

VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

Brief report

Date: 02/28/2013
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	38,813.17 353,005,781.15 38.81%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	0.3490% 04/24/2013 33.864491 Gross 26.752948 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	04/24/2013 "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	0.5290% 04/24/2013 132.250000 Gross 104.477500 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	BBB+sf Baa2sf	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	0.7590% 04/24/2013 189.750000 Gross 149.902500 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	BB+sf B3sf	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	3.7090% 04/24/2013 927.250000 Gross 732.527500 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCCRR 2 Csf	CCC- Ca
Total		393,505,781.15	950,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
		% Monthly CPR (SMM)									
		% Annual equivalent CPR									
		0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44		
Series A	With optional redemption *	Average life	Years	11/21/2018	03/24/2018	09/12/2017	03/13/2017	10/17/2016	06/24/2016	03/15/2016	12/14/2015
	Final Maturity	Years	Date	10.50	9.50	8.75	7.75	7.00	6.50	6.00	5.50
Series B	With optional redemption *	Average life	Years	07/24/2023	07/24/2022	10/24/2021	10/24/2020	01/24/2020	07/24/2019	01/24/2019	07/24/2018
	Final Maturity	Years	Date	6.22	5.54	4.97	4.49	4.08	3.73	3.43	3.16
Series C	With optional redemption *	Average life	Years	04/12/2019	08/08/2018	01/12/2018	07/20/2017	02/21/2017	10/16/2016	06/27/2016	03/23/2016
	Final Maturity	Years	Date	15.26	14.25	13.25	12.25	11.25	10.50	9.75	9.25
Series D	With optional redemption *	Average life	Years	04/24/2028	04/24/2027	04/24/2026	04/24/2025	04/24/2024	07/24/2023	10/24/2022	04/24/2022
	Final Maturity	Years	Date	10.50	9.50	8.75	7.75	7.00	6.50	6.00	5.50

* 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
Series A	89.71%	353,005,781.15	10.56%	95.74%	909,500,000.00
Series B	5.39%	21,200,000.00	5.03%	2.23%	21,200,000.00
Series C	2.39%	9,400,000.00	2.58%	0.99%	9,400,000.00
Series D	2.52%	9,900,000.00		1.04%	9,900,000.00
Issue of Bonds		393,505,781.15			950,000,000.00
Reserve Fund	2.58%	9,900,000.00		1.05%	9,900,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	37,043,704.69	0.204%	
Servicer ppal collect not yet credited	319,221.17		
Servicer ints collect not yet credited	47,641.73		
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	11,590,000.00		
Securities		0.00	

* Credit Support Amount in favour of the Fund

VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

Brief report

Date: 02/28/2013
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
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)

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	7,077	12,241	
Principal			
Principal outstanding	380,520,398.69	940,242,690.85	
Average loan	53,768.60	76,810.94	
Minimum	16.69	3,356.13	
Maximum	392,373.93	496,461.58	
Interest rate			
Weighted average (wac)	2.05%	3.11%	
Minimum	1.05%	1.00%	
Maximum	5.25%	5.25%	
Final maturity			
Weighted average (WARM) (months)	176	239	
Minimum	03/01/2013	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	2.00%	2.05%	
1-year EURIBOR/MIBOR (Mortgage Market)	97.96%	97.95%	
Mortgage Market: All Institutions	0.03%	0.00%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.45	6.83	0.29	7.77
10.01 - 20%	5.36	15.75	1.93	15.83
20.01 - 30%	10.51	25.35	3.82	25.38
30.01 - 40%	16.40	35.28	6.58	35.62
40.01 - 50%	23.39	45.41	10.97	45.35
50.01 - 60%	28.21	55.05	15.89	55.36
60.01 - 70%	14.59	63.17	22.49	65.47
70.01 - 80%	0.08	71.95	38.04	75.26
Weighted average (WALTV)	44.82		60.76	
Minimum	0.01		2.08	
Maximum	73.55		80.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.41%	0.57%	0.47%	0.38%	0.55%
Annual Percentage Rate (CPR)	4.76%	6.63%	5.50%	4.44%	6.38%

Geographic distribution		
	Current	At constitution date
Andalucia	4.44%	4.64%
Aragon	6.62%	6.24%
Asturias	0.00%	0.00%
Balearic Islands	0.50%	0.41%
Basque Country	0.00%	0.04%
Canary Islands		0.01%
Castilla-La Mancha	0.22%	0.36%
Castilla-Leon	0.02%	0.03%
Catalonia	0.75%	0.77%
Ceuta	0.01%	0.03%
Extremadura		0.01%
Galicia		0.01%
La Rioja	0.82%	0.83%
Madrid	6.59%	7.40%
Murcia	14.27%	13.14%
Navarra	0.32%	0.43%
Valencia	65.43%	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	315	103,033.24	24,336.94	0.00	127,370.18	5.84	16,769,580.75	16,896,950.93	38.73	38.54
from > 1 to ≤ 2 months	116	86,088.73	25,343.00	0.00	111,431.73	5.11	7,297,891.12	7,409,322.85	16.98	39.71
from > 2 to ≤ 3 months	103	107,175.54	39,388.12	0.00	146,563.66	6.72	6,672,465.11	6,819,028.77	15.63	46.14
from > 3 to ≤ 6 months	19	49,747.12	15,506.34	0.00	65,253.46	2.99	1,341,840.53	1,407,093.99	3.23	37.31
from > 6 to < 12 months	30	83,639.29	46,696.10	0.00	130,335.39	5.97	2,306,908.65	2,437,244.04	5.59	55.44
from ≥ 12 to < 18 months	36	239,810.62	101,568.77	0.00	341,379.39	15.64	2,929,263.20	3,270,642.59	7.50	52.22
from ≥ 18 to < 24 months	15	138,656.21	64,018.33	0.00	202,674.54	9.29	1,362,991.70	1,565,666.24	3.59	53.46
from ≥ 2 years	49	715,943.32	341,232.26	0.00	1,057,175.58	48.45	2,762,006.49	3,819,182.07	8.75	51.71
Subtotal	683	1,524,094.07	658,089.86	0.00	2,182,183.93	100.00	41,442,947.55	43,625,131.48	100.00	42.76
<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	683	1,524,094.07	658,089.86	0.00	2,182,183.93		41,442,947.55	43,625,131.48		42.76

Additional information