

Brief report

Date: 11/30/2010  
 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  
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 Deutsche Bank  
 Dexia  
 Fortis Bank

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Treasury Account  
 Banco Popular Español S.A

Start-up Loan  
 Banco de Valencia

Swap  
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Swap Collateral  
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Assets Custodian  
 Banco de Valencia

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	51,002.56 463,868,283.20 51.00%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	1.1650% 01/24/2011 150.195456 Gross 121.658319 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	01/24/2011 "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	1.3450% 01/24/2011 339.986111 Gross 275.388750 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	1.5750% 01/24/2011 398.125000 Gross 322.481250 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	4.5250% 01/24/2011 1,143.819444 Gross 926.493750 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCCRR 2 Ca	CCC- Ca	
Total		504,368,283.20	950,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)																							
Series	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	09/01/2018	05/03/2017	06/29/2016	11/25/2015	05/20/2015	12/19/2014	05/08/2014	04/20/2014			
				Final Maturity	Years	12.91	11.65	10.65	9.65	8.65	7.90		7.16	6.65	Date	10/24/2023	07/24/2022	07/24/2021	07/24/2020	07/24/2019	10/24/2018	01/24/2018	07/24/2017
		Without optional redemption *	Average life	Years	7.83	7.00	6.29	5.69	5.17	4.73	4.34	4.00	Date	09/27/2018	11/27/2017	03/14/2017	06/08/2016	01/31/2016	08/21/2015	01/04/2015	11/28/2014		
					Final Maturity	Years	29.17	29.17	29.17	29.17	29.17	29.17		29.17	29.17	Date	01/24/2040	01/24/2040	01/24/2040	01/24/2040	01/24/2040	01/24/2040	01/24/2040
			Series B	With optional redemption *	Average life	Years	7.49	6.60	5.88	5.26	4.70	4.27	3.88	3.57	Date	05/24/2018	03/07/2017	10/15/2016	02/03/2016	12/08/2015	06/03/2015	10/14/2014	06/25/2014
							Final Maturity	Years	12.91	11.65	10.65	9.65	8.65	7.90		7.16	6.65	Date	10/24/2023	07/24/2022	07/24/2021	07/24/2020	07/24/2019
	Without optional redemption *			Average life	Years	8.24	7.37	6.63	6.00	5.44	4.98	4.57	4.21	Date	02/24/2019	10/04/2018	07/14/2017	11/26/2016	09/05/2016	11/20/2015	06/24/2015	02/14/2015	
						Final Maturity	Years	29.17	29.17	29.17	29.17	29.17	29.17		29.17	29.17	Date	01/24/2040	01/24/2040	01/24/2040	01/24/2040	01/24/2040	01/24/2040
		Series C		With optional redemption *	Average life	Years	7.49	6.60	5.88	5.26	4.70	4.27	3.88	3.57	Date	05/25/2018	04/07/2017	10/15/2016	03/03/2016	08/13/2015	06/03/2015	10/14/2014	06/25/2014
							Final Maturity	Years	12.91	11.65	10.65	9.65	8.65	7.90		7.16	6.65	Date	10/24/2023	07/24/2022	07/24/2021	07/24/2020	07/24/2019
			Without optional redemption *	Average life	Years	8.24	7.37	6.63	6.00	5.44	4.98	4.57	4.21	Date	02/24/2019	11/04/2018	07/15/2017	11/27/2016	09/05/2016	11/20/2015	06/24/2015	02/15/2015	
						Final Maturity	Years	29.17	29.17	29.17	29.17	29.17	29.17		29.17	29.17	Date	01/24/2040	01/24/2040	01/24/2040	01/24/2040	01/24/2040	01/24/2040
Series D	With optional redemption *			Average life	Years	8.40	7.48	6.75	6.08	5.44	4.96	4.49	4.16	Date	04/12/2019	05/20/2018	08/30/2017	12/27/2016	08/05/2016	11/13/2015	05/27/2015	01/27/2015	
						Final Maturity	Years	12.91	11.65	10.65	9.65	8.65	7.90		7.16	6.65	Date	10/24/2023	07/24/2022	07/24/2021	07/24/2020	07/24/2019	10/24/2018
	Without optional redemption *	Average life		Years	16.61	16.32	16.11	15.94	15.80	15.70	15.61	15.54	Date	06/07/2027	03/23/2027	03/01/2027	03/11/2026	09/15/2026	07/08/2026	06/07/2026	09/06/2026		
					Final Maturity	Years	28.92	28.92	28.92	28.92	28.92	28.92		28.92	28.92	Date	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039

