

# VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

## Brief report

Date: 12/31/2014  
Currency: EUR

Date of constitution  
12/07/2005

VAT Reg. no.  
V84530526

Management Company  
Europa de Titulización, S.G.F.T

Originator  
CaixaBank

Servicer  
CaixaBank

Lead Managers  
Bankia  
Deutsche Bank

Bond Underwriters and Placement  
Agents

Bankia  
Deutsche Bank  
Dexia  
Fortis Bank

Bond Paying Agent  
Barclays Bank PLC

Market  
AIAP Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Barclays Bank PLC

Start-up Loan  
CaixaBank

Swap  
CaixaBank

Assets Custodian  
CaixaBank

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 ES0382745000	12/12/2005 9,095	30,575.42 278,083,444.90 30.58%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	0.2240% 01/26/2015 17.883223 Gross 14.306578 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	01/26/2015 "Pass-Through"	AA+sf A1sf	AAA 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	0.4040% 01/26/2015 105.488889 Gross 84.391111 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	A-sf Ba1sf	A+ A1
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	0.6340% 01/26/2015 165.544444 Gross 132.435555 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	BB+sf B3sf	BBB+ 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	3.5840% 01/26/2015 935.822222 Gross 748.657778 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCC Csf	CCC- Ca
Total		318,583,444.90	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	0,25	0,34	0,42	0,51	0,60	0,69	0,78
				% Annual equivalent CPR							
				2,00	3,00	4,00	5,00	6,00	7,00	8,00	9,00
Series A	With optional redemption *	Average life	Years	4.95	4.71	4.44	4.23	3.99	3.81	3.64	3.49
		Final Maturity	Years	8.50	8.26	7.75	7.50	7.01	6.75	6.50	6.26
			Date	04/24/2023	01/24/2023	07/24/2022	04/24/2022	10/24/2021	07/24/2021	04/24/2021	01/24/2021
	Without optional redemption *	Average life	Years	5.43	5.15	4.89	4.65	4.42	4.22	4.03	3.85
Final Maturity		Years	13.26	12/15/2019	09/11/2019	06/15/2019	03/26/2019	01/11/2019	11/02/2018	08/30/2018	
		Date	01/24/2028	07/24/2027	04/24/2027	10/24/2026	04/24/2026	10/24/2025	07/24/2025	01/24/2025	
Series B	With optional redemption *	Average life	Years	8.50	8.26	7.75	7.50	7.01	6.75	6.50	6.26
		Final Maturity	Years	04/24/2023	01/24/2023	07/24/2022	04/24/2022	10/24/2021	07/24/2021	04/24/2021	01/24/2021
			Date	04/24/2023	01/24/2023	07/24/2022	04/24/2022	10/24/2021	07/24/2021	04/24/2021	01/24/2021
	Without optional redemption *	Average life	Years	14.62	14.19	13.78	13.38	12.99	12.61	12.22	11.83
Final Maturity		Years	06/03/2029	12/28/2028	08/01/2028	03/09/2028	10/19/2027	05/30/2027	01/07/2027	08/18/2026	
		Date	10/24/2031	01/24/2031	07/24/2030	01/24/2030	07/24/2029	04/24/2029	10/24/2028	07/24/2028	
Series C	With optional redemption *	Average life	Years	8.50	8.26	7.75	7.50	7.01	6.75	6.50	6.26
		Final Maturity	Years	04/24/2023	01/23/2023	07/23/2022	04/24/2022	10/24/2021	07/24/2021	04/24/2021	01/24/2021
			Date	04/24/2023	01/24/2023	07/24/2022	04/24/2022	10/24/2021	07/24/2021	04/24/2021	01/24/2021
	Without optional redemption *	Average life	Years	18.90	18.51	18.09	17.66	17.22	16.80	16.40	16.00
Final Maturity		Years	09/13/2033	04/23/2033	11/21/2032	06/15/2032	01/10/2032	08/09/2031	03/14/2031	10/20/2030	
		Date	25.02	25.02	25.02	25.02	25.02	25.02	25.02	25.02	
Series D	With optional redemption *	Average life	Years	8.50	8.26	7.75	7.50	7.01	6.75	6.50	6.26
		Final Maturity	Years	04/24/2023	01/24/2023	07/24/2022	04/24/2022	10/24/2021	07/24/2021	04/24/2021	01/24/2021
			Date	04/24/2023	01/24/2023	07/24/2022	04/24/2022	10/24/2021	07/24/2021	04/24/2021	01/24/2021
	Without optional redemption *	Average life	Years	25.02	25.02	25.02	25.02	25.02	25.02	25.02	25.02
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	87.29%	278,083,444.90	12.43%	95.74%	909,500,000.00
Series B	6.65%	21,200,000.00	5.56%	2.23%	21,200,000.00
Series C	2.95%	9,400,000.00	2.52%	0.99%	9,400,000.00
Series D	3.11%	9,900,000.00		1.04%	9,900,000.00
Issue of Bonds		318,583,444.90			950,000,000.00
Reserve Fund	2.52%	7,778,146.56		1.05%	9,900,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	34,092,419.31	0.081%	
Servicer ppal collect not yet credited	207,678.56		
Servicer ints collect not yet credited	6,997.53		
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	8,570,000.00		
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	6,296	12,241
Principal		
Principal outstanding	307,316,736.66	940,242,690.85
Average loan	48,811.43	76,810.94
Minimum	41.54	3,356.13
Maximum	355,635.85	496,461.58
Interest rate		
Weighted average (wac)	1.54%	3.11%
Minimum	0.34%	1.00%
Maximum	5.25%	5.25%
Final maturity		
Weighted average (WARM) (months)	160	239
Minimum	01/01/2015	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	1.94%	2.05%
1-year EURIBOR/MIBOR (Mortgage Market)	98.01%	97.95%
Mortgage Market: All Institutions	0.04%	0.00%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.86	6.95	0.29	7.77
10.01 - 20%	7.48	15.59	1.93	15.83
20.01 - 30%	13.35	25.29	3.82	25.38
30.01 - 40%	20.32	35.46	6.58	35.62
40.01 - 50%	27.80	44.94	10.97	45.35
50.01 - 60%	24.16	54.29	15.89	55.36
60.01 - 70%	5.01	61.22	22.49	65.47
70.01 - 80%			38.04	75.26
Weighted average (WALTV)	40.56		60.76	
Minimum	0.02		2.08	
Maximum	69.92		80.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.50%	0.42%	0.31%	0.29%	0.50%
Annual Percentage Rate (CPR)	5.87%	4.97%	3.61%	3.39%	5.78%

