

VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

Brief report

Date: 03/31/2010
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	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0382745000	12/12/2005 9,095	55,840.60 507,870,257.00 55.84%	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 92.838907 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 21,200,000.00 100.00%	100,000.00 21,200,000.00	Floating 3-M Euribor+0.320% 24.Jan/Apr/Jul/Oct	0.9920% 04/26/2010 250.755566 Gross 203.112000 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	1.2220% 04/26/2010 308.894444 Gross 250.204500 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	4.1720% 04/26/2010 1,054.588889 Gross 854.217000 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	Option	Average life	Years	% 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	Years	7,45	6,54	5,82	5,15	4,60	4,17	3,78	3,48		
		Final Maturity	Years	13,50	12,25	11,25	10,00	9,00	8,25	7,50	7,00		
			Date	10/24/2023	07/24/2022	07/24/2021	04/24/2020	04/24/2019	07/24/2018	10/24/2017	04/24/2017		
	Without optional redemption *	Average life	Years	8,14	7,24	6,48	5,84	5,29	4,82	4,41	4,05		
Final Maturity		Years	30,02	30,02	30,02	30,02	30,02	30,02	30,02	30,02			
		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	8,21	7,22	6,42	5,69	5,08	4,61	4,18	3,85		
		Final Maturity	Years	13,50	12,25	11,25	10,00	9,00	8,25	7,50	7,00		
			Date	10/24/2023	07/24/2022	07/24/2021	04/24/2020	04/24/2019	07/24/2018	10/24/2017	04/24/2017		
	Without optional redemption *	Average life	Years	8,99	8,00	7,17	6,46	5,85	5,33	4,88	4,49		
Final Maturity		Years	30,02	30,02	30,02	30,02	30,02	30,02	30,02	30,02			
		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	8,21	7,22	6,42	5,69	5,08	4,61	4,18	3,85		
		Final Maturity	Years	13,50	12,25	11,25	10,00	9,00	8,25	7,50	7,00		
			Date	10/24/2023	07/24/2022	07/24/2021	04/24/2020	04/24/2019	07/24/2018	10/24/2017	04/24/2017		
	Without optional redemption *	Average life	Years	8,99	8,00	7,17	6,46	5,85	5,33	4,88	4,49		
Final Maturity		Years	30,02	30,02	30,02	30,02	30,02	30,02	30,02	30,02			
		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	9,08	8,09	7,31	6,47	5,80	5,29	4,80	4,46		
		Final Maturity	Years	13,50	12,25	11,25	10,00	9,00	8,25	7,50	7,00		
			Date	10/24/2023	07/24/2022	07/24/2021	04/24/2020	04/24/2019	07/24/2018	10/24/2017	04/24/2017		
	Without optional redemption *	Average life	Years	17,42	17,06	16,79	16,58	16,42	16,28	16,18	16,08		
Final Maturity		Years	29,77	29,77	29,77	29,77	29,77	29,77	29,77	29,77			
		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)					
	Current		At issue date		
	% CE		% CE		% CE
Series A	92.61%	507,870,257.00	7.25%	95.74%	909,500,000.00
Series B	3.87%	21,200,000.00	3.31%	2.23%	21,200,000.00
Series C	1.71%	9,400,000.00	1.57%	0.99%	9,400,000.00
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	50,763,985.65	0.637%	
Servicer ppal collect not yet credited	73,656.68		
Servicer ints collect not yet credited	23,040.61		
Liabilities	Available	Balance	Interest
Start-up Loan L/T		0.00	
Start-up Loan S/T		188,049.64	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash	26,870,000.00		
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	8,424	12,241
Principal		
Principal outstanding	530,578,869.15	940,242,690.85
Average loan	62,984.20	76,810.94
Minimum	25.85	3,356.13
Maximum	443,700.44	496,461.58
Interest rate		
Weighted average (wac)	2.36%	3.11%
Minimum	1.72%	1.00%
Maximum	5.57%	5.25%
Final maturity		
Weighted average (WARM) (months)	201	239
Minimum	04/02/2010	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	2.20%	2.19%
1-year EURIBOR/MIBOR (Mortgage Market)	97.76%	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%	0.93	6.91	0.29	7.77
10.01 - 20%	4.23	15.73	1.93	15.83
20.01 - 30%	8.03	25.42	3.82	25.38
30.01 - 40%	11.87	35.18	6.58	35.62
40.01 - 50%	16.26	45.20	10.97	45.35
50.01 - 60%	22.86	55.41	15.89	55.36
60.01 - 70%	29.07	65.12	22.49	65.47
70.01 - 80%	6.77	71.83	38.04	75.26
Weighted average (WALTV)	50.75		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)	0.48%	0.49%	0.48%	0.46%	0.69%
Annual Percentage Rate (CPR)	5.67%	5.70%	5.59%	5.34%	7.98%

Geographic distribution		
	Current	At constitution date
Andalucía	4.76%	4.64%
Aragón	6.64%	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-León	0.02%	0.03%
Catalonia	0.74%	0.77%
Ceuta	0.02%	0.03%
Extremadura	0.02%	0.01%
Galicia		0.01%
La Rioja	0.86%	0.83%
Madrid	6.92%	7.40%
Murcia	13.85%	13.14%
Navarra	0.35%	0.43%
Valencia	65.03%	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	282	84,241.85	31,199.50	0.00	115,441.35	5.23	17,300,496.64	17,415,937.99	25.63	42.78
from > 1 to ≤ 2 months	148	97,195.66	36,954.11	0.00	134,149.77	6.08	9,491,886.71	9,626,036.48	14.17	43.46
from > 2 to ≤ 3 months	120	119,827.29	60,327.12	0.00	180,154.41	8.17	9,054,812.97	9,234,967.38	13.59	49.05
from > 3 to ≤ 6 months	133	72,414.45	35,182.33	0.00	107,596.78	4.88	9,778,545.99	9,886,142.77	14.55	47.16
from > 6 to < 12 months	127	175,406.27	113,861.11	0.00	289,267.38	13.11	9,299,255.22	9,588,522.60	14.11	44.47
from ≥ 12 to < 18 months	46	177,637.69	181,856.80	0.00	359,494.49	16.30	4,060,067.65	4,419,562.14	6.50	52.10
from ≥ 18 to < 24 months	34	176,341.50	186,128.68	0.00	362,470.18	16.43	2,756,030.05	3,118,500.23	4.59	52.43
from ≥ 2 years	53	279,048.97	378,265.01	0.00	657,313.98	29.80	4,002,311.12	4,659,625.10	6.86	60.87
Subtotal	943	1,182,113.68	1,023,774.66	0.00	2,205,888.34	100.00	65,743,406.35	67,949,294.69	100.00	46.44
<i>Doubt debts (subjectives)</i>										
	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	943	1,182,113.68	1,023,774.66	0.00	2,205,888.34		65,743,406.35	67,949,294.69		46.44