

# VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria



## Brief report

Date: 06/30/2010  
Currency: EUR

Date of constitution  
12/07/2005

VAT Reg. no.  
V84530526

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  
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  
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Fund Auditors  
Deloitte (ejercicios 2009 a actual)  
Ernst & Young (hasta ejercicio 2008)

### 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	Fitch / Moody's Current	Original
Series A ES0382745000	12/12/2005 9,095	53,977.25 490,923,088.75	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	0.7840% 07/26/2010 106.970915 Gross 86.646441 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	07/26/2010 "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	0.9840% 07/26/2010 243.677778 Gross 197.379000 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	1.1940% 07/26/2010 301.816667 Gross 244.471500 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	4.1440% 07/26/2010 1,047.511111 Gross 848.484000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCCR 2 Ca	CC- Ca
Total		531,423,088.75	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									
				0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
Series A	With optional redemption *	Average life	Years	7.19	6.33	5.59	4.99	4.47	4.06	3.68	3.39		
		Final Maturity	Years	10/25/2017	10/25/2016	10/30/2016	06/26/2015	12/18/2014	07/19/2014	05/03/2014	11/19/2013		
	Without optional redemption *	Average life	Years	7.87	7.02	6.30	5.69	5.16	4.71	4.32	3.98		
		Final Maturity	Years	10/05/2018	03/07/2017	10/14/2016	05/03/2016	08/27/2015	03/16/2015	10/24/2014	06/21/2014		
	Series B	With optional redemption *	Average life	Years	7.96	7.00	6.19	5.53	4.96	4.49	4.08	3.76	
			Final Maturity	Years	11/06/2018	06/29/2017	04/09/2016	08/01/2016	06/13/2015	12/23/2014	07/26/2014	03/11/2014	
Without optional redemption *		Average life	Years	8.72	7.78	6.98	6.30	5.73	5.22	4.79	4.41		
		Final Maturity	Years	03/16/2019	06/04/2018	06/19/2017	10/16/2016	03/20/2016	09/17/2015	12/04/2015	11/26/2014		
Series C		With optional redemption *	Average life	Years	7.96	7.01	6.19	5.53	4.96	4.49	4.08	3.76	
			Final Maturity	Years	12/06/2018	06/30/2017	04/09/2016	08/01/2016	06/13/2015	12/23/2014	07/26/2014	03/31/2014	
	Without optional redemption *	Average life	Years	8.72	7.78	6.98	6.30	5.73	5.22	4.79	4.41		
		Final Maturity	Years	03/16/2019	07/04/2018	06/20/2017	10/16/2016	03/20/2016	09/17/2015	12/04/2015	11/26/2014		
	Series D	With optional redemption *	Average life	Years	8.85	7.89	7.01	6.31	5.66	5.16	4.68	4.34	
			Final Maturity	Years	03/05/2019	05/18/2018	01/07/2017	10/20/2016	02/23/2016	08/24/2015	02/03/2015	10/30/2014	
Without optional redemption *		Average life	Years	17.19	16.86	16.61	16.42	16.27	16.15	16.05	15.96		
		Final Maturity	Years	02/09/2027	05/05/2027	04/02/2027	11/26/2026	02/10/2026	08/19/2026	07/13/2026	12/06/2026		

\* 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	
Series A	92.38%	490,923,088.75	7.37%	95.74%	909,500,000.00	4.31%
Series B	3.99%	21,200,000.00	3.31%	2.23%	21,200,000.00	2.05%
Series C	1.77%	9,400,000.00	1.50%	0.99%	9,400,000.00	1.05%
Series D	1.86%	9,900,000.00	1.04%		9,900,000.00	
Issue of Bonds		531,423,088.75			950,000,000.00	
Reserve Fund	1.50%	7,848,649.63	1.05%		9,900,000.00	

