

# VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

## Brief report

Date: 04/30/2014  
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	32,676.47 297,192,494.65 32.68%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	0.4690% 07/24/2014 38.738863 Gross 30.603702 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	07/24/2014 "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	0.6490% 07/24/2014 164,052778 Gross 129.601695 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	0.8790% 07/24/2014 222.191667 Gross 175.531417 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	3.8290% 07/24/2014 967.886111 Gross 764.630028 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCC Csf	CCC- Ca
Total		337,692,494.65	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	5.11	4.56	4.09	3.67	3.35	3.06	2.80	2.56
		Final Maturity	Years	9.01	8.25	7.51	6.76	6.25	5.76	5.25	4.76
			Date	06/02/2019	11/14/2018	05/25/2018	12/23/2017	08/27/2017	05/14/2017	02/08/2017	11/15/2016
			Date	04/24/2023	07/24/2022	10/24/2021	01/24/2021	07/24/2020	01/24/2020	07/24/2019	01/24/2019
Series B	Without optional redemption *	Average life	Years	5.50	4.91	4.41	3.99	3.63	3.32	3.05	2.82
		Final Maturity	Years	13.26	12.26	11.26	10.51	9.76	9.01	8.51	7.76
			Date	10/20/2019	03/19/2019	09/19/2018	04/19/2018	12/09/2017	08/18/2017	05/12/2017	02/16/2017
			Date	07/24/2027	07/24/2026	07/24/2025	10/24/2024	01/24/2024	04/24/2023	10/24/2022	01/24/2022
Series C	With optional redemption *	Average life	Years	9.01	8.25	7.51	6.76	6.25	5.76	5.25	4.76
		Final Maturity	Years	9.01	8.25	7.51	6.76	6.25	5.76	5.25	4.76
			Date	04/24/2023	07/24/2022	10/24/2021	01/24/2021	07/24/2020	01/24/2020	07/24/2019	01/24/2019
			Date	04/24/2023	07/24/2022	10/24/2021	01/24/2021	07/24/2020	01/24/2020	07/24/2019	01/24/2019
Series D	Without optional redemption *	Average life	Years	14.36	13.52	12.66	11.79	10.95	10.19	9.50	8.88
		Final Maturity	Years	15.76	14.76	14.01	13.26	12.51	11.76	11.01	10.26
			Date	08/30/2028	10/26/2027	12/17/2026	02/01/2026	04/04/2025	06/29/2024	10/22/2023	03/08/2023
			Date	01/24/2030	01/24/2029	04/24/2028	07/24/2027	10/24/2026	01/24/2026	04/24/2025	07/24/2024
Series C	With optional redemption *	Average life	Years	9.01	8.25	7.51	6.76	6.25	5.76	5.25	4.76
		Final Maturity	Years	9.01	8.25	7.51	6.76	6.25	5.76	5.25	4.76
			Date	04/24/2023	07/24/2022	10/24/2021	01/24/2021	07/24/2020	01/24/2020	07/24/2019	01/24/2019
			Date	04/24/2023	07/24/2022	10/24/2021	01/24/2021	07/24/2020	01/24/2020	07/24/2019	01/24/2019
Series D	Without optional redemption *	Average life	Years	17.09	16.02	15.10	14.31	13.56	12.80	12.05	11.31
		Final Maturity	Years	18.77	17.76	16.51	15.51	14.76	14.01	13.51	12.76
			Date	05/22/2031	04/26/2030	05/25/2029	08/11/2028	11/10/2027	02/07/2027	05/07/2026	08/13/2025
			Date	01/24/2033	01/24/2032	10/24/2030	10/24/2029	01/24/2029	04/24/2028	10/24/2027	01/24/2027
Series D	With optional redemption *	Average life	Years	9.01	8.25	7.51	6.76	6.25	5.76	5.25	4.76
		Final Maturity	Years	9.01	8.25	7.51	6.76	6.25	5.76	5.25	4.76
			Date	04/24/2023	07/24/2022	10/24/2021	01/24/2021	07/24/2020	01/24/2020	07/24/2019	01/24/2019
			Date	04/24/2023	07/24/2022	10/24/2021	01/24/2021	07/24/2020	01/24/2020	07/24/2019	01/24/2019
Series D	Without optional redemption *	Average life	Years	18.77	17.76	16.51	15.51	14.76	14.01	13.51	12.76
		Final Maturity	Years	18.77	17.76	16.51	15.51	14.76	14.01	13.51	12.76
			Date	01/24/2033	01/24/2032	10/24/2030	10/24/2029	01/24/2029	04/24/2028	10/24/2027	01/24/2027
			Date	01/24/2033	01/24/2032	10/24/2030	10/24/2029	01/24/2029	04/24/2028	10/24/2027	01/24/2027

