

# VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

## Brief report

Date: 09/30/2013  
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		Interest type	Interest Rate	Redemption		Rating
				(Bond Unit / Series Total / %Factor)				Final maturity (legal)	Next	
				Current	Original	Reference rate and margin	Next coupon			Current
						Payment Date				Original
Series A	ES0382745000	12/12/2005	9,095	36,245.77 329,655,278.15 36.25%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	0.3610% 10/24/2013 33.438736 Gross 26.416601 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	10/24/2013 "Pass-Through"	AA-sf Baa1sf 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	0.5410% 10/24/2013 138.255656 Gross 109.221889 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	BBB+sf Baa3sf A+
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	0.7710% 10/24/2013 197.033333 Gross 155.656333 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	BB+sf Caa2sf 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	3.7210% 10/24/2013 950.922222 Gross 751.228555 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCCRR 2 Csf CCC- Ca
Total				370,155,278.15	950,000,000.00					

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series	Option	Type	Date	% 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	5.62	5.00	4.50	4.06	3.68	3.38	3.11	2.86
		Final Maturity	Years	10.01	9.01	8.26	7.51	6.76	6.25	5.75	5.25
			Date	03/07/2019	07/22/2018	01/21/2018	08/15/2017	03/26/2017	12/07/2016	08/31/2016	06/03/2016
	Without optional redemption *	Average life	Years	6.02	5.39	4.86	4.41	4.02	3.69	3.41	3.16
		Final Maturity	Years	14.51	12/11/2018	13.76	12/18/2017	11.76	11.01	10.26	9.51
			Date	07/24/2023	07/24/2022	10/24/2021	01/24/2021	04/24/2020	10/24/2019	04/24/2019	10/24/2018
Series B	With optional redemption *	Average life	Years	10.01	9.01	8.26	7.51	6.76	6.25	5.75	5.25
		Final Maturity	Years	10.01	9.01	8.26	7.51	6.76	6.25	5.75	5.25
			Date	07/24/2023	07/24/2022	10/24/2021	01/24/2021	04/24/2020	10/24/2019	04/24/2019	10/24/2018
	Without optional redemption *	Average life	Years	16.01	15.08	14.22	13.36	12.50	11.68	10.92	10.22
		Final Maturity	Years	18.26	17.01	16.01	15.26	14.51	13.76	13.01	12.26
			Date	10/24/2031	07/24/2030	07/24/2029	10/24/2028	01/24/2028	04/24/2027	07/24/2026	10/24/2025
Series C	With optional redemption *	Average life	Years	10.01	9.01	8.26	7.51	6.76	6.25	5.75	5.25
		Final Maturity	Years	10.01	9.01	8.26	7.51	6.76	6.25	5.75	5.25
			Date	07/24/2023	07/24/2022	10/24/2021	01/24/2021	04/24/2020	10/24/2019	04/24/2019	10/24/2018
	Without optional redemption *	Average life	Years	20.25	19.39	18.46	17.57	16.74	15.94	15.17	14.41
		Final Maturity	Years	25.27	26.27	26.27	26.27	26.27	26.27	26.27	26.27
			Date	10/17/2033	12/09/2032	01/04/2032	02/13/2031	04/15/2030	06/28/2029	09/19/2028	12/19/2027
Series D	With optional redemption *	Average life	Years	10.01	9.01	8.26	7.51	6.76	6.25	5.75	5.25
		Final Maturity	Years	10.01	9.01	8.26	7.51	6.76	6.25	5.75	5.25
			Date	07/24/2023	07/24/2022	10/24/2021	01/24/2021	04/24/2020	10/24/2019	04/24/2019	10/24/2018
	Without optional redemption *	Average life	Years	26.27	26.27	26.27	26.27	26.27	26.27	26.27	26.27
		Final Maturity	Years	26.27	26.27	26.27	26.27	26.27	26.27	26.27	26.27
			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	
Series A	89.06%	329,655,278.15	11.06%	95.74%	909,500,000.00	4.31%
Series B	5.73%	21,200,000.00	5.18%	2.23%	21,200,000.00	2.05%
Series C	2.54%	9,400,000.00	2.57%	0.99%	9,400,000.00	1.05%
Series D	2.67%	9,900,000.00		1.04%	9,900,000.00	
Issue of Bonds		370,155,278.15			950,000,000.00	
Reserve Fund	2.57%	9,246,407.83		1.05%	9,900,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	36,836,528.71	0.221%	
Servicer ppal collect not yet credited	137,116.20		
Servicer ints collect not yet credited	21,328.54		
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	10,440,000.00		
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	6,811	12,241
Principal		
Principal outstanding	357,055,194.52	940,242,690.85
Average loan	52,423.31	76,810.94
Minimum	71.49	3,356.13
Maximum	381,159.79	496,461.58
Interest rate		
Weighted average (wac)	1.61%	3.11%
Minimum	0.97%	1.00%
Maximum	5.25%	5.25%
Final maturity		
Weighted average (WARM) (months)	171	239
Minimum	10/05/2013	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%	1.52	6.79	0.29	7.77
10.01 - 20%	6.01	15.78	1.93	15.83
20.01 - 30%	11.59	25.42	3.82	25.38
30.01 - 40%	16.84	35.26	6.58	35.62
40.01 - 50%	25.47	45.25	10.97	45.35
50.01 - 60%	28.58	55.07	15.89	55.36
60.01 - 70%	9.95	62.94	22.49	65.47
70.01 - 80%	0.04	71.73	38.04	75.26
Weighted average (WALTV)	43.49		60.76	
Minimum	0.03		2.08	
Maximum	72.49		80.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.22%	0.24%	0.25%	0.36%	0.53%
Annual Percentage Rate (CPR)	2.59%	2.87%	2.92%	4.25%	6.14%

