

# VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

## Brief report

Date: 01/31/2012  
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		Interest type	Interest Rate	Redemption		Rating	
				(Bond Unit / Series Total / %Factor)				Reference rate and margin	Next coupon		Final maturity (legal)
				Current	Original	Payment Date				Current	Original
Series A	ES0382745000	12/12/2005	9,095	44,137.15 401,427,379.25 44.14%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	1.3220% 04/24/2012 147.494095 Gross 119.470217 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	04/24/2012 "Pass-Through"	AAA A1sf	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	1.5020% 04/24/2012 379.672222 Gross 307.534500 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	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	1.7320% 04/24/2012 437.811111 Gross 354.627000 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	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	4.6820% 04/24/2012 1,183.505556 Gross 958.639500 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCCRR 2 Csf	CCC- Ca
Total				441,927,379.25	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	6.41	5.66	5.03	4.48	4.04	3.85	3.31	3.04
		Final Maturity	Years	06/21/2018	09/20/2017	01/31/2017	07/15/2016	02/05/2016	09/17/2015	05/15/2015	02/06/2015
	Without optional redemption *	Average life	Years	11.76	10.76	9.76	8.76	8.01	7.25	6.50	6.01
		Final Maturity	Years	10/24/2023	10/24/2022	10/24/2021	10/24/2020	01/24/2020	04/24/2019	07/24/2018	01/24/2018
Series B	With optional redemption *	Average life	Years	6.75	5.98	5.33	4.78	4.32	3.93	3.59	3.30
		Final Maturity	Years	07/24/2028	07/24/2027	04/24/2026	04/24/2025	04/24/2024	04/24/2023	07/24/2022	10/24/2021
	Without optional redemption *	Average life	Years	11.76	10.76	9.76	8.76	8.01	7.25	6.50	6.01
		Final Maturity	Years	10/24/2023	10/24/2022	10/24/2021	10/24/2020	01/24/2020	04/24/2019	07/24/2018	01/24/2018
Series C	With optional redemption *	Average life	Years	11.76	10.76	9.76	8.76	8.01	7.25	6.50	6.01
		Final Maturity	Years	10/24/2023	10/24/2022	10/24/2021	10/24/2020	01/24/2020	04/24/2019	07/24/2018	01/24/2018
	Without optional redemption *	Average life	Years	17.76	16.74	15.78	14.81	13.83	12.90	12.02	11.23
		Final Maturity	Years	01/24/2032	10/24/2030	07/24/2029	10/24/2028	01/24/2028	01/24/2027	01/24/2026	04/24/2025
Series D	With optional redemption *	Average life	Years	11.76	10.76	9.76	8.76	8.01	7.25	6.50	6.01
		Final Maturity	Years	10/24/2023	10/24/2022	10/24/2021	10/24/2020	01/24/2020	04/24/2019	07/24/2018	01/24/2018
	Without optional redemption *	Average life	Years	27.77	27.77	27.77	27.77	27.77	27.77	27.77	27.77
		Final Maturity	Years	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	90.84%	401,427,379.25	9.37%	95.74%	4.31%
Series B	4.80%	21,200,000.00	4.47%	2.23%	2.05%
Series C	2.13%	9,400,000.00	2.29%	0.99%	1.05%
Series D	2.24%	9,900,000.00		1.04%	
Issue of Bonds		441,927,379.25			950,000,000.00
Reserve Fund	2.29%	9,900,000.00	1.05%		9,900,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	30,852,600.49	1.604%	
Servicer ppal collect not yet credited	255,887.24		
Servicer ints collect not yet credited	23,843.79		
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	11,610,000.00		
Securities		0.00	

\* Credit Support Amount in favour of the Fund

# VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

## Brief report

Date: 01/31/2012  
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 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)

### Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	7,619	12,241	
Principal			
Principal outstanding	433,819,623.73	940,242,690.85	
Average loan	56,939.18	76,810.94	
Minimum	33.69	3,356.13	
Maximum	411,579.06	496,461.58	
Interest rate			
Weighted average (wac)	2.79%	3.11%	
Minimum	2.03%	1.00%	
Maximum	5.25%	5.25%	
Final maturity			
Weighted average (WARM) (months)	185	239	
Minimum	02/04/2012	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	2.12%	2.05%	
1-year EURIBOR/MIBOR (Mortgage Market)	97.84%	97.95%	
Mortgage Market: All Institutions	0.03%	0.00%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.27	6.92	0.29	7.77
10.01 - 20%	4.68	15.73	1.93	15.83
20.01 - 30%	8.85	25.39	3.82	25.38
30.01 - 40%	14.30	35.31	6.58	35.62
40.01 - 50%	20.32	45.33	10.97	45.35
50.01 - 60%	27.47	55.04	15.89	55.36
60.01 - 70%	22.92	64.15	22.49	65.47
70.01 - 80%	0.18	73.66	38.04	75.26
Weighted average (WALTV)	47.29		60.76	
Minimum	0.02		2.08	
Maximum	79.88		80.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.39%	0.44%	0.33%	0.30%	0.58%
Annual Percentage Rate (CPR)	4.56%	5.10%	3.88%	3.55%	6.75%

Geographic distribution			
	Current	At constitution date	
Andalucia	4.63%	4.64%	
Aragon	6.86%	6.24%	
Asturias		0.00%	
Balearic Islands	0.48%	0.41%	
Basque Country	0.01%	0.04%	
Canary Islands		0.01%	
Castilla-La Mancha	0.29%	0.36%	
Castilla-Leon	0.02%	0.03%	
Catalonia	0.76%	0.77%	
Ceuta	0.02%	0.03%	
Extremadura	0.02%	0.01%	
Galicia		0.01%	
La Rioja	0.83%	0.83%	
Madrid	6.75%	7.40%	
Murcia	14.10%	13.14%	
Navarra	0.32%	0.43%	
Valencia	64.91%	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	345	90,760.49	33,370.44	0.00	124,130.93	6.65	19,626,469.61	19,750,600.54	35.86	41.89
from > 1 to ≤ 2 months	168	106,592.35	43,577.44	0.00	150,169.79	8.05	10,351,215.97	10,501,385.76	19.07	42.86
from > 2 to ≤ 3 months	194	209,915.20	91,466.01	0.00	301,381.21	16.15	13,655,945.75	13,957,326.96	25.34	46.09
from > 3 to ≤ 6 months	32	57,637.92	30,859.22	0.00	88,497.14	4.74	2,639,951.02	2,728,448.16	4.95	46.18
from > 6 to < 12 months	18	85,520.13	33,298.94	0.00	118,819.07	6.37	1,686,709.65	1,805,528.72	3.28	51.19
from ≥ 12 to < 18 months	12	69,436.64	37,611.31	0.00	107,047.95	5.74	1,148,850.33	1,255,898.28	2.28	61.56
from ≥ 18 to < 24 months	17	117,323.44	59,614.75	0.00	176,938.19	9.48	1,413,539.82	1,590,478.01	2.89	60.90
from ≥ 2 years	43	510,296.24	289,003.03	0.00	799,299.27	42.83	2,689,006.91	3,488,306.18	6.33	49.79
Subtotal	829	1,247,482.41	618,801.14	0.00	1,866,283.55	100.00	53,211,689.06	55,077,972.61	100.00	44.77
<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	829	1,247,482.41	618,801.14	0.00	1,866,283.55		53,211,689.06	55,077,972.61		44.77