

# VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

## Brief report

Date: 10/31/2017  
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  
Société Générale

Market  
AIAF 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	18,591.46 169,089,328.70 18.59%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	0.0000% 01/24/2018 0.000000 Gross 0.000000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	01/24/2018 "Pass-Through"	AA+sf Aa2sf	AAA Aaa
Series B ES0382745018	12/12/2005 212	39,764.46 8,430,065.52 39.76%	100,000.00 21,200,000.00	Floating 3-M Euribor+0.320% 24.Jan/Apr/Jul/Oct	0.0000% 01/24/2018 0.000000 Gross 0.000000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	A+sf A3sf	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	0.2210% 01/24/2018 56.477778 Gross 45.747000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	BBBsf Ba2sf	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	3.1710% 01/24/2018 810.366667 Gross 656.397000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCC Csf	CCC- Ca
Total		196,819,394.22	950,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series	Optionality	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	3.41	3.23	3.05	2.88	2.71	2.67	2.51	2.35
		Final Maturity	Years	4.75	4.50	4.25	4.00	3.75	3.75	3.50	3.25
			Date	07/24/2022	04/24/2022	01/24/2022	10/24/2021	07/24/2021	07/24/2021	04/24/2021	01/24/2021
	Without optional redemption *	Average life	Years	4.86	4.65	4.45	4.26	4.09	3.93	3.77	3.63
Final Maturity		Years	13.01	12.51	12.26	11.76	11.51	11.26	11.01	10.76	
		Date	10/24/2030	04/24/2030	01/24/2030	07/24/2029	04/24/2029	01/24/2029	10/24/2028	07/24/2028	
Series B	With optional redemption *	Average life	Years	3.48	3.29	3.12	2.94	2.77	2.72	2.56	2.40
		Final Maturity	Years	4.75	4.50	4.25	4.00	3.75	3.75	3.50	3.25
			Date	07/24/2022	04/24/2022	01/24/2022	10/24/2021	07/24/2021	07/24/2021	04/24/2021	01/24/2021
	Without optional redemption *	Average life	Years	5.29	5.06	4.86	4.67	4.48	4.31	4.16	4.00
Final Maturity		Years	13.26	12.76	12.26	12.01	11.51	11.26	11.01	10.76	
		Date	01/24/2031	07/24/2030	01/24/2030	10/24/2029	04/24/2029	01/24/2029	10/24/2028	07/24/2028	
Series C	With optional redemption *	Average life	Years	4.75	4.50	4.25	4.00	3.75	3.75	3.50	3.25
		Final Maturity	Years	4.75	4.50	4.25	4.00	3.75	3.75	3.50	3.25
			Date	07/24/2022	04/24/2022	01/24/2022	10/24/2021	07/24/2021	07/24/2021	04/24/2021	01/24/2021
	Without optional redemption *	Average life	Years	15.49	15.13	14.76	14.40	14.04	13.69	13.36	13.03
Final Maturity		Years	22.01	22.01	22.01	22.01	22.01	22.01	22.01	22.01	
		Date	04/16/2033	12/06/2032	07/24/2032	03/13/2032	11/04/2031	06/30/2031	02/28/2031	11/01/2030	
Series D	With optional redemption *	Average life	Years	4.75	4.50	4.25	4.00	3.75	3.75	3.50	3.25
		Final Maturity	Years	4.75	4.50	4.25	4.00	3.75	3.75	3.50	3.25
			Date	07/24/2022	04/24/2022	01/24/2022	10/24/2021	07/24/2021	07/24/2021	04/24/2021	01/24/2021
	Without optional redemption *	Average life	Years	22.01	22.01	22.01	22.01	22.01	22.01	22.01	22.01
Final Maturity		Years	22.01	22.01	22.01	22.01	22.01	22.01	22.01	22.01	
		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	85.91%	169,089,328.70	14.84%	95.74%	909,500,000.00	4.31%
Series B	4.28%	8,430,065.52	10.33%	2.23%	21,200,000.00	2.05%
Series C	4.78%	9,400,000.00	5.30%	0.99%	9,400,000.00	1.05%
Series D	5.03%	9,900,000.00		1.04%	9,900,000.00	
Issue of Bonds		196,819,394.22			950,000,000.00	
Reserve Fund	5.30%	9,900,000.00		1.05%	9,900,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	21,194,580.28	0.0000%	
Servicer ppal collect not yet credited	49,543.96		
Servicer ints collect not yet credited	2,293.91		
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	5,350,000.00		
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	4,939	12,241
Principal		
Principal outstanding	190,252,037.74	940,242,690.85
Average loan	38,520.36	76,810.94
Minimum	140.05	3,356.13
Maximum	295,065.76	496,461.58
Interest rate		
Weighted average (wac)	0.74%	3.11%
Minimum	0.33%	1.00%
Maximum	4.00%	5.25%
Final maturity		
Weighted average (WARM) (months)	135	239
Minimum	11/04/2017	01/04/2007
Maximum	01/05/2040	11/05/2035
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	1.85%	2.05%
1-year EURIBOR/MIBOR (Mortgage Market)	98.10%	97.95%
Mortgage Market: All Institutions	0.05%	0.00%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	3.73	6.58	0.29	7.77
10.01 - 20%	11.19	15.48	1.93	15.83
20.01 - 30%	21.64	25.44	3.82	25.38
30.01 - 40%	27.96	35.26	6.58	35.62
40.01 - 50%	25.45	44.15	10.97	45.35
50.01 - 60%	9.99	52.51	15.89	55.36
60.01 - 70%	0.04	63.08	22.49	65.47
70.01 - 80%			38.04	75.26
Weighted average (WALTV)		33.85		60.76
Minimum		0.16		2.08
Maximum		63.08		80.00

