

VALENCIA HIPOTECARIO 4 Fondo de Titulización de Activos

Brief report

Date: 05/31/2010
Currency: EUR

Date of constitution
12/21/2007

VAT Reg. no.
V85305464

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

Originator
Banco de Valencia

Servicer
Banco de Valencia

Lead Managers
Bancaja
Deutsche Bank

Suscriber
Banco de Valencia

Bond Paying Agent
Bancaja

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Popular Español S.A

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)

Treasury Account Collateral
Bancaja

Issued securities: Residential Mortgages 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	Moody's	
Series A ES0382717009	12/27/2007 8,834	81,126.48 716,671,324.32 81.13%	100,000.00 883,400,000.00	Floating 3-M Euribor+0.400% 20.Jan/Apr/Jul/Oct	1.0440% 07/20/2010 214.092781 Gross 173.415153 Net	04/20/2046 Quarterly 20.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through"	AAA Aaa	AAA Aaa	
Series B ES0382717017	12/27/2007 428	100,000.00 42,800,000.00 100.00%	100,000.00 42,800,000.00	Floating 3-M Euribor+0.700% 20.Jan/Apr/Jul/Oct	1.3440% 07/20/2010 339.733333 Gross 275.184000 Net	04/20/2046 Quarterly 20.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Securitial / Pro rata under certain circumstances	A- Aa3	A Aa3	
Series C ES0382717025	12/27/2007 238	100,000.00 23,800,000.00 100.00%	100,000.00 23,800,000.00	Floating 3-M Euribor+1.100% 20.Jan/Apr/Jul/Oct	1.7440% 07/20/2010 440.844444 Gross 357.084000 Net	04/20/2046 Quarterly 20.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Securitial / Pro rata under certain circumstances	BB Baa3	BBB Baa3	
Series D ES0382717033	12/27/2007 285	100,000.00 28,500,000.00 100.00%	100,000.00 28,500,000.00	Floating 3-M Euribor+4.000% 20.Jan/Apr/Jul/Oct	4.6440% 07/20/2010 1,173.900000 Gross 950.859000 Net	04/20/2046 Quarterly 20.Jan/Apr/Jul/Oct	To Be Determined Due to Cash Reserve reduction	CC/RR4 C	CCC C	
Total		811,771,324.32	978,500,000.00							

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	Final Maturity	% Annual equivalent CPR											
		2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00				
Series A	Final Maturity	Date		05/26/2020	10/07/2018	07/05/2017	07/16/2016	10/11/2015	03/02/2015	09/02/2014	04/06/2014		
		Date		01/20/2032	10/20/2029	07/20/2027	07/20/2025	10/20/2023	04/20/2022	01/20/2021	01/20/2020		
Series B	Final Maturity	Date		06/11/2020	10/19/2018	07/18/2017	07/28/2016	10/24/2015	03/15/2015	09/15/2014	04/18/2014		
		Date		04/20/2034	10/20/2031	07/20/2029	04/20/2027	07/20/2025	01/20/2024	10/20/2022	07/20/2021		
Series B	Final Maturity	Date		01/20/2032	10/20/2029	07/20/2027	07/20/2025	10/20/2023	04/20/2022	01/20/2021	01/20/2020		
		Date		01/20/2032	10/20/2029	07/20/2027	07/20/2025	10/20/2023	04/20/2022	01/20/2021	01/20/2020		
Series C	Final Maturity	Date		01/25/2036	10/31/2033	08/10/2031	07/18/2029	09/02/2027	01/05/2026	07/28/2024	04/24/2023		
		Date		04/20/2038	04/20/2036	04/20/2034	04/20/2032	04/20/2030	07/20/2028	01/20/2027	07/20/2025		
Series D	Final Maturity	Date		01/20/2032	10/20/2029	07/20/2027	07/20/2025	10/20/2023	04/20/2022	01/20/2021	01/20/2020		
		Date		01/20/2032	10/20/2029	07/20/2027	07/20/2025	10/20/2023	04/20/2022	01/20/2021	01/20/2020		
Series D	Final Maturity	Date		04/20/2042	04/20/2042	04/20/2042	04/20/2042	04/20/2042	04/20/2042	04/20/2042	04/20/2042		
		Date		04/20/2042	04/20/2042	04/20/2042	04/20/2042	04/20/2042	04/20/2042	04/20/2042	04/20/2042		

* 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	% CE	% CE		
Series A	88.28%	716,671,324.32	8.58%	90.28%	883,400,000.00	10.01%
Series B	5.27%	42,800,000.00	3.12%	4.37%	42,800,000.00	5.51%
Series C	2.93%	23,800,000.00	0.08%	2.43%	23,800,000.00	3.00%
Series D	3.51%	28,500,000.00	2.91%		28,500,000.00	
Issue of Bonds		811,771,324.32			978,500,000.00	
Reserve Fund	0.08%	623,255.86	3.00%		28,500,000.00	