\* 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	91.97%	463,868,283.20	8.16%	95.74%	4.31%
Series B	4.20%	21,200,000.00	3.87%	2.23%	2.05%
Series C	1.86%	9,400,000.00	1.97%	0.99%	1.05%
Series D	1.96%	9,900,000.00	1.04%		
Issue of Bonds		504,368,283.20			
Reserve Fund	1.97%	9,757,370.67	1.05%		

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	
Servicer ppal collect not yet credited		204,680.96	
Servicer ints collect not yet credited		52,204.26	
Liabilities		Available	Balance
Start-up Loan L/T			0.00
Start-up Loan S/T			47,012.44
Swap collateralized amount		Amount	Credited
CSA *		0.00	
Cash			34,036,689.00
Securities			0.00

\* Credit Support Amount in favour of the Fund

# VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

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### Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	8,125	12,241	
Principal			
Principal outstanding	494,168,738.55	940,242,690.85	
Average loan	60,820.77	76,810.94	
Minimum	89.83	3,356.13	
Maximum	432,012.23	496,461.58	
Interest rate			
Weighted average (wac)	2.12%	3.11%	
Minimum	1.50%	1.00%	
Maximum	5.25%	5.25%	
Final maturity			
Weighted average (WARM) (months)	195	239	
Minimum	12/04/2010	01/04/2007	
Maximum	01/05/2040	11/05/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.01%	0.00%	
1-year EURIBOR/MIBOR	2.19%	2.05%	
1-year EURIBOR/MIBOR (Mortgage Market)	97.77%	97.95%	
Mortgage Market: All Institutions	0.03%	0.00%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.98	6.82	0.29	7.77
10.01 - 20%	3.94	15.72	1.93	15.83
20.01 - 30%	7.63	25.45	3.82	25.38
30.01 - 40%	12.50	35.40	6.58	35.62
40.01 - 50%	17.82	45.23	10.97	45.35
50.01 - 60%	25.49	55.32	15.89	55.36
60.01 - 70%	27.17	64.72	22.49	65.47
70.01 - 80%	4.47	71.14	38.04	75.26
Weighted average (WALTV)	49.98		60.76	
Minimum	0.06		2.08	
Maximum	79.99		80.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.18%	0.24%	0.29%	0.39%	0.64%
Annual Percentage Rate (CPR)	2.17%	2.85%	3.47%	4.61%	7.45%

Geographic distribution		
	Current	At constitution date
Andalucia	4.74%	4.64%
Aragon	6.78%	6.24%
Asturias		0.00%
Balearic Islands	0.51%	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	0.73%	0.77%
Ceuta	0.02%	0.03%
Extremadura	0.02%	0.01%
Galicia		0.01%
La Rioja	0.89%	0.83%
Madrid	6.89%	7.40%
Murcia	13.87%	13.14%
Navarra	0.33%	0.43%
Valencia	64.90%	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	325	97,369.47	26,075.35	0.00	123,444.82	5.99	20,229,813.18	20,353,258.00	35.96	42.79
from > 1 to ≤ 2 months	150	100,967.34	32,557.25	0.00	133,524.59	6.48	10,680,533.70	10,814,058.29	19.11	45.75
from > 2 to ≤ 3 months	164	191,324.41	67,630.87	0.00	258,955.28	12.57	12,814,944.50	13,073,899.78	23.10	46.77
from > 3 to ≤ 6 months	17	28,560.73	14,382.22	0.00	42,942.95	2.08	1,432,026.77	1,474,969.72	2.61	53.00
from > 6 to < 12 months	23	63,295.77	24,904.28	0.00	88,200.05	4.28	1,437,889.58	1,526,089.63	2.70	47.05
from ≥ 12 to < 18 months	30	98,276.11	56,732.40	0.00	155,008.51	7.53	1,892,040.08	2,047,048.59	3.62	43.87
from ≥ 18 to < 24 months	26	159,281.21	135,029.25	0.00	294,310.46	14.29	2,067,076.44	2,361,386.90	4.17	54.56
from ≥ 2 years	48	463,172.13	500,136.06	0.00	963,308.19	46.77	3,982,924.48	4,946,232.67	8.74	65.82
Subtotal	783	1,202,247.17	857,447.68	0.00	2,059,694.85	100.00	54,537,248.73	56,596,943.58	100.00	46.51
<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
<b>Total</b>	<b>783</b>	<b>1,202,247.17</b>	<b>857,447.68</b>	<b>0.00</b>	<b>2,059,694.85</b>		<b>54,537,248.73</b>	<b>56,596,943.58</b>		<b>46.51</b>