/2009 494.180556 Gross 405.228056 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	4.9050% 07/24/2009 1,239.875000 Gross 1,016.697500 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCCRR 2 Ca	CCC- Ca	
Total		597,732,005.25 950,000,000.00								

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	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
		Date		01/08/2017	12/07/2016	06/09/2015	12/16/2014	03/05/2014	10/30/2013	03/06/2013	01/22/2013		
		Final Maturity	Years	15.41	13.91	12.66	11.41	10.15	9.15	8.41	7.66		
	Without optional redemption *	Average life	Years	10.66	9.45	8.42	7.55	6.81	6.18	5.63	5.16		
		Date		10/24/2024	04/24/2023	01/24/2022	10/24/2020	07/24/2019	07/24/2018	10/24/2017	01/24/2017		
		Final Maturity	Years	30.92	30.92	30.92	30.92	30.92	30.92	30.92	30.92		
Series B	With optional redemption *	Average life	Years	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
		Date		01/08/2017	12/07/2016	06/09/2015	12/16/2014	03/05/2014	10/30/2013	03/06/2013	01/22/2013		
		Final Maturity	Years	15.41	13.91	12.66	11.41	10.15	9.15	8.41	7.66		
	Without optional redemption *	Average life	Years	10.66	9.45	8.42	7.55	6.81	6.18	5.63	5.16		
		Date		10/24/2024	04/24/2023	01/24/2022	10/24/2020	07/24/2019	07/24/2018	10/24/2017	01/24/2017		
		Final Maturity	Years	30.92	30.92	30.92	30.92	30.92	30.92	30.92	30.92		
Series C	With optional redemption *	Average life	Years	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
		Date		01/08/2017	12/07/2016	06/09/2015	12/16/2014	03/05/2014	10/30/2013	03/06/2013	01/22/2013		
		Final Maturity	Years	15.41	13.91	12.66	11.41	10.15	9.15	8.41	7.66		
	Without optional redemption *	Average life	Years	10.66	9.45	8.42	7.55	6.81	6.18	5.63	5.16		
		Date		10/24/2024	04/24/2023	01/24/2022	10/24/2020	07/24/2019	07/24/2018	10/24/2017	01/24/2017		
		Final Maturity	Years	30.92	30.92	30.92	30.92	30.92	30.92	30.92	30.92		
Series D	With optional redemption *	Average life	Years	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
		Date		01/08/2017	12/07/2016	06/09/2015	12/16/2014	03/05/2014	10/30/2013	03/06/2013	01/22/2013		
		Final Maturity	Years	15.41	13.91	12.66	11.41	10.15	9.15	8.41	7.66		
	Without optional redemption *	Average life	Years	10.66	9.45	8.42	7.55	6.81	6.18	5.63	5.16		
		Date		10/24/2024	04/24/2023	01/24/2022	10/24/2020	07/24/2019	07/24/2018	10/24/2017	01/24/2017		
		Final Maturity	Years	30.67	30.67	30.67	30.67	30.67	30.67	30.67	30.67		

* 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	93.22%	557,232,005.25	6.77%	95.74%	909,500,000.00	4.31%
Series B	3.55%	21,200,000.00	3.17%	2.23%	21,200,000.00	2.05%
Series C	1.57%	9,400,000.00	1.57%	0.99%	9,400,000.00	1.05%
Series D	1.66%	9,900,000.00	1.04%		9,900,000.00	
Issue of Bonds		597,732,005.25			950,000,000.00	
Reserve Fund	1.57%	9,207,018.92	1.05%		9,900,000.00	

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	19,713,016.66
Servicer ppal collect not yet credited	504,574.46		
Servicer ints collect not yet credited	150,991.62		
Liabilities	Available	Balance	Interest
Start-up Loan		329,086.84	3.405%
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		0.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

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Ernst&Young

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	8,851	12,241	
Principal			
Principal outstanding	581,871,883.08	940,242,690.85	
Average loan	65,740.81	76,810.94	
Minimum	128.48	3,356.13	
Maximum	455,887.05	496,461.58	
Interest rate			
Weighted average (wac)	4.86%	3.11%	
Minimum	2.23%	1.00%	
Maximum	7.63%	5.25%	
Final maturity			
Weighted average (WARM) (months)	208	239	
Minimum	06/10/2009	01/04/2007	
Maximum	01/05/2040	11/05/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.01%	0.01%	
1-year EURIBOR/MIBOR	2.31%	2.19%	
1-year EURIBOR/MIBOR (Mortgage Market)	97.65%	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%	0.80	6.93	0.29	7.77
10.01 - 20%	3.71	15.79	1.93	15.83
20.01 - 30%	7.44	25.46	3.82	25.38
30.01 - 40%	10.99	35.30	6.58	35.62
40.01 - 50%	15.09	45.25	10.97	45.35
50.01 - 60%	20.83	55.40	15.89	55.36
60.01 - 70%	29.12	65.24	22.49	65.47
70.01 - 80%	11.95	72.22	38.04	75.26
80.01 - 90%	0.06	83.69		
90.01 - 100%	0.02	94.01		
Weighted average (WALTV)		52.48		60.76
Minimum		0.10		2.08
Maximum		94.01		80.00

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.47%	0.48%	0.49%	0.52%	0.75%
Annual Percentage Rate (CPR)	5.47%	5.62%	5.70%	6.03%	8.60%

Geographic distribution		
	Current	At constitution date
Andalucia	4.73%	4.64%
Aragon	6.59%	6.24%
Asturias		0.00%
Balearic Islands	0.49%	0.41%
Basque Country	0.01%	0.04%
Canary Islands	0.01%	0.01%
Castilla-La Mancha	0.29%	0.36%
Castilla-Leon	0.02%	0.03%
Catalonia	0.76%	0.77%
Ceuta	0.03%	0.03%
Extremadura	0.02%	0.01%
Galicia		0.01%
La Rioja	0.87%	0.83%
Madrid	6.96%	7.40%
Murcia	13.67%	13.14%
Navarra	0.39%	0.43%
Valencia	65.15%	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	400	97,125.29	93,636.23	0.00	190,761.52	11.60	24,234,706.31	24,425,467.83	38.50	45.15
from > 1 to ≤ 2 months	170	85,201.48	93,441.45	0.00	178,642.93	10.86	11,139,067.18	11,317,710.11	17.84	52.23
from > 2 to ≤ 3 months	165	137,893.00	185,206.88	0.00	323,099.88	19.64	14,170,907.01	14,494,006.89	22.84	50.47
from > 3 to ≤ 6 months	28	33,401.76	47,854.70	0.00	81,256.46	4.94	2,550,989.54	2,632,246.00	4.15	50.15
from > 6 to < 12 months	48	99,959.91	158,669.58	0.00	258,629.49	15.72	4,294,256.17	4,552,885.66	7.18	52.51
from ≥ 12 to < 18 months	32	82,122.55	112,443.02	0.00	194,565.57	11.83	2,055,268.56	2,249,834.13	3.55	50.45
from ≥ 18 to < 24 months	39	117,506.36	180,490.08	0.00	297,996.44	18.12	2,855,697.32	3,153,693.76	4.97	56.01
from ≥ 2 years	7	47,046.45	73,013.79	0.00	120,060.24	7.30	504,670.72	624,730.96	0.98	58.30
Subtotal	889	700,256.80	944,755.73	0.00	1,645,012.53	100.00	61,805,562.81	63,450,575.34	100.00	48.97
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	889	700,256.80	944,755.73	0.00	1,645,012.53		61,805,562.81	63,450,575.34		48.97