

# VALENCIA HIPOTECARIO 1 Fondo de Titulización de Activos

## Brief report

**Date:** 11/30/2006  
**Currency:** EUR

**Date of constitution**  
04/23/2004

**VAT Reg. no.**  
G83975060

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

**Originator**  
Banco de Valencia

**Servicer**  
Banco de Valencia

**Lead Managers**  
Bancaja  
JP Morgan

**Bond Paying Agent**  
Bancaja

**Market**  
AIAF Mercado de Renta Fija

**Register of Book Securities**  
Iberclear

**Treasury Account**  
Bancaja

**Subordinated Loan**  
Banco de Valencia

**Start-up Loan**  
Banco de Valencia

**Swap**  
Banco de Valencia

**Swap Collateral**  
Bancaja

**Assets Custodian**  
Banco de Valencia

**Fund Auditors**  
Ernst&Young

### Issued securities: Residential Mortgages Backed Bonds

| Bonds issue              |                        |                                                               |                              |                                                            |                                                                 |                                               |                                                                                  |                           |             |
|--------------------------|------------------------|---------------------------------------------------------------|------------------------------|------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------------|---------------------------|-------------|
| Series<br>ISIN Code      | Issue date<br>Nº bonds | Principal outstanding<br>(Bond Unit / Series Total / %Factor) |                              | Interest type<br>Reference rate and margin<br>Payment Date | Interest Rate<br>Next coupon                                    | Redemption                                    |                                                                                  | Rating<br>Fitch / Moody's |             |
|                          |                        | Current                                                       | Original                     |                                                            |                                                                 | Final maturity (legal)                        | Next                                                                             | Current                   | Original    |
| Series A<br>ES0382744003 | 04/28/2004<br>4,543    | 65,880.06<br>299,293,112.58<br>65.88%                         | 100,000.00<br>454,300,000.00 | Floating<br>3-M Euribor + 0.185%<br>24.Feb/May/Aug/Nov     | 3.7980%<br>02/26/2007<br>653.332555 Gross<br>555.332672 Net     | 02/24/2036<br>Quarterly<br>24.Feb/May/Aug/Nov | 02/26/2007<br>"Pass-Through"                                                     | AAA<br>Aaa                | AAA<br>Aaa  |
| Series B<br>ES0382744011 | 04/28/2004<br>118      | 100,000.00<br>11,800,000.00<br>100.00%                        | 100,000.00<br>11,800,000.00  | Floating<br>3-M Euribor + 0.530%<br>24.Feb/May/Aug/Nov     | 4.1430%<br>02/26/2007<br>1,081.783333 Gross<br>919.515833 Net   | 02/24/2036<br>Quarterly<br>24.Feb/May/Aug/Nov | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secuential | A+<br>A2                  | A+<br>A2    |
| Series C<br>ES0382744029 | 04/28/2004<br>59       | 100,000.00<br>5,900,000.00<br>100.00%                         | 100,000.00<br>5,900,000.00   | Floating<br>3-M Euribor + 1.050%<br>24.Feb/May/Aug/Nov     | 4.6630%<br>02/26/2007<br>1,217.561111 Gross<br>1,034.926944 Net | 02/24/2036<br>Quarterly<br>24.Feb/May/Aug/Nov | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secuential | BBB+<br>Baa               | BBB+<br>Baa |
| Total                    |                        | 316,993,112.58                                                | 472,000,000.00               |                                                            |                                                                 |                                               |                                                                                  |                           |             |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) |                               |                         |       |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------------------|-------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
|                                                                                                                     |                               | % Monthly CPR (SMM)     |       | 0,00       |            | 0,34       |            | 0,51       |            | 0,69       |            | 0,87       |            | 1,06       |            | 1,25       |            | 1,44       |            |
|                                                                                                                     |                               | % Annual equivalent CPR |       | 0,00       |            | 4,00       |            | 6,00       |            | 8,00       |            | 10,00      |            | 12,00      |            | 14,00      |            | 16,00      |            |
| Series A                                                                                                            | With optional redemption *    | Average life            | Years | 7.78       | 6.13       | 5.49       | 4.94       | 4.49       | 4.09       | 3.73       | 3.41       |            |            |            |            |            |            |            |            |
|                                                                                                                     |                               | Final Maturity          | Years | 08/31/2014 | 01/07/2013 | 05/20/2012 | 10/31/2011 | 05/19/2011 | 12/24/2010 | 08/17/2010 | 04/22/2010 |            |            |            |            |            |            |            |            |
|                                                                                                                     |                               |                         | Date  | 14.51      | 12.26      | 11.26      | 10.26      | 9.50       | 8.75       | 8.01       | 7.26       |            |            |            |            |            |            |            |            |
