

VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

Brief report

Date: 03/31/2014
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)

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 Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0382745000	12/12/2005 9,095	33,778.96 307,219,641.20	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	0.4410% 04/24/2014 37.241303 Gross 29.420629 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	04/24/2014 "Pass-Through"	AA-sf Baa1sf	AAA Aaa
Series B ES0382745018	12/12/2005 212	100,000.00 21,200,000.00	100,000.00 21,200,000.00	Floating 3-M Euribor+0.320% 24.Jan/Apr/Jul/Oct	0.6210% 04/24/2014 155.250000 Gross 122.647500 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	BBB+sf Ba3sf	A+ A1
Series C ES0382745026	12/12/2005 94	100,000.00 9,400,000.00	100,000.00 9,400,000.00	Floating 3-M Euribor+0.550% 24.Jan/Apr/Jul/Oct	0.8510% 04/24/2014 212.750000 Gross 168.072500 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 ES0382745034	12/12/2005 99	100,000.00 9,900,000.00	100,000.00 9,900,000.00	Floating 3-M Euribor+3.500% 24.Jan/Apr/Jul/Oct	3.8010% 04/24/2014 950.250000 Gross 750.697500 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCC Csf	CCC- Ca
Total		347,719,641.20	950,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)									
				0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
Series A	With optional redemption *	Average life	Years	4.97	4.45	4.00	3.61	3.26	2.99	2.79	2.57		
			Date	01/11/2019	07/05/2018	01/22/2018	09/02/2017	04/28/2017	01/20/2017	11/07/2016	08/20/2016		
		Final Maturity	Years	9.25	8.50	7.75	7.01	6.25	5.75	5.50	5.00		
			Date	04/24/2023	07/24/2022	10/24/2021	01/24/2021	04/24/2020	10/24/2019	07/24/2019	01/24/2019		
		Without optional redemption *	Average life	Years	5.24	4.69	4.22	3.83	3.50	3.21	2.96	2.75	
				Date	04/21/2019	09/30/2018	04/14/2018	11/22/2017	07/23/2017	04/09/2017	01/09/2017	10/22/2016	
	Final Maturity		Years	12.76	11.76	10.76	10.01	9.25	8.50	8.01	7.50		
			Date	10/24/2026	10/24/2025	10/24/2024	01/24/2024	04/24/2023	07/24/2022	01/24/2022	07/24/2021		
	Series B		With optional redemption *	Average life	Years	9.25	8.50	7.75	7.01	6.25	5.75	5.50	
					Date	04/24/2023	07/24/2022	10/24/2021	01/24/2021	04/24/2020	10/24/2019	07/24/2019	01/24/2019
		Final Maturity	Years	9.25	8.50	7.75	7.01	6.25	5.75	5.50	5.00		
			Date	04/24/2023	07/24/2022	10/24/2021	01/24/2021	04/24/2020	10/24/2019	07/24/2019	01/24/2019		
Without optional redemption *		Average life	Years	13.81	12.91	11.98	11.08	10.27	9.56	8.91			
			Date	11/12/2027	12/17/2026	01/12/2026	02/19/2025	04/30/2024	08/13/2023	12/18/2022	05/16/2022		
	Final Maturity	Years	14.76	14.01	13.25	12.25	11.50	10.76	10.01	9.25			
		Date	10/24/2028	01/24/2028	04/24/2027	04/24/2026	07/24/2025	10/24/2024	01/24/2024	04/24/2023			
Series C	With optional redemption *	Average life	Years	9.25	8.50	7.75	7.01	6.25	5.75	5.50			
			Date	04/24/2023	07/24/2022	10/24/2021	01/24/2021	04/24/2020	10/24/2019	07/24/2019	01/24/2019		
	Final Maturity	Years	9.25	8.50	7.75	7.01	6.25	5.75	5.50	5.00			
		Date	04/24/2023	07/24/2022	10/24/2021	01/24/2021	04/24/2020	10/24/2019	07/24/2019	01/24/2019			
	Without optional redemption *	Average life	Years	15.54	14.70	13.90	13.09	12.26	11.45	10.69			
			Date	08/03/2029	10/03/2028	12/17/2027	02/24/2027	04/25/2026	07/03/2025	10/01/2024	01/29/2024		
Final Maturity		Years	16.26	15.51	14.76	14.01	13.01	12.25	11.50	10.76			
		Date	04/24/2030	07/24/2029	10/24/2028	01/24/2028	04/24/2027	04/24/2026	07/24/2025	10/24/2024			
Series D	With optional redemption *	Average life	Years	9.25	8.50	7.75	7.01	6.25	5.75	5.50			
			Date	04/24/2023	07/24/2022	10/24/2021	01/24/2021	04/24/2020	10/24/2019	07/24/2019	01/24/2019		
	Final Maturity	Years	9.25	8.50	7.75	7.01	6.25	5.75	5.50	5.00			
		Date	04/24/2023	07/24/2022	10/24/2021	01/24/2021	04/24/2020	10/24/2019	07/24/2019	01/24/2019			
	Without optional redemption *	Average life	Years	16.26	15.51	14.76	14.01	13.01	12.25	11.50			
			Date	04/24/2030	07/24/2029	10/24/2028	01/24/2028	04/24/2027	04/24/2026	07/24/2025	10/24/2024		
Final Maturity		Years	16.26	15.51	14.76	14.01	13.01	12.25	11.50	10.76			
		Date	04/24/2030	07/24/2029	10/24/2028	01/24/2028	04/24/2027	04/24/2026	07/24/2025	10/24/2024			

