

VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria



Brief report

Date: 08/31/2011
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

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	Current	Original
Series A ESO382745000	12/12/2005 9,095	46,795.09 425,601,343.55 46.80%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	1.7480% 10/24/2011 204.494543 Gross 165.640580 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	10/24/2011 "Pass-Through"	AAA Aa1sf	AAA Aaa
Series B ESO382745018	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	1.9280% 10/24/2011 482.000000 Gross 390.420000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	A+ A2sf	A+ A1
Series C ESO382745026	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	2.1580% 10/24/2011 539.500000 Gross 436.995000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	BBB+ Ba1sf	BBB+ Baa3
Series D ESO382745034	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	5.1080% 10/24/2011 1,277.000000 Gross 1,034.370000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCCRR 2 Csf	CCC- Ca
Total		466,101,343.55	950,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
			% 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	6.60	5.84	5.15	4.64	4.16	3.77	3.46	3.15
		Final Maturity	Years	12.26	11.26	10.01	9.26	8.25	7.51	7.00	6.25
		Date	10/24/2023	10/24/2022	07/24/2021	10/24/2020	10/24/2019	01/24/2019	07/24/2018	10/24/2017	
	Without optional redemption *	Average life	Years	6.92	6.13	5.47	4.91	4.44	4.04	3.70	3.40
	Final Maturity	Years	16.76	15.76	14.76	13.76	12.51	11.76	11.01	10.26	
	Date	04/24/2028	04/24/2027	04/24/2026	04/24/2025	01/24/2024	04/24/2023	07/24/2022	10/24/2021		
Series B	With optional redemption *	Average life	Years	12.26	11.26	10.01	9.26	8.25	7.51	7.00	6.25
		Final Maturity	Years	12.26	11.26	10.01	10/24/2020	10/24/2019	01/24/2019	07/24/2018	10/24/2017
		Date	10/24/2023	10/24/2022	07/24/2021	10/24/2020	10/24/2019	01/24/2019	07/24/2018	10/24/2017	
	Without optional redemption *	Average life	Years	18.25	17.20	16.22	15.22	14.21	13.25	12.36	11.54
	Final Maturity	Years	20.52	19.26	18.01	17.26	16.26	15.26	14.51	13.51	
	Date	01/24/2032	10/24/2030	07/24/2029	10/24/2028	10/24/2027	10/24/2026	01/24/2026	01/24/2025		
Series C	With optional redemption *	Average life	Years	12.26	11.26	10.01	9.26	8.25	7.51	7.00	6.25
		Final Maturity	Years	12.26	11.26	10.01	10/24/2020	10/24/2019	01/24/2019	07/24/2018	10/24/2017
		Date	10/24/2023	10/24/2022	07/24/2021	10/24/2020	10/24/2019	01/24/2019	07/24/2018	10/24/2017	
	Without optional redemption *	Average life	Years	22.29	21.41	20.40	19.43	18.51	17.62	16.74	15.87
	Final Maturity	Years	28.27	28.27	28.27	28.27	28.27	28.27	28.27	28.27	
	Date	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039		
Series D	With optional redemption *	Average life	Years	12.26	11.26	10.01	9.26	8.25	7.51	7.00	6.25
		Final Maturity	Years	12.26	11.26	10.01	10/24/2020	10/24/2019	01/24/2019	07/24/2018	10/24/2017
		Date	10/24/2023	10/24/2022	07/24/2021	10/24/2020	10/24/2019	01/24/2019	07/24/2018	10/24/2017	
	Without optional redemption *	Average life	Years	28.27	28.27	28.27	28.27	28.27	28.27	28.27	28.27
	Final Maturity	Years	28.27	28.27	28.27	28.27	28.27	28.27	28.27	28.27	
	Date	10/24/2039	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	91.31%	425,601,343.55	8.88%	95.74%	909,500,000.00	4.31%
Series B	4.55%	21,200,000.00	4.23%	2.23%	21,200,000.00	2.05%
Series C	2.02%	9,400,000.00	2.17%	0.99%	9,400,000.00	1.05%
Series D	2.12%	9,900,000.00		1.04%	9,900,000.00	
Issue of Bonds		466,101,343.55			950,000,000.00	
Reserve Fund	2.17%	9,900,000.00	1.05%		9,900,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	41,965,280.85	2.258%	
Servicer ppal collect not yet credited	79,663.11		
Servicer ints collect not yet credited	15,864.84		
Liabilities	Available	Balance	Interest
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash	18,050,000.00		
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	7,831	12,241	
Principal			
Principal outstanding	455,980,888.59	940,242,690.85	
Average loan	58,227.67	76,810.94	
Minimum	109.24	3,356.13	
Maximum	418,630.87	496,461.58	
Interest rate			
Weighted average (wac)	2.58%	3.11%	
Minimum	1.78%	1.00%	
Maximum	5.25%	5.25%	
Final maturity			
Weighted average (WARM) (months)	188	239	
Minimum	09/06/2011	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	2.17%	2.05%	
1-year EURIBOR/MIBOR (Mortgage Market)	97.78%	97.95%	
Mortgage Market: All Institutions	0.03%	0.00%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.11	6.81	0.29	7.77
10.01 - 20%	4.42	15.66	1.93	15.83
20.01 - 30%	8.53	25.50	3.82	25.38
30.01 - 40%	13.56	35.40	6.58	35.62
40.01 - 50%	19.46	45.31	10.97	45.35
50.01 - 60%	27.06	55.23	15.89	55.36
60.01 - 70%	25.37	64.62	22.49	65.47
70.01 - 80%	0.48	72.73	38.04	75.26
Weighted average (WALTV)	48.25		60.76	
Minimum	0.10		2.08	
Maximum	79.88		80.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.28%	0.30%	0.29%	0.28%	0.60%
Annual Percentage Rate (CPR)	3.30%	3.56%	3.38%	3.37%	6.95%

