

VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

Brief report

Date: 04/30/2013
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	37,371.20 339,891,064.00 37.37%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	0.3480% 07/24/2013 32.874199 Gross 25.970617 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	07/24/2013 "Pass-Through"	AA-sf Baa1sf	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	0.5280% 07/24/2013 133.466667 Gross 105.438667 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	BBB+sf Baa3sf	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	0.7580% 07/24/2013 191.605556 Gross 151.368389 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	BB+sf Caa2sf	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	3.7080% 07/24/2013 937.300000 Gross 740.467000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCCRR 2 Csf	CCC- Ca
Total		380,391,064.00	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	5.76	5.10	4.52	4.06	3.71	3.34	3.06	2.81
		Final Maturity	Years	10.25	9.25	8.25	7.51	7.01	6.25	5.76	5.25
		Date	07/24/2023	07/24/2022	07/24/2021	10/24/2020	04/24/2020	07/24/2019	01/24/2019	07/24/2018	
	Without optional redemption *	Average life	Years	6.15	5.48	4.91	4.43	4.02	3.67	3.37	3.11
	Final Maturity	Years	15.01	10/14/2018	13.01	12.01	11.01	10.25	9.51	9.01	
	Date	04/24/2028	04/24/2027	04/24/2026	04/24/2025	04/24/2024	07/24/2023	10/24/2022	04/24/2022		
Series B	With optional redemption *	Average life	Years	10.25	9.25	8.25	7.51	7.01	6.25	5.76	5.25
		Final Maturity	Years	10.25	9.25	8.25	7.51	7.01	6.25	5.76	5.25
		Date	07/24/2023	07/24/2022	07/24/2021	10/24/2020	04/24/2020	07/24/2019	01/24/2019	07/24/2018	
	Without optional redemption *	Average life	Years	16.32	15.36	14.47	13.57	12.68	11.83	11.05	10.33
	Final Maturity	Years	08/13/2029	08/28/2028	10/09/2027	11/16/2026	12/26/2025	02/18/2025	05/08/2024	08/19/2023	
	Date	10/24/2031	07/24/2030	07/24/2029	10/24/2028	01/24/2028	04/24/2027	04/24/2026	07/24/2025		
Series C	With optional redemption *	Average life	Years	10.25	9.25	8.25	7.51	7.01	6.25	5.76	5.25
		Final Maturity	Years	10.25	9.25	8.25	7.51	7.01	6.25	5.76	5.25
		Date	07/24/2023	07/24/2022	07/24/2021	10/24/2020	04/24/2020	07/24/2019	01/24/2019	07/24/2018	
	Without optional redemption *	Average life	Years	20.55	19.68	18.73	17.81	16.95	16.14	15.34	14.56
	Final Maturity	Years	11/06/2033	12/23/2032	01/10/2032	02/10/2031	04/03/2030	06/08/2029	08/21/2028	11/09/2027	
	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	10.25	9.25	8.25	7.51	7.01	6.25	5.76	5.25
		Final Maturity	Years	10.25	9.25	8.25	7.51	7.01	6.25	5.76	5.25
		Date	07/24/2023	07/24/2022	07/24/2021	10/24/2020	04/24/2020	07/24/2019	01/24/2019	07/24/2018	
	Without optional redemption *	Average life	Years	26.52	26.52	26.52	26.52	26.52	26.52	26.52	26.52
	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	
	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	89.35%	339,891,064.00	10.54%	95.74%	909,500,000.00
Series B	5.57%	21,200,000.00	4.82%	2.23%	21,200,000.00
Series C	2.47%	9,400,000.00	2.28%	0.99%	9,400,000.00
Series D	2.60%	9,900,000.00		1.04%	9,900,000.00
Issue of Bonds		380,391,064.00			950,000,000.00
Reserve Fund	2.28%	8,443,453.39		1.05%	9,900,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	27,868,866.93	0.208%	
Servicer ppal collect not yet credited	335,102.04		
Servicer ints collect not yet credited	28,147.92		
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		9,210,000.00	
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	6,996	12,241
Principal		
Principal outstanding	373,620,859.60	940,242,690.85
Average loan	53,404.93	76,810.94
Minimum	20.67	3,356.13
Maximum	389,181.29	496,461.58
Interest rate		
Weighted average (wac)	1.85%	3.11%
Minimum	1.05%	1.00%
Maximum	5.25%	5.25%
Final maturity		
Weighted average (WARM) (months)	174	239
Minimum	05/05/2013	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)	97.95%	97.95%
Mortgage Market: All Institutions	0.04%	0.00%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.46	6.82	0.29	7.77
10.01 - 20%	5.56	15.79	1.93	15.83
20.01 - 30%	10.69	25.36	3.82	25.38
30.01 - 40%	16.64	35.23	6.58	35.62
40.01 - 50%	24.22	45.43	10.97	45.35
50.01 - 60%	28.10	55.11	15.89	55.36
60.01 - 70%	13.26	63.08	22.49	65.47
70.01 - 80%	0.06	72.12	38.04	75.26
Weighted average (WALTV)	44.45		60.76	
Minimum	0.02		2.08	
Maximum	73.29		80.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.21%	0.31%	0.46%	0.39%	0.54%
Annual Percentage Rate (CPR)	2.48%	3.65%	5.43%	4.60%	6.31%

Geographic distribution		
	Current	At constitution date
Andalucia	4.46%	4.64%
Aragon	6.65%	6.24%
Asturias	0.00%	0.00%
Balearic Islands	0.50%	0.41%
Basque Country	0.00%	0.04%
Canary Islands	0.01%	0.01%
Castilla-La Mancha	0.23%	0.36%
Castilla-Leon	0.02%	0.03%
Catalonia	0.76%	0.77%
Ceuta	0.01%	0.03%
Extremadura	0.01%	0.01%
Galicia	0.01%	0.01%
La Rioja	0.82%	0.83%
Madrid	6.53%	7.40%
Murcia	14.24%	13.14%
Navarra	0.29%	0.43%
Valencia	65.47%	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	268	82,758.11	17,162.96	0.00	99,921.07	4.41	14,038,795.09	14,138,716.16	34.48	37.38
from > 1 to ≤ 2 months	118	79,485.39	18,672.25	0.00	98,157.64	4.33	6,649,183.82	6,747,341.46	16.45	40.73
from > 2 to ≤ 3 months	100	112,506.60	35,433.80	0.00	147,940.40	6.53	6,665,676.97	6,813,617.37	16.61	42.86
from > 3 to ≤ 6 months	24	32,837.96	12,322.78	0.00	45,160.74	1.99	1,350,991.32	1,396,152.06	3.40	48.00
from > 6 to < 12 months	35	127,831.05	55,821.28	0.00	183,652.33	8.11	2,768,888.76	2,952,341.09	7.20	47.24
from ≥ 12 to < 18 months	32	208,546.30	81,172.75	0.00	289,719.05	12.79	2,350,724.21	2,640,443.26	6.44	49.29
from ≥ 18 to < 24 months	25	244,514.24	112,084.27	0.00	356,598.51	15.74	2,352,192.66	2,708,791.17	6.61	56.59
from ≥ 2 years	47	713,704.25	330,885.70	0.00	1,044,589.95	46.10	2,567,864.85	3,612,454.80	8.81	51.87
Subtotal	649	1,602,183.90	663,555.79	0.00	2,265,739.69	100.00	38,744,117.68	41,009,857.37	100.00	42.47
<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	649	1,602,183.90	663,555.79	0.00	2,265,739.69		38,744,117.68	41,009,857.37		42.47