

VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

Brief report

Date: 10/31/2011
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 Santander

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 Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ESO382745000	12/12/2005 9,095	45,628.60 414,992,117.00 45.63%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	1.7240% 01/24/2012 201.029472 Gross 162.833872 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	01/24/2012 "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	1.9040% 01/24/2012 486.577778 Gross 394.128000 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	2.1340% 01/24/2012 545.355556 Gross 441.738000 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	5.0840% 01/24/2012 1,299.244444 Gross 1,052.388000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCCRR 2 Csf	CCC- Ca
Total		455,492,117.00	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	6.52	5.75	5.11	4.55	4.07	3.72	3.37	3.10		
		Final Maturity	Years	12.01	11.01	10.01	9.01	8.01	7.50	6.75	6.26		
			Date	10/24/2023	10/24/2022	10/24/2021	10/24/2020	10/24/2019	04/24/2019	07/24/2018	01/24/2018		
	Without optional redemption *	Average life	Years	6.85	6.06	5.40	4.84	4.37	3.97	3.63	3.33		
Final Maturity		Years	16.76	15.76	14.51	13.51	12.51	11.51	10.76	10.01			
		Date	07/24/2028	07/24/2027	04/24/2026	04/24/2025	04/24/2024	04/24/2023	07/24/2022	10/24/2021			
Series B	With optional redemption *	Average life	Years	12.01	11.01	10.01	9.01	8.01	7.50	6.75	6.26		
		Final Maturity	Years	12.01	11.01	10.01	9.01	8.01	7.50	6.75	6.26		
			Date	10/24/2023	10/24/2022	10/24/2021	10/24/2020	10/24/2019	04/24/2019	07/24/2018	01/24/2018		
	Without optional redemption *	Average life	Years	18.01	16.97	16.01	15.02	14.02	13.07	12.19	11.38		
Final Maturity		Years	20.27	19.01	17.76	17.01	16.01	15.26	14.26	13.26			
		Date	01/24/2032	10/24/2030	07/24/2029	10/24/2028	10/24/2027	01/24/2027	01/24/2026	01/24/2025			
Series C	With optional redemption *	Average life	Years	12.01	11.01	10.01	9.01	8.01	7.50	6.75	6.26		
		Final Maturity	Years	12.01	11.01	10.01	9.01	8.01	7.50	6.75	6.26		
			Date	10/24/2023	10/24/2022	10/24/2021	10/24/2020	10/24/2019	04/24/2019	07/24/2018	01/24/2018		
	Without optional redemption *	Average life	Years	22.06	21.18	20.18	19.21	18.30	17.42	16.55	15.69		
Final Maturity		Years	28.02	28.02	28.02	28.02	28.02	28.02	28.02	28.02			
		Date	11/08/2033	12/24/2032	12/24/2031	01/05/2031	02/09/2030	03/22/2029	05/08/2028	06/29/2027			
Series D	With optional redemption *	Average life	Years	12.01	11.01	10.01	9.01	8.01	7.50	6.75	6.26		
		Final Maturity	Years	12.01	11.01	10.01	9.01	8.01	7.50	6.75	6.26		
			Date	10/24/2023	10/24/2022	10/24/2021	10/24/2020	10/24/2019	04/24/2019	07/24/2018	01/24/2018		
	Without optional redemption *	Average life	Years	28.02	28.02	28.02	28.02	28.02	28.02	28.02	28.02		
Final Maturity		Years	28.02	28.02	28.02	28.02	28.02	28.02	28.02	28.02			
		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	% CE	% CE	% CE
Series A	91.11%	414,992,117.00	9.09%	95.74%	909,500,000.00	4.31%
Series B	4.65%	21,200,000.00	4.33%	2.23%	21,200,000.00	2.05%
Series C	2.06%	9,400,000.00	2.22%	0.99%	9,400,000.00	1.05%
Series D	2.17%	9,900,000.00		1.04%	9,900,000.00	
Issue of Bonds		455,492,117.00			950,000,000.00	
Reserve Fund	2.22%	9,900,000.00		1.05%	9,900,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	35,958,039.82	1.978%	
Servicer ppal collect not yet credited	210,713.56		
Servicer ints collect not yet credited	53,109.22		
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	16,720,000.00		
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	7,772	12,241
Principal		
Principal outstanding	448,688,534.87	940,242,690.85
Average loan	57,731.41	76,810.94
Minimum	70.94	3,356.13
Maximum	415,748.29	496,461.58
Interest rate		
Weighted average (wac)	2.66%	3.11%
Minimum	1.92%	1.00%
Maximum	5.25%	5.25%
Final maturity		
Weighted average (WARM) (months)	187	239
Minimum	11/05/2011	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	2.16%	2.05%
1-year EURIBOR/MIBOR (Mortgage Market)	97.80%	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	6.72	0.29	7.77
10.01 - 20%	4.56	15.62	1.93	15.83
20.01 - 30%	8.75	25.50	3.82	25.38
30.01 - 40%	13.84	35.38	6.58	35.62
40.01 - 50%	19.86	45.35	10.97	45.35
50.01 - 60%	27.29	55.21	15.89	55.36
60.01 - 70%	24.25	64.46	22.49	65.47
70.01 - 80%	0.35	73.45	38.04	75.26
Weighted average (WALTV)	47.87		60.76	
Minimum	0.09		2.08	
Maximum	79.88		80.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.20%	0.22%	0.27%	0.27%	0.59%
Annual Percentage Rate (CPR)	2.37%	2.65%	3.18%	3.23%	6.82%

Geographic distribution		
	Current	At constitution date
Andalucia	4.73%	4.64%
Aragon	6.85%	6.24%
Asturias	0.00%	0.00%
Balearic Islands	0.47%	0.41%
Basque Country	0.01%	0.04%
Canary Islands	0.01%	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	0.03%	0.01%
La Rioja	0.86%	0.83%
Madrid	6.81%	7.40%
Murcia	13.99%	13.14%
Navarra	0.33%	0.43%
Valencia	64.86%	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	390	117,064.80	37,900.94	0.00	154,965.74	6.50	22,948,001.65	23,102,967.39	38.73	41.36
from > 1 to ≤ 2 months	135	89,860.57	38,341.07	0.00	128,201.64	5.38	9,382,886.76	9,511,088.40	15.94	44.65
from > 2 to ≤ 3 months	209	211,906.37	93,315.62	0.00	305,221.99	12.81	14,713,651.98	15,018,873.97	25.17	47.14
from > 3 to ≤ 6 months	14	31,718.58	14,508.59	0.00	46,227.17	1.94	1,349,305.01	1,395,532.18	2.34	56.15
from > 6 to < 12 months	17	69,755.94	34,063.60	0.00	103,819.54	4.36	1,690,987.51	1,794,807.05	3.01	54.04
from ≥ 12 to < 18 months	21	143,085.86	63,762.83	0.00	206,848.69	8.68	1,979,536.56	2,186,385.25	3.66	58.48
from ≥ 18 to < 24 months	14	103,516.35	42,281.88	0.00	145,798.23	6.12	895,858.97	1,041,657.20	1.75	51.47
from ≥ 24 to < 30 months	62	706,591.36	584,680.81	0.00	1,291,272.17	54.20	4,316,418.14	5,607,690.31	9.40	57.52
Subtotal	862	1,473,499.83	908,855.34	0.00	2,382,355.17	100.00	57,276,646.58	59,659,001.75	100.00	45.77
<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	862	1,473,499.83	908,855.34	0.00	2,382,355.17		57,276,646.58	59,659,001.75		45.77

Additional information