

VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

Brief report

Date: 01/31/2010
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
Banco Cooperativo

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 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 ES0382745000	12/12/2005 9,095	55,840.60 507,870,257.00	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	0.8120% 04/26/2010 114.615934 Gross 93.985066 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	04/26/2010 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0382745018	12/12/2005 212	100,000.00 21,200,000.00	100,000.00 21,200,000.00	Floating 3-M Euribor+0.320% 24.Jan/Apr/Jul/Oct	0.9920% 04/26/2010 250.755556 Gross 205.619556 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	100,000.00 9,400,000.00	Floating 3-M Euribor+0.550% 24.Jan/Apr/Jul/Oct	1.2220% 04/26/2010 308.894444 Gross 253.293444 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	100,000.00 9,900,000.00	Floating 3-M Euribor+3.500% 24.Jan/Apr/Jul/Oct	4.1720% 04/26/2010 1,054.588889 Gross 864.762889 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCCRR 2 Ca	CCC- Ca
Total		548,370,257.00	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)									
				Date	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44	
Series A	With optional redemption *	Average life	Years	Date	01/09/2017	01/10/2016	12/20/2015	04/18/2015	09/30/2014	04/23/2014	02/12/2013	07/28/2013	
				Final Maturity	14.01	12.75	11.50	10.25	9.25	8.50	7.75	7.00	
				Date	01/24/2024	10/24/2022	07/24/2021	04/24/2020	04/24/2019	07/24/2018	10/24/2017	01/24/2017	
	Without optional redemption *	Average life	Years	Date	04/25/2018	05/25/2017	08/16/2016	12/22/2015	01/06/2015	08/12/2014	11/07/2014	01/03/2014	
				Final Maturity	30.27	30.27	30.27	30.27	30.27	30.27	30.27	30.27	
				Date	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	
Series B	With optional redemption *	Average life	Years	Date	09/09/2018	08/26/2017	07/10/2016	04/10/2016	05/20/2015	11/21/2014	10/06/2014	01/17/2014	
				Final Maturity	14.01	12.75	11.50	10.25	9.25	8.50	7.75	7.00	
				Date	01/24/2024	10/24/2022	07/24/2021	04/24/2020	04/24/2019	07/24/2018	10/24/2017	01/24/2017	
	Without optional redemption *	Average life	Years	Date	07/06/2019	05/25/2018	11/07/2017	10/16/2016	02/26/2016	08/13/2015	02/20/2015	09/24/2014	
				Final Maturity	30.27	30.27	30.27	30.27	30.27	30.27	30.27	30.27	
				Date	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	
Series C	With optional redemption *	Average life	Years	Date	09/09/2018	08/26/2017	07/10/2016	04/10/2016	05/20/2015	11/21/2014	10/06/2014	01/17/2014	
				Final Maturity	14.01	12.75	11.50	10.25	9.25	8.50	7.75	7.00	
				Date	01/24/2024	10/24/2022	07/24/2021	04/24/2020	04/24/2019	07/24/2018	10/24/2017	01/24/2017	
	Without optional redemption *	Average life	Years	Date	08/06/2019	05/26/2018	11/07/2017	10/16/2016	02/26/2016	08/13/2015	02/20/2015	09/24/2014	
				Final Maturity	30.27	30.27	30.27	30.27	30.27	30.27	30.27	30.27	
				Date	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	
Series D	With optional redemption *	Average life	Years	Date	01/08/2019	07/25/2018	08/21/2017	06/02/2016	06/02/2016	07/30/2015	01/31/2015	10/08/2014	
				Final Maturity	14.01	12.75	11.50	10.25	9.25	8.50	7.75	7.00	
				Date	01/24/2024	10/24/2022	07/24/2021	04/24/2020	04/24/2019	07/24/2018	10/24/2017	01/24/2017	
	Without optional redemption *	Average life	Years	Date	10/15/2027	05/27/2027	09/02/2027	11/19/2026	09/15/2026	07/25/2026	12/06/2026	07/05/2026	
				Final Maturity	30.02	30.02	30.02	30.02	30.02	30.02	30.02	30.02	
				Date	01/24/2040	01/24/2040	01/24/2040	01/24/2040	01/24/2040	01/24/2040	01/24/2040	01/24/2040	