* 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	88.35%	307,219,641.20	11.42%	95.74%	909,500,000.00
Series B	6.10%	21,200,000.00	5.15%	2.23%	21,200,000.00
Series C	2.70%	9,400,000.00	2.37%	0.99%	9,400,000.00
Series D	2.85%	9,900,000.00	1.04%		9,900,000.00
Issue of Bonds		347,719,641.20			950,000,000.00
Reserve Fund	2.37%	7,989,694.62	1.05%		9,900,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	37,398,264.39	0.300%	
Servicer ppal collect not yet credited	72,755.38		
Servicer ints collect not yet credited	8,364.45		
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	12,160,000.00		
Securities		0.00	

* Credit Support Amount in favour of the Fund

VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

Brief report

Date: 03/31/2014
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	6,595	12,241	
Principal			
Principal outstanding	335,931,760.49	940,242,690.85	
Average loan	50,937.34	76,810.94	
Minimum	111.05	3,356.13	
Maximum	371,001.30	496,461.58	
Interest rate			
Weighted average (wac)	1.57%	3.11%	
Minimum	0.97%	1.00%	
Maximum	5.25%	5.25%	
Final maturity			
Weighted average (WARM) (months)	166	239	
Minimum	04/05/2014	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	1.98%	2.05%	
1-year EURIBOR/MIBOR (Mortgage Market)	97.97%	97.95%	
Mortgage Market: All Institutions	0.04%	0.00%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.57	6.73	0.29	7.77
10.01 - 20%	6.60	15.67	1.93	15.83
20.01 - 30%	12.46	25.35	3.82	25.38
30.01 - 40%	17.72	35.31	6.58	35.62
40.01 - 50%	26.89	45.08	10.97	45.35
50.01 - 60%	26.70	54.71	15.89	55.36
60.01 - 70%	8.05	62.28	22.49	65.47
70.01 - 80%	0.02	71.48	38.04	75.26
Weighted average (WALTV)	42.31		60.76	
Minimum	0.06		2.08	
Maximum	71.48		80.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month mort. (SMM)	0.18%	0.30%	0.33%	0.29%	0.51%
Annual Percentage Rate (CPR)	2.10%	3.53%	3.85%	3.39%	6.00%

Geographic distribution		
	Current	At constitution date
Andalucia	4.53%	4.64%
Aragon	6.87%	6.24%
Asturias		0.00%
Balearic Islands	0.52%	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	0.78%	0.77%
Ceuta	0.01%	0.03%
Extremadura		0.01%
Galicia		0.01%
La Rioja	0.85%	0.83%
Madrid	6.39%	7.40%
Murcia	14.25%	13.14%
Navarra	0.30%	0.43%
Valencia	65.24%	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	133	42,262.31	7,350.93	0.00	49,613.24	2.19	6,594,917.90	6,644,531.14	25.96
from > 1 to ≤ 2 months	50	34,369.72	6,393.70	0.00	40,763.42	1.80	2,684,561.61	2,725,325.03	10.65
from > 2 to ≤ 3 months	35	34,022.35	5,499.98	0.00	39,522.33	1.74	1,533,345.54	1,572,867.87	6.14
from > 3 to ≤ 6 months	29	65,171.81	12,007.87	0.00	77,179.68	3.40	2,236,784.25	2,313,963.93	9.04
from > 6 to < 12 months	32	87,963.32	27,307.17	0.00	115,270.49	5.08	1,791,657.49	1,906,927.98	7.45
from ≥ 12 to < 18 months	21	127,226.13	38,476.67	0.00	165,702.80	7.31	1,561,631.49	1,727,334.29	6.75
from ≥ 18 to < 24 months	25	199,359.26	89,125.37	0.00	288,484.63	12.72	2,086,412.62	2,374,897.25	9.28
from ≥ 2 years	69	1,055,279.95	436,160.35	0.00	1,491,440.30	65.76	4,842,709.19	6,334,149.49	24.74
Subtotal	394	1,645,654.85	622,322.04	0.00	2,267,976.89	100.00	23,332,020.09	25,599,996.98	100.00
<i>Doubt debts (subjectives)</i>									
	0	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
Total	394	1,645,654.85	622,322.04	0.00	2,267,976.89		23,332,020.09	25,599,996.98	43.39