

Brief report

Date: 08/31/2012  
 Currency: EUR

Date of constitution  
 12/17/2008

VAT Reg. no.  
 V85593978

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

Originator  
 Banco de Valencia

Servicer  
 Banco de Valencia

Lead Managers  
 Banca  
 JP Morgan Chase

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

Subordinated Loan  
 Banco de Valencia

Swap  
 JP Morgan Chase

Assets Custodian  
 Banco de Valencia

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

Subscriber  
 Banco de Valencia

Issued securities: Residential Mortgages Backed Bonds

Bonds issue									
Series ISIN Code	Issue date N° 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 ES0382718007	12/22/2008 4,680	76,471.26 357,885,496.80 76.47%	100,000.00 468,000,000.00	Floating 3M Euribor+0.300% 23.Feb/May/Aug/Nov	0.6180% 11/23/2012 120,773610 Gross 97.826624 Net	02/23/2047 Quarterly 23.Feb/May/Aug/Nov	11/23/2012 "Pass-Through"	Asf A3sf	n.c. Aaa
Series B ES0382718015	12/22/2008 50	100,000.00 5,000,000.00 100.00%	100,000.00 5,000,000.00	Floating 3M Euribor+0.600% 23.Feb/May/Aug/Nov	0.9180% 11/23/2012 234.600000 Gross 190.026000 Net	02/23/2047 Quarterly 23.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Ba1sf	Aa1
Series C ES0382718023	12/22/2008 270	100,000.00 27,000,000.00 100.00%	100,000.00 27,000,000.00	Floating 3M Euribor+0.900% 23.Feb/May/Aug/Nov	1.2180% 11/23/2012 311,266667 Gross 252.126000 Net	02/23/2047 Quarterly 23.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Caa2sf	Ba3
Total		389,885,496.80	500,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series	Option	Average life Years	Final Maturity Date	% Monthly CPR (SMM)						% Annual equivalent CPR	
				0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44
Series A	With optional redemption *	Average life	9.87	8.15	6.86	5.88	5.11	4.50	4.01	3.61	
		Final Maturity	07/04/2022	10/15/2020	07/03/2019	07/09/2018	10/02/2017	02/22/2017	08/27/2016	04/03/2016	
		Date	08/23/2034	11/23/2031	08/23/2029	08/23/2027	11/23/2025	05/23/2024	02/23/2023	02/23/2022	
	Without optional redemption *	Average life	9.88	8.17	6.88	5.90	5.13	4.52	4.03	3.63	
		Final Maturity	07/09/2022	10/23/2020	07/10/2019	07/15/2018	10/08/2017	02/28/2017	09/02/2016	04/08/2016	
		Date	11/23/2035	02/23/2033	11/23/2030	11/23/2028	02/23/2027	08/23/2025	02/23/2024	02/23/2023	
Series B	With optional redemption *	Average life	22.01	19.26	17.01	15.01	13.26	11.76	10.51	9.51	
		Final Maturity	08/23/2034	11/23/2031	08/23/2029	08/23/2027	11/23/2025	05/23/2024	02/23/2023	02/23/2022	
		Date	08/23/2034	11/23/2031	08/23/2029	08/23/2027	11/23/2025	05/23/2024	02/23/2023	02/23/2022	
	Without optional redemption *	Average life	23.51	20.98	18.71	16.61	14.77	13.23	11.89	10.75	
		Final Maturity	02/21/2036	08/12/2033	05/05/2031	03/30/2029	05/28/2027	11/12/2025	07/12/2024	05/21/2023	
		Date	05/23/2036	11/23/2033	08/23/2031	08/23/2029	08/23/2027	11/23/2025	02/23/2024	08/23/2023	
Series C	With optional redemption *	Average life	22.01	19.26	17.01	15.01	13.26	11.76	10.51	9.51	
		Final Maturity	08/23/2034	11/23/2031	08/23/2029	08/23/2027	11/23/2025	05/23/2024	02/23/2023	02/23/2022	
		Date	08/23/2034	11/23/2031	08/23/2029	08/23/2027	11/23/2025	05/23/2024	02/23/2023	02/23/2022	
	Without optional redemption *	Average life	25.98	23.96	21.79	19.71	17.79	16.07	14.57	13.25	
		Final Maturity	08/08/2038	08/02/2036	06/02/2034	05/03/2032	06/01/2030	09/15/2028	03/16/2027	11/20/2025	
		Date	02/23/2041	11/23/2039	02/23/2038	05/23/2036	05/23/2034	05/23/2032	11/23/2030	05/23/2029	