* 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)						
Series	Current			At issue date		
	% CE	% CE	% CE	% CE	% CE	% CE
Series A	92.61%	507,870,257.00	7.25%	95.74%	909,500,000.00	4.31%
Series B	3.87%	21,200,000.00	3.31%	2.23%	21,200,000.00	2.05%
Series C	1.71%	9,400,000.00	1.57%	0.99%	9,400,000.00	1.05%
Series D	1.81%	9,900,000.00	1.04%		9,900,000.00	
Issue of Bonds		548,370,257.00			950,000,000.00	
Reserve Fund	1.57%	8,432,760.61	1.05%		9,900,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	37,916,546.59	0.632%	
Servicer ppal collect not yet credited	605,117.32		
Servicer ints collect not yet credited	77,204.47		
Liabilities	Available	Balance	Interest
Start-up Loan L/T		188,049.64	2.672%
Start-up Loan S/T		0.00	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash	27,510,000.00		
Securities	0.00		

* Credit Support Amount in favour of the Fund

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Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	8,516	12,241	
Principal			
Principal outstanding	541,188,279.55	940,242,690.85	
Average loan	63,549.59	76,810.94	
Minimum	11.57	3,356.13	
Maximum	446,594.49	496,461.58	
Interest rate			
Weighted average (wac)	2.63%	3.11%	
Minimum	0.00%	1.00%	
Maximum	6.00%	5.25%	
Final maturity			
Weighted average (WARM) (months)	202	239	
Minimum	02/01/2010	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	2.19%	2.19%	
1-year EURIBOR/MIBOR (Mortgage Market)	97.77%	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%	0.92	6.99	0.29	7.77
10.01 - 20%	4.15	15.80	1.93	15.83
20.01 - 30%	7.93	25.50	3.82	25.38
30.01 - 40%	11.60	35.24	6.58	35.62
40.01 - 50%	15.99	45.24	10.97	45.35
50.01 - 60%	22.18	55.42	15.89	55.36
60.01 - 70%	29.33	65.16	22.49	65.47
70.01 - 80%	7.89	71.88	38.04	75.26
Weighted average (WALTV)	51.14		60.76	
Minimum	0.01		2.08	
Maximum	79.99		80.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.54%	0.56%	0.43%	0.45%	0.70%
Annual Percentage Rate (CPR)	6.29%	6.51%	5.09%	5.29%	8.08%

Geographic distribution		
	Current	At constitution date
Andalucia	4.76%	4.64%
Aragon	6.68%	6.24%
Asturias	0.00%	0.00%
Balearic Islands	0.51%	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	0.73%	0.77%
Ceuta	0.02%	0.03%
Extremadura	0.02%	0.01%
Galicia	0.02%	0.01%
La Rioja	0.85%	0.83%
Madrid	6.85%	7.40%
Murcia	13.87%	13.14%
Navarra	0.35%	0.43%
Valencia	65.02%	65.64%

Current delinquency										
Aging	Assets	Overdue debt				Total	%	Outstanding debt	Total debt	% Total debt / Appraisal Value
		Principal	Interest	Other	Total					
Delinquencies										
Up to 1 month	247	69,779.35	27,488.14	0.00	97,267.49	4.16	14,971,838.88	15,069,106.37	17.09	45.17
from > 1 to ≤ 2 months	120	73,777.01	44,046.69	0.00	117,823.70	5.04	8,666,958.74	8,784,782.44	9.97	49.41
from > 2 to ≤ 3 months	258	144,272.40	95,588.65	0.00	239,861.05	10.26	19,908,464.41	20,148,325.46	22.86	48.04
from > 3 to ≤ 6 months	405	241,574.81	142,602.56	0.00	384,177.37	16.43	26,381,098.20	26,765,275.57	30.36	44.81
from > 6 to < 12 months	76	146,963.06	132,585.86	0.00	279,548.92	11.96	6,121,581.89	6,401,130.81	7.26	44.78
from ≥ 12 to < 18 months	41	157,350.62	190,574.12	0.00	347,924.74	14.88	3,920,453.55	4,268,378.29	4.84	59.39
from ≥ 18 to < 24 months	29	152,240.08	160,875.18	0.00	313,115.26	13.39	2,223,861.61	2,536,976.87	2.88	51.39
from ≥ 2 years	50	227,682.86	330,668.02	0.00	558,350.88	23.88	3,617,805.33	4,176,156.21	4.74	59.92
Subtotal	1,226	1,213,640.19	1,124,429.22	0.00	2,338,069.41	100.00	85,812,062.61	88,150,132.02	100.00	47.34
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	1,226	1,213,640.19	1,124,429.22	0.00	2,338,069.41		85,812,062.61	88,150,132.02		47.34