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	70,109,181.20
Servicer ppal collect not yet credited	41,710.33		
Servicer ints collect not yet credited	19,584.39		
Liabilities	Available	Balance	Interest
Start-up Loan L/T		166,144.51	2.644%
Start-up Loan S/T		94,939.68	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		59,460,000.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

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Bancaja

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	6.306	6.925	
Principal			
Principal outstanding	794.631.426.91	950.017.636.63	
Average loan	126.011.96	137.186.66	
Minimum	790.06	47.033.14	
Maximum	475.516.51	494.595.53	
Interest rate			
Weighted average (wac)	2.23%	5.11%	
Minimum	1.52%	3.72%	
Maximum	5.73%	7.17%	
Final maturity			
Weighted average (WARM) (months)	288	310	
Minimum	07/05/2010	01/05/2009	
Maximum	07/05/2042	07/05/2042	
Index (principal outstanding distribution)			
6-month EURIBOR/MIBOR	0.07%	0.08%	
1-year EURIBOR/MIBOR	0.38%	0.46%	
1-year EURIBOR/MIBOR (Mortgage Market)	99.56%	99.46%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.13	7.55	0.03	8.06
10.01 - 20%	1.30	16.14	0.76	16.88
20.01 - 30%	3.29	25.95	2.27	26.01
30.01 - 40%	5.41	35.57	4.78	35.61
40.01 - 50%	10.32	45.33	7.94	45.67
50.01 - 60%	14.19	55.41	12.60	55.35
60.01 - 70%	19.52	65.31	17.59	65.26
70.01 - 80%	29.41	74.20	37.17	76.29
80.01 - 90%	6.14	85.42	5.33	85.58
90.01 - 100%	10.28	94.42	11.52	96.58
Weighted average (WALTV)	65.07		68.55	
Minimum	0.27		7.75	
Maximum	97.49		100.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.55%	0.31%	0.30%	0.27%	0.36%
Annual Percentage Rate (CPR)	6.40%	3.62%	3.54%	3.23%	4.22%

Geographic distribution		
	Current	At constitution date
Andalucia	4.54%	4.61%
Aragon	5.51%	5.14%
Balearic Islands	3.63%	3.56%
Basque Country	0.05%	0.04%
Canary Islands	0.01%	0.01%
Cantabria	0.01%	0.01%
Castilla-La Mancha	0.77%	0.80%
Castilla-Leon	0.06%	0.06%
Catalonia	4.84%	4.67%
Extremadura	0.06%	0.05%
La Rioja	1.21%	1.09%
Madrid	4.66%	4.99%
Murcia	11.94%	11.50%
Navarra	1.78%	1.66%
Valencia	60.92%	61.81%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Delinquencies										
Up to 1 month	191	61,417.05	32,244.21	0.00	93,661.26	1.59	24,609,430.30	24,703,091.56	15.19	59.92
from > 1 to ≤ 2 months	105	79,141.19	52,801.00	0.00	131,942.19	2.24	14,998,544.83	15,130,487.02	9.31	65.56
from > 2 to ≤ 3 months	142	164,640.70	119,292.49	0.00	283,933.19	4.83	20,972,949.71	21,256,882.90	13.07	65.05
from > 3 to ≤ 6 months	33	57,190.98	49,828.34	0.00	107,019.32	1.82	4,349,488.32	4,456,507.64	2.74	71.25
from > 6 to < 12 months	341	445,330.07	466,752.58	0.00	912,082.65	15.51	48,891,150.49	49,803,233.14	30.63	65.90
from ≥ 12 to < 18 months	121	480,577.72	968,551.20	0.00	1,449,128.92	24.64	18,311,599.42	19,760,728.34	12.15	81.47
from ≥ 18 to < 24 months	118	686,772.98	1,464,913.58	0.00	2,151,686.56	36.59	19,109,536.81	21,261,223.37	13.08	85.02
from ≥ 2 years	33	190,921.25	560,300.68	0.00	751,221.93	12.77	5,462,494.24	6,213,716.17	3.82	87.11
Subtotal	1,084	2,165,991.94	3,714,684.08	0.00	5,880,676.02	100.00	156,705,194.12	162,585,870.14	100.00	69.13
Doubt debts (subjectives)										
	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	1,084	2,165,991.94	3,714,684.08	0.00	5,880,676.02		156,705,194.12	162,585,870.14		69.13