Geographic distribution		
	Current	At constitution date
Andalucia	4.48%	4.64%
Aragon	6.73%	6.24%
Asturias	0.00%	0.00%
Balearic Islands	0.51%	0.41%
Basque Country	0.00%	0.04%
Canary Islands		0.01%
Castilla-La Mancha	0.23%	0.36%
Castilla-Leon	0.02%	0.03%
Catalonia	0.77%	0.77%
Ceuta	0.01%	0.03%
Extremadura		0.01%
Galicia		0.01%
La Rioja	0.84%	0.83%
Madrid	6.57%	7.40%
Murcia	14.21%	13.14%
Navarra	0.29%	0.43%
Valencia	65.34%	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	233	68,139.00	11,098.48	0.00	79,237.48	3.82	11,486,911.96	11,566,149.44	35.42	35.95
from > 1 to ≤ 2 months	67	38,925.40	6,574.77	0.00	45,500.17	2.20	3,739,354.53	3,784,854.70	11.59	33.21
from > 2 to ≤ 3 months	38	46,245.72	9,940.31	0.00	56,186.03	2.71	2,619,011.92	2,675,197.95	8.19	44.75
from > 3 to ≤ 6 months	39	62,413.42	17,387.30	0.00	79,800.72	3.85	2,501,422.69	2,581,223.41	7.91	44.17
from > 6 to < 12 months	36	106,411.79	29,569.26	0.00	135,981.05	6.56	2,071,850.98	2,207,832.03	6.76	44.72
from ≥ 12 to < 18 months	30	190,393.65	78,750.78	0.00	269,144.43	12.99	2,554,479.77	2,823,624.20	8.65	49.11
from ≥ 18 to < 24 months	33	296,083.61	109,601.07	0.00	405,684.68	19.58	2,391,594.85	2,797,279.53	8.57	50.79
from ≥ 2 years	43	668,925.90	331,279.70	0.00	1,000,205.60	48.28	3,213,610.38	4,213,815.98	12.91	59.56
Subtotal	519	1,477,538.49	594,201.67	0.00	2,071,740.16	100.00	30,578,237.08	32,649,977.24	100.00	41.51
<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	519	1,477,538.49	594,201.67	0.00	2,071,740.16		30,578,237.08	32,649,977.24		41.51

#### Additional information