Other financial operations (current)			
Assets		Balance	
		Interest	
Treasury Account		48,661,969.36	0.604%
Servicer ppal collect not yet credited		408,380.18	
Servicer ints collect not yet credited		61,492.04	
Liabilities		Available	Balance
Start-up Loan L/T			0.00
Start-up Loan S/T			141,037.24
Swap collateralized amount		Amount	Credited
CSA *		0.00	
Cash		26,700,000.00	
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	8,302	12,241	
Principal			
Principal outstanding	515,599,239.05	940,242,690.85	
Average loan	62,105.43	76,810.94	
Minimum	10.37	3,356.13	
Maximum	439,340.68	496,461.58	
Interest rate			
Weighted average (wac)	2.15%	3.11%	
Minimum	1.50%	1.00%	
Maximum	5.30%	5.25%	
Final maturity			
Weighted average (WARM) (months)	199	239	
Minimum	07/01/2010	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)	97.76%	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%	1.00	6.88	0.29	7.77
10.01 - 20%	4.32	15.69	1.93	15.83
20.01 - 30%	8.33	25.42	3.82	25.38
30.01 - 40%	12.07	35.19	6.58	35.62
40.01 - 50%	16.42	45.11	10.97	45.35
50.01 - 60%	23.72	55.31	15.89	55.36
60.01 - 70%	28.64	65.00	22.49	65.47
70.01 - 80%	5.50	71.69	38.04	75.26
Weighted average (WALTV)	50.20		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)	0.47%	0.41%	0.45%	0.44%	0.68%
Annual Percentage Rate (CPR)	5.48%	4.83%	5.26%	5.20%	7.81%

Geographic distribution		
	Current	At constitution date
Andalucia	4.75%	4.64%
Aragon	6.68%	6.24%
Asturias		0.00%
Balearic Islands	0.50%	0.41%
Basque Country	0.01%	0.04%
Canary Islands		0.01%
Castilla-La Mancha	0.30%	0.36%
Castilla-Leon	0.02%	0.03%
Catalonia	0.75%	0.77%
Ceuta	0.02%	0.03%
Extremadura	0.02%	0.01%
Galicia		0.01%
La Rioja	0.87%	0.83%
Madrid	6.86%	7.40%
Murcia	13.87%	13.14%
Navarra	0.35%	0.43%
Valencia	65.01%	65.64%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
<b>Delinquencies</b>										
Up to 1 month	291	85,647.67	27,047.18	0.00	112,694.85	5.13	18,365,975.62	18,478,670.47	28.12	42.92
from > 1 to ≤ 2 months	122	83,777.02	28,051.95	0.00	111,828.97	5.09	8,234,648.35	8,346,477.32	12.70	49.21
from > 2 to ≤ 3 months	126	133,999.31	55,647.33	0.00	189,646.64	8.63	9,550,213.67	9,739,860.31	14.82	47.11
from > 3 to ≤ 6 months	36	27,976.04	10,481.21	0.00	38,457.25	1.75	1,854,785.77	1,893,243.02	2.88	41.82
from > 6 to < 12 months	200	195,773.68	98,645.16	0.00	294,418.84	13.39	14,991,778.20	15,286,197.04	23.26	45.51
from ≥ 12 to < 18 months	39	181,651.24	163,483.82	0.00	345,135.06	15.70	3,712,434.91	4,057,569.97	6.17	56.28
from ≥ 18 to < 24 months	32	157,452.22	180,030.70	0.00	337,482.92	15.35	2,760,799.49	3,098,282.41	4.71	55.02
from ≥ 2 years	55	355,101.81	413,493.18	0.00	768,594.99	34.96	4,048,415.63	4,817,010.62	7.33	64.41
Subtotal	901	1,221,378.99	976,880.53	0.00	2,198,259.52	100.00	63,519,051.64	65,717,311.16	100.00	47.24
<b>Doubt debts (subjectives)</b>										
	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
<b>Total</b>	<b>901</b>	<b>1,221,378.99</b>	<b>976,880.53</b>	<b>0.00</b>	<b>2,198,259.52</b>		<b>63,519,051.64</b>	<b>65,717,311.16</b>		<b>47.24</b>