

# VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria



## Brief report

Date: 08/31/2012  
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  
Barclays Bank PLC

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Barclays Bank PLC

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	41,687.05 379,143,719.75 41.69%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	0.5910% 10/24/2012 62.961341 Gross 50.998686 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	10/24/2012 "Pass-Through"	AA-sf A3sf	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	0.7710% 10/24/2012 197.033333 Gross 159.597000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	A+ A3sf	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	1.0010% 10/24/2012 255.811111 Gross 207.207000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	BB+sf 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	3.9510% 10/24/2012 1,009.700000 Gross 817.857000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCCRR 2 Csf	CCC- Ca
Total		419,643,719.75	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	6.17	5.47	4.86	4.34	3.92	3.59	3.26	3.00	
		Final Maturity	11.26	10.26	9.26	8.26	7.51	7.00	6.25	5.75	
			Date	10/24/2023	10/24/2022	10/24/2021	10/24/2020	01/24/2020	07/24/2019	10/24/2018	04/24/2018
			Years	6.53	5.80	5.19	4.68	4.24	3.87	3.55	3.27
Series B	With optional redemption *	Average life	11.26	10.26	9.26	8.26	7.51	7.00	6.25	5.75	
		Final Maturity	11.26	10.26	10/24/2021	10/24/2020	01/24/2020	07/24/2019	10/24/2018	04/24/2018	
			Date	10/24/2023	10/24/2022	10/24/2021	10/24/2020	01/24/2020	07/24/2019	10/24/2018	04/24/2018
			Years	17.27	16.26	15.33	14.40	13.46	12.55	11.72	10.95
Series C	With optional redemption *	Average life	11.26	10.26	9.26	8.26	7.51	7.00	6.25	5.75	
		Final Maturity	11.26	10.26	9.26	8.26	7.51	7.00	6.25	5.75	
			Date	10/24/2023	10/24/2022	10/24/2021	10/24/2020	01/24/2020	07/24/2019	10/24/2018	04/24/2018
			Years	21.38	20.53	19.55	18.61	17.72	16.87	16.04	15.22
Series D	With optional redemption *	Average life	11.26	10.26	9.26	8.26	7.51	7.00	6.25	5.75	
		Final Maturity	11.26	10.26	9.26	8.26	7.51	7.00	6.25	5.75	
			Date	10/24/2023	10/24/2022	10/24/2021	10/24/2020	01/24/2020	07/24/2019	10/24/2018	04/24/2018
			Years	27.27	27.27	27.27	27.27	27.27	27.27	27.27	27.27

\* 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	90.35%	379,143,719.75	9.88%	95.74%	4.31%
Series B	5.05%	21,200,000.00	4.71%	2.23%	2.05%
Series C	2.24%	9,400,000.00	2.42%	0.99%	1.05%
Series D	2.36%	9,900,000.00		1.04%	
Issue of Bonds		419,643,719.75			950,000,000.00
Reserve Fund	2.42%	9,900,000.00		1.05%	9,900,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	33,738,280.16	0.451%	
Servicer ppal collect not yet credited	117,689.57		
Servicer ints collect not yet credited	20,124.20		
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	10,320,000.00		
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	7,345	12,241
Principal		
Principal outstanding	407,406,491.31	940,242,690.85
Average loan	55,467.19	76,810.94
Minimum	94.31	3,356.13
Maximum	401,735.39	496,461.58
Interest rate		
Weighted average (wac)	2.56%	3.11%
Minimum	1.50%	1.00%
Maximum	5.34%	5.25%
Final maturity		
Weighted average (WARM) (months)	180	239
Minimum	09/06/2012	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	2.10%	2.05%
1-year EURIBOR/MIBOR (Mortgage Market)	97.85%	97.95%
Mortgage Market: All Institutions	0.03%	0.00%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.36	6.82	0.29	7.77
10.01 - 20%	4.94	15.70	1.93	15.83
20.01 - 30%	9.55	25.28	3.82	25.38
30.01 - 40%	15.55	35.28	6.58	35.62
40.01 - 50%	21.69	45.42	10.97	45.35
50.01 - 60%	28.17	55.03	15.89	55.36
60.01 - 70%	18.64	63.62	22.49	65.47
70.01 - 80%	0.11	75.03	38.04	75.26
Weighted average (WALTV)	46.06		60.76	
Minimum	0.07		2.08	
Maximum	79.88		80.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.33%	0.36%	0.28%	0.30%	0.55%
Annual Percentage Rate (CPR)	3.90%	4.23%	3.36%	3.49%	6.45%

Geographic distribution		
	Current	At constitution date
Andalucia	4.54%	4.64%
Aragon	6.93%	6.24%
Asturias	0.00%	0.00%
Balearic Islands	0.50%	0.41%
Basque Country	0.01%	0.04%
Canary Islands		0.01%
Castilla-La Mancha	0.24%	0.36%
Castilla-Leon	0.02%	0.03%
Catalonia	0.75%	0.77%
Ceuta	0.02%	0.03%
Extremadura	0.02%	0.01%
Galicia	0.02%	0.01%
La Rioja	0.85%	0.83%
Madrid	6.81%	7.40%
Murcia	14.17%	13.14%
Navarra	0.33%	0.43%
Valencia	64.82%	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	298	83,904.51	24,735.97	0.00	108,640.48	5.42	17,038,810.81	17,147,451.29	34.32	41.02
from > 1 to ≤ 2 months	146	81,230.28	32,841.04	0.00	114,071.32	5.69	8,897,205.22	9,011,276.54	18.04	43.28
from > 2 to ≤ 3 months	187	180,959.75	78,821.74	0.00	259,781.49	12.96	11,985,172.52	12,244,954.01	24.51	45.42
from > 3 to ≤ 6 months	17	24,340.17	13,560.44	0.00	37,900.61	1.89	1,036,480.97	1,074,381.58	2.15	45.84
from > 6 to < 12 months	44	160,544.32	75,881.28	0.00	236,425.60	11.80	3,487,496.68	3,723,922.28	7.45	50.29
from ≥ 12 to < 18 months	22	137,220.40	67,581.97	0.00	204,802.37	10.22	1,952,613.89	2,157,416.26	4.32	53.50
from ≥ 18 to < 24 months	11	94,826.27	38,199.93	0.00	133,026.20	6.64	716,459.56	849,485.76	1.70	48.70
from ≥ 2 years	46	593,573.55	315,684.56	0.00	909,258.11	45.37	2,841,565.43	3,750,823.54	7.51	54.68
Subtotal	771	1,356,599.25	647,306.93	0.00	2,003,906.18	100.00	47,955,805.08	49,959,711.26	100.00	44.62
<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	771	1,356,599.25	647,306.93	0.00	2,003,906.18		47,955,805.08	49,959,711.26		44.62