

# VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria



## Brief report

Date: 06/30/2014  
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  
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Market  
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Start-up Loan  
Banco de Valencia

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Fund Auditors  
Deloitte (ejercicios 2009 a actual)  
Ernst & Young (hasta ejercicio 2008)

### Issued securities: Mortgage-Backed Bonds

Bonds Issue									
Series	ISIN Code	Issue date	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	32,676.47	100,000.00	Floating	0.4690%	01/24/2043	07/24/2014	AA-sf
		9,095	297,192,494.65	909,500,000.00	3-M Euribor+0.140%	38.738863 Gross	Quarterly	"Pass-Through"	Baa1sf
			32.68%		24.Jan/Apr/Jul/Oct	30.603702 Net	24.Jan/Apr/Jul/Oct		Aaa
Series B	ES0382745018	12/12/2005	100,000.00	100,000.00	Floating	0.6490%	01/24/2043	To be determined	BBB+sf
		212	21,200,000.00	21,200,000.00	3-M Euribor+0.320%	164.052778 Gross	Quarterly	"Pass-Through"	Ba3sf
			100.00%		24.Jan/Apr/Jul/Oct	129.601695 Net	24.Jan/Apr/Jul/Oct	Pro rata	A+
								deferred start /	A1
								Secutorial	
Series C	ES0382745026	12/12/2005	100,000.00	100,000.00	Floating	0.8790%	01/24/2043	To be determined	BB+sf
		94	9,400,000.00	9,400,000.00	3-M Euribor+0.550%	222.191667 Gross	Quarterly	"Pass-Through"	Caa2sf
			100.00%		24.Jan/Apr/Jul/Oct	175.531417 Net	24.Jan/Apr/Jul/Oct	Pro rata	Baa3
								deferred start /	
								Secutorial	
Series D	ES0382745034	12/12/2005	100,000.00	100,000.00	Floating	3.8290%	01/24/2043	To be determined	CCC-
		99	9,900,000.00	9,900,000.00	3-M Euribor+3.500%	967.886111 Gross	Quarterly	Due to Cash	Csf
			100.00%		24.Jan/Apr/Jul/Oct	764.630028 Net	24.Jan/Apr/Jul/Oct	Reserve reduction	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)												
Series	Option	Average life	Years	% 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	5.07	4.50	4.05	3.65	3.35	3.07	2.82	2.60	
		Final Maturity	Years	9.25	8.25	7.51	6.76	6.25	5.76	5.25	4.76	
			Date	07/24/2023	07/24/2022	10/24/2021	01/24/2021	07/24/2020	01/24/2020	07/24/2019	01/24/2019	
	Without optional redemption *	Average life	Years	5.46	4.90	4.43	4.03	3.68	3.39	3.13	2.91	
		Final Maturity	Years	10/06/2019	03/17/2019	09/26/2018	05/02/2018	12/28/2017	09/12/2017	06/10/2017	03/20/2017	
			Date	01/24/2028	01/24/2027	04/24/2026	04/24/2025	07/24/2024	10/24/2023	01/24/2023	07/24/2022	
Series B	With optional redemption *	Average life	Years	9.25	8.25	7.51	6.76	6.25	5.76	5.25	4.76	
		Final Maturity	Years	07/24/2023	07/24/2022	10/24/2021	01/24/2021	07/24/2020	01/24/2020	07/24/2019	01/24/2019	
			Date	07/24/2023	07/24/2022	10/24/2021	01/24/2021	07/24/2020	01/24/2020	07/24/2019	01/24/2019	
	Without optional redemption *	Average life	Years	15.10	14.23	13.41	12.58	11.77	11.00	10.29	9.64	
		Final Maturity	Years	05/27/2029	07/12/2028	09/16/2027	11/20/2026	01/28/2026	04/21/2025	08/05/2024	12/10/2023	
			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	9.25	8.25	7.51	6.76	6.25	5.76	5.25	4.76	
		Final Maturity	Years	07/23/2023	07/24/2022	10/23/2021	01/24/2021	07/24/2020	01/24/2020	07/24/2019	01/23/2019	
			Date	07/24/2023	07/24/2022	10/24/2021	01/24/2021	07/24/2020	01/24/2020	07/24/2019	01/24/2019	
	Without optional redemption *	Average life	Years	19.41	18.57	17.67	16.82	16.02	15.26	14.52	13.80	
		Final Maturity	Years	09/17/2033	11/13/2032	12/22/2031	02/13/2031	04/27/2030	07/23/2029	10/27/2028	02/08/2028	
			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	9.25	8.25	7.51	6.76	6.25	5.76	5.25	4.76	
		Final Maturity	Years	07/24/2023	07/24/2022	10/24/2021	01/24/2021	07/24/2020	01/24/2020	07/24/2019	01/24/2019	
			Date	07/24/2023	07/24/2022	10/24/2021	01/24/2021	07/24/2020	01/24/2020	07/24/2019	01/24/2019	
	Without optional redemption *	Average life	Years	25.52	25.52	25.52	25.52	25.52	25.52	25.52	25.52	
		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 securitized assets is less than 10 per 100 of the initial outstanding balance.  
Hypothesis of delinquency and default assumptions of the securitized 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
Series B	6.28%	21,200,000.00	5.24%	2.23%	21,200,000.00
Series C	2.78%	9,400,000.00	2.38%	0.99%	9,400,000.00
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	33,885,074.29	0.327%	
Servicer ppal collect not yet credited	155,829.65		
Servicer ints collect not yet credited	19,623.14		
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		9,310,000.00	
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	6,487	12,241
Principal		
Principal outstanding	326,677,769.11	940,242,690.85
Average loan	50,358.84	76,810.94
Minimum	52.01	3,356.13
Maximum	365,899.64	496,461.58
Interest rate		
Weighted average (wac)	1.57%	3.11%
Minimum	0.58%	1.00%
Maximum	5.25%	5.25%
Final maturity		
Weighted average (WARM) (months)	165	239
Minimum	07/02/2014	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)	97.98%	97.95%
Mortgage Market: All Institutions	0.04%	0.00%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.64	6.76	0.29	7.77
10.01 - 20%	6.94	15.64	1.93	15.83
20.01 - 30%	12.47	25.29	3.82	25.38
30.01 - 40%	18.76	35.35	6.58	35.62
40.01 - 50%	27.33	45.06	10.97	45.35
50.01 - 60%	25.46	54.54	15.89	55.36
60.01 - 70%	7.37	61.85	22.49	65.47
70.01 - 80%	0.02	70.97	38.04	75.26
Weighted average (WALTV)	41.76		60.76	
Minimum	0.05		2.08	
Maximum	70.97		80.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.20%	0.24%	0.27%	0.28%	0.51%
Annual Percentage Rate (CPR)	2.42%	2.83%	3.17%	3.35%	5.91%