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.09%	0.21%	0.21%	0.43%	0.51%
Annual Percentage Rate (CPR)	1.12%	2.49%	2.53%	5.06%	5.96%

Geographic distribution		
	Current	At constitution date
Andalucía	4.80%	4.64%
Aragón	6.49%	6.24%
Asturias		0.00%
Balearic Islands	0.63%	0.41%
Basque Country	0.00%	0.04%
Canary Islands		0.01%
Castilla-La Mancha	0.22%	0.36%
Castilla-León	0.03%	0.03%
Catalonia	0.74%	0.77%
Ceuta	0.01%	0.03%
Extremadura		0.01%
Galicia		0.01%
La Rioja	0.84%	0.83%
Madrid	6.46%	7.40%
Murcia	14.27%	13.14%
Navarra	0.28%	0.43%
Valencia	65.23%	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	37	9,965.74	597.49	0.00	10,563.23	0.43	966,809.88	977,373.11	9.28
from > 1 to ≤ 2 months	20	13,948.44	790.18	0.00	14,738.62	0.59	863,407.52	878,146.14	8.34
from > 2 to ≤ 3 months	10	9,262.06	896.04	0.00	10,158.10	0.41	392,745.15	402,903.25	3.83
from > 3 to ≤ 6 months	15	21,329.19	1,424.21	0.00	22,753.40	0.92	529,820.30	552,573.70	5.25
from > 6 to < 12 months	12	45,106.50	5,510.31	0.00	50,616.81	2.04	641,731.72	692,348.53	6.57
from ≥ 12 to < 18 months	12	56,319.47	7,981.80	0.00	64,301.27	2.59	543,376.07	607,677.34	5.77
from ≥ 18 to < 24 months	15	100,931.58	11,162.54	0.00	112,094.12	4.52	553,577.80	665,671.92	6.32
from ≥ 2 years	72	1,816,218.20	376,986.34	0.00	2,193,204.54	88.49	3,560,641.00	5,753,845.54	54.64
Subtotal	193	2,073,081.18	405,348.91	0.00	2,478,430.09	100.00	8,052,109.44	10,530,539.53	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	193	2,073,081.18	405,348.91	0.00	2,478,430.09		8,052,109.44	10,530,539.53	38.54

#### Additional information