Geographic distribution			
	Current	At constitution date	
Andalucia	4.76%	4.64%	
Aragon	6.85%	6.24%	
Asturias		0.00%	
Balearic Islands	0.47%	0.41%	
Basque Country	0.01%	0.04%	
Canary Islands		0.01%	
Castilla-La Mancha	0.28%	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	6.78%	7.40%	
Murcia	13.96%	13.14%	
Navarra	0.33%	0.43%	
Valencia	64.88%	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	344	102,745.41	34,859.26	0.00	137,604.67	6.05	20,680,227.98	20,817,832.65	36.70	41.60
from > 1 to ≤ 2 months	182	118,819.25	46,511.10	0.00	165,330.35	7.27	12,046,293.36	12,211,623.71	21.53	45.63
from > 2 to ≤ 3 months	163	169,789.70	72,877.06	0.00	242,666.76	10.67	11,893,573.74	12,136,240.50	21.40	49.12
from > 3 to ≤ 6 months	12	21,531.85	10,159.23	0.00	31,691.08	1.39	970,209.57	1,001,900.65	1.77	53.94
from > 6 to < 12 months	18	92,355.82	33,914.20	0.00	126,270.02	5.55	1,750,205.02	1,876,475.04	3.31	48.18
from ≥ 12 to < 18 months	20	105,192.50	51,120.45	0.00	156,312.95	6.87	1,656,804.40	1,813,117.35	3.20	57.54
from ≥ 18 to < 24 months	14	101,857.32	43,563.79	0.00	145,421.11	6.39	952,004.30	1,097,425.41	1.93	43.80
from ≥ 2 years	61	676,384.83	592,720.92	0.00	1,269,105.75	55.80	4,497,265.66	5,766,371.41	10.17	63.11
Subtotal	814	1,388,676.68	885,726.01	0.00	2,274,402.69	100.00	54,446,584.03	56,720,986.72	100.00	46.47
<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	814	1,388,676.68	885,726.01	0.00	2,274,402.69		54,446,584.03	56,720,986.72		46.47