Geographic distribution		
	Current	At constitution date
Andalucia	4.55%	4.64%
Aragon	6.89%	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	6.44%	7.40%
Murcia	14.23%	13.14%
Navarra	0.30%	0.43%
Valencia	65.15%	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	40,437.56	5,783.63	0.00	46,221.19	1.90	6,210,000.23	6,256,221.42	25.07	32.87
from > 1 to ≤ 2 months	42	27,820.48	4,816.80	0.00	32,637.28	1.34	2,153,761.66	2,186,398.94	8.76	37.25
from > 2 to ≤ 3 months	30	28,281.10	5,614.50	0.00	33,895.60	1.40	1,588,124.49	1,622,020.09	6.50	36.92
from > 3 to ≤ 6 months	33	60,600.58	13,847.82	0.00	74,448.40	3.06	2,050,490.80	2,124,939.20	8.51	42.05
from > 6 to < 12 months	22	66,686.56	15,791.88	0.00	82,478.44	3.39	1,373,611.85	1,456,090.29	5.83	46.98
from ≥ 12 to < 18 months	31	184,290.39	56,563.08	0.00	240,853.47	9.91	2,223,597.59	2,464,451.06	9.88	51.23
from ≥ 18 to < 24 months	18	145,196.72	63,347.38	0.00	208,544.10	8.58	1,461,542.47	1,670,086.57	6.69	59.32
from ≥ 2 years	78	1,221,897.01	488,436.22	0.00	1,710,333.23	70.40	5,465,922.10	7,176,255.33	28.76	55.57
Subtotal	387	1,775,210.40	654,201.31	0.00	2,429,411.71	100.00	22,527,051.19	24,956,462.90	100.00	43.04
<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	387	1,775,210.40	654,201.31	0.00	2,429,411.71		22,527,051.19	24,956,462.90		43.04