Geographic distribution		
	Current	At constitution date
Andalucia	4.56%	4.64%
Aragon	6.90%	6.24%
Asturias	0.00%	0.00%
Balearic Islands	0.53%	0.41%
Basque Country	0.00%	0.04%
Canary Islands		0.01%
Castilla-La Mancha	0.21%	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	0.86%	0.83%
Madrid	6.54%	7.40%
Murcia	14.24%	13.14%
Navarra	0.26%	0.43%
Valencia	65.07%	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	76	23,690.99	3,231.28	0.00	26,922.27	0.99	3,461,985.96	3,488,908.23	17.04	33.61
from > 1 to ≤ 2 months	31	23,682.74	4,462.36	0.00	28,145.10	1.04	1,837,614.80	1,865,759.90	9.11	36.75
from > 2 to ≤ 3 months	20	17,429.99	3,231.96	0.00	20,661.95	0.76	950,186.27	970,848.22	4.74	33.18
from > 3 to ≤ 6 months	28	55,337.82	8,516.29	0.00	63,854.11	2.36	1,351,862.91	1,415,717.02	6.91	34.13
from > 6 to < 12 months	24	86,095.81	18,962.09	0.00	105,057.90	3.88	1,393,624.83	1,498,682.73	7.32	38.78
from ≥ 12 to < 18 months	12	61,597.26	12,646.63	0.00	74,243.89	2.74	650,273.01	724,516.90	3.54	42.46
from ≥ 18 to < 24 months	26	222,512.83	66,511.47	0.00	289,024.30	10.67	1,853,689.54	2,142,713.84	10.47	51.20
from ≥ 24 to < 36 months	88	1,527,516.87	574,338.56	0.00	2,101,855.43	77.57	6,265,776.85	8,367,632.28	40.87	56.14
Subtotal	305	2,017,864.31	691,900.64	0.00	2,709,764.95	100.00	17,765,014.17	20,474,779.12	100.00	43.38
<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	305	2,017,864.31	691,900.64	0.00	2,709,764.95		17,765,014.17	20,474,779.12		43.38