\* 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	88.01%	297,192,494.65	11.71%	95.74%	909,500,000.00	4.31%
Series B	6.28%	21,200,000.00	5.24%	2.23%	21,200,000.00	2.05%
Series C	2.78%	9,400,000.00	2.38%	0.99%	9,400,000.00	1.05%
Series D	2.93%	9,900,000.00		1.04%	9,900,000.00	
Issue of Bonds		337,692,494.65			950,000,000.00	
Reserve Fund	2.38%	7,786,746.80		1.05%	9,900,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	27,475,887.34	0.327%	
Servicer ppal collect not yet credited	226,011.57		
Servicer ints collect not yet credited	20,929.41		
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		9,820,000.00	
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	6,554	12,241
Principal		
Principal outstanding	332,894,921.94	940,242,690.85
Average loan	50,792.63	76,810.94
Minimum	42.43	3,356.13
Maximum	369,302.41	496,461.58
Interest rate		
Weighted average (wac)	1.56%	3.11%
Minimum	0.58%	1.00%
Maximum	5.25%	5.25%
Final maturity		
Weighted average (WARM) (months)	166	239
Minimum	05/01/2014	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%	1.60	6.75	0.29	7.77
10.01 - 20%	6.66	15.64	1.93	15.83
20.01 - 30%	12.62	25.35	3.82	25.38
30.01 - 40%	18.08	35.40	6.58	35.62
40.01 - 50%	26.90	45.12	10.97	45.35
50.01 - 60%	26.27	54.65	15.89	55.36
60.01 - 70%	7.85	62.13	22.49	65.47
70.01 - 80%	0.02	71.31	38.04	75.26
Weighted average (WALTV)	42.14		60.76	
Minimum	0.02		2.08	
Maximum	71.31		80.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.22%	0.29%	0.31%	0.29%	0.51%
Annual Percentage Rate (CPR)	2.56%	3.40%	3.70%	3.39%	5.97%

Geographic distribution		
	Current	At constitution date
Andalucia	4.54%	4.64%
Aragon	6.90%	6.24%
Asturias	0.00%	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	0.79%	0.77%
Ceuta	0.01%	0.03%
Extremadura		0.01%
Galicia		0.01%
La Rioja	0.85%	0.83%
Madrid	6.41%	7.40%
Murcia	14.24%	13.14%
Navarra	0.30%	0.43%
Valencia	65.18%	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	139	44,745.25	6,683.14	0.00	51,428.39	2.21	6,979,377.37	7,030,805.76	26.57	36.66
from > 1 to ≤ 2 months	57	37,029.36	6,287.73	0.00	43,317.09	1.86	2,856,228.83	2,899,545.92	10.96	34.88
from > 2 to ≤ 3 months	35	37,635.40	7,997.73	0.00	45,633.13	1.96	2,125,735.36	2,171,368.49	8.20	39.34
from > 3 to ≤ 6 months	33	59,478.03	10,159.31	0.00	69,637.34	3.00	1,706,454.71	1,776,092.05	6.71	40.62
from > 6 to < 12 months	30	97,341.19	30,681.82	0.00	128,023.01	5.51	2,060,143.59	2,188,166.60	8.27	47.03
from ≥ 12 to < 18 months	21	126,990.41	38,360.36	0.00	165,350.77	7.12	1,520,656.66	1,686,007.43	6.37	52.54
from ≥ 18 to < 24 months	23	176,018.12	78,633.46	0.00	254,651.58	10.96	1,827,760.61	2,082,412.19	7.87	59.16
from ≥ 2 years	72	1,110,212.07	454,881.88	0.00	1,565,093.95	67.37	5,066,605.94	6,631,699.89	25.06	54.89
Subtotal	410	1,689,449.83	633,685.43	0.00	2,323,135.26	100.00	24,142,963.07	26,466,098.33	100.00	43.50
<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	410	1,689,449.83	633,685.43	0.00	2,323,135.26		24,142,963.07	26,466,098.33		43.50