\* 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	91.79%	357,885,496.80	13.56%	93.60%	468,000,000.00	10.10%
Series B	1.28%	5,000,000.00	12.28%	1.00%	5,000,000.00	9.10%
Series C	6.93%	27,000,000.00	5.35%	5.40%	27,000,000.00	3.70%
Issue of Bonds		389,885,496.80			500,000,000.00	
Reserve Fund	5.35%	20,873,447.21	3.70%		18,500,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	26,764,014.13	0.345%	
Servicer ppal collect not yet credited	5,825.49		
Servicer ints collect not yet credited	6,023.92		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		35,477,532.00	1.818%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		372,528.86	2.318%
Start-up Loan S/T		0.00	
Swap collateralized amount	Amount	Credited	
Cash		0.00	
Securities		0.00	
CSA *	0.00		

\* Credit Support Amount in favour of the Fund

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	3,361	3,728	
Principal			
Principal outstanding	396,935,585.24	500,101,826.28	
Average loan	118,100.44	134,147.49	
Minimum	1,713.90	1,561.27	
Maximum	445,773.86	496,489.54	
Interest rate			
Weighted average (wac)	2.57%	5.78%	
Minimum	1.57%	4.35%	
Maximum	5.34%	7.39%	
Final maturity			
Weighted average (WARM) (months)	293	331	
Minimum	11/05/2012	07/05/2009	
Maximum	07/05/2043	07/05/2043	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	0.33%	0.34%	
1-year EURIBOR/MIBOR (Mortgage Market)	99.67%	99.65%	

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	0.25	7.16	0.08
10.01 - 20%	0.96	15.81	0.53
20.01 - 30%	3.13	25.99	1.24
30.01 - 40%	6.14	35.28	4.62
40.01 - 50%	10.85	45.43	7.78
50.01 - 60%	14.51	55.23	11.98
60.01 - 70%	26.05	65.36	15.71
70.01 - 80%	22.64	73.22	39.16
80.01 - 90%	9.32	85.19	6.79
90.01 - 100%	6.17	91.63	12.11
Weighted average (WALTV)	63.28		69.82
Minimum	0.78		0.52
Maximum	93.31		99.61

# VALENCIA HIPOTECARIO 5 Fondo de Titulización de Activos

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Suscriber  
Banco de Valencia

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.18%	0.15%	0.17%	0.15%	0.21%
Annual Percentage Rate (CPR)	2.15%	1.78%	1.98%	1.73%	2.52%

Geographic distribution		
	Current	At constitution date
Andalucia	3.08%	3.11%
Aragon	5.38%	5.44%
Asturias	0.03%	0.03%
Balearic Islands	5.82%	5.43%
Basque Country	0.01%	0.02%
Canary Islands	0.01%	0.01%
Castilla-La Mancha	0.77%	0.76%
Castilla-Leon	0.07%	0.07%
Catalonia	2.58%	2.51%
Galicia	0.17%	0.15%
La Rioja	0.66%	0.67%
Madrid	1.90%	2.11%
Murcia	13.08%	13.36%
Navarra	1.19%	1.17%
Valencia	65.25%	65.16%

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	136	36,441.96	22,552.92	0.00	58,994.88	2.39	16,367,504.95	16,426,499.83	21.74	60.56	
from > 1 to ≤ 2 months	104	58,589.16	46,554.89	0.00	105,144.05	4.25	12,114,735.26	12,219,879.31	16.17	57.00	
from > 2 to ≤ 3 months	148	140,975.43	121,525.78	0.00	262,501.21	10.62	18,404,331.93	18,686,833.14	24.70	62.87	
from > 3 to ≤ 6 months	35	64,509.30	64,332.40	0.00	128,841.70	5.21	5,612,854.58	5,741,696.28	7.60	65.32	
from > 6 to < 12 months	53	173,406.88	162,034.05	0.00	335,440.93	13.57	7,208,128.80	7,543,569.73	9.98	70.41	
from ≥ 12 to < 18 months	37	174,319.54	188,224.63	0.00	362,544.17	14.66	5,294,473.30	5,657,017.47	7.49	73.63	
from ≥ 18 to < 24 months	18	133,070.72	114,886.69	0.00	247,957.41	10.03	2,405,890.58	2,653,847.99	3.51	72.47	
from ≥ 2 years	43	485,302.06	485,732.08	0.00	971,034.14	39.27	5,693,228.69	6,664,262.83	8.82	84.60	
Subtotal	574	1,266,615.05	1,205,843.44	0.00	2,472,458.49	100.00	73,101,148.09	75,573,606.58	100.00	64.60	
<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	574	1,266,615.05	1,205,843.44	0.00	2,472,458.49		73,101,148.09	75,573,606.58		64.60	