|                                                                                                                     |                               |                         | Date  | 05/24/2021 | 02/24/2019 | 02/24/2018 | 02/24/2017 | 05/24/2016 | 08/24/2015 | 11/24/2014 | 02/24/2014 |            |            |            |            |            |            |            |            |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 8.21       | 6.60       | 5.96       | 5.42       | 4.95       | 4.53       | 4.18       | 3.86       |            |            |            |            |            |            |            |            |
|                                                                                                                     |                               | Final Maturity          | Years | 02/04/2015 | 06/27/2013 | 11/08/2012 | 04/23/2012 | 11/03/2011 | 06/06/2011 | 01/26/2011 | 10/02/2010 |            |            |            |            |            |            |            |            |
| Series B                                                                                                            | With optional redemption *    | Average life            | Years | 9.88       | 7.87       | 7.08       | 6.37       | 5.79       | 5.29       | 4.82       | 4.42       |            |            |            |            |            |            |            |            |
|                                                                                                                     |                               | Final Maturity          | Years | 10/09/2016 | 10/06/2014 | 12/19/2013 | 04/04/2013 | 09/05/2012 | 03/06/2012 | 09/19/2011 | 04/23/2011 |            |            |            |            |            |            |            |            |
|                                                                                                                     |                               |                         | Date  | 14.51      | 12.26      | 11.26      | 10.26      | 9.50       | 8.75       | 8.01       | 7.26       |            |            |            |            |            |            |            |            |
|                                                                                                                     |                               |                         | Date  | 05/24/2021 | 02/24/2019 | 02/24/2018 | 02/24/2017 | 05/24/2016 | 08/24/2015 | 11/24/2014 | 02/24/2014 |            |            |            |            |            |            |            |            |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 10.47      | 8.51       | 7.72       | 7.02       | 6.42       | 5.93       | 5.43       | 5.03       |            |            |            |            |            |            |            |            |
|                                                                                                                     |                               | Final Maturity          | Years | 05/13/2017 | 05/28/2015 | 08/13/2014 | 11/30/2013 | 04/23/2013 | 10/15/2012 | 04/27/2012 | 12/02/2011 |            |            |            |            |            |            |            |            |
| Series C                                                                                                            | With optional redemption *    | Average life            | Years | 9.88       | 7.87       | 7.08       | 6.37       | 5.79       | 5.29       | 4.82       | 4.42       |            |            |            |            |            |            |            |            |
|                                                                                                                     |                               | Final Maturity          | Years | 10/09/2016 | 10/06/2014 | 12/19/2013 | 04/04/2013 | 09/05/2012 | 03/06/2012 | 09/19/2011 | 04/23/2011 |            |            |            |            |            |            |            |            |
|                                                                                                                     |                               |                         | Date  | 14.51      | 12.26      | 11.26      | 10.26      | 9.50       | 8.75       | 8.01       | 7.26       |            |            |            |            |            |            |            |            |
|                                                                                                                     |                               |                         | Date  | 05/24/2021 | 02/24/2019 | 02/24/2018 | 02/24/2017 | 05/24/2016 | 08/24/2015 | 11/24/2014 | 02/24/2014 |            |            |            |            |            |            |            |            |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 10.47      | 8.51       | 7.72       | 7.02       | 6.42       | 5.93       | 5.43       | 5.03       |            |            |            |            |            |            |            |            |
|                                                                                                                     |                               | Final Maturity          | Years | 05/13/2017 | 05/28/2015 | 08/13/2014 | 11/30/2013 | 04/23/2013 | 10/15/2012 | 04/27/2012 | 12/02/2011 |            |            |            |            |            |            |            |            |
|                                                                                                                     |                               |                         | Date  | 05/24/2033 | 05/24/2033 | 05/24/2033 | 05/24/2033 | 05/24/2033 | 05/24/2033 | 05/24/2033 | 05/24/2033 | 05/24/2033 | 05/24/2033 | 05/24/2033 | 05/24/2033 | 05/24/2033 | 05/24/2033 | 05/24/2033 | 05/24/2033 |

\* 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                | 94.42% | 299,293,112.58 | 7.59% | 96.25%        | 454,300,000.00 | 5.10% |  |
| Series B                | 3.72%  | 11,800,000.00  | 3.87% | 2.50%         | 11,800,000.00  | 2.80% |  |
| Series C                | 1.86%  | 5,900,000.00   | 2.01% | 1.25%         | 5,900,000.00   | 1.35% |  |
| Issue of Bonds          |        | 316,993,112.58 |       |               | 472,000,000.00 |       |  |
| Reserve Fund            | 2.01%  | 6,372,000.00   |       | 1.35%         | 6,372,000.00   |       |  |

| Other financial operations (current)   |  |              |          |
|----------------------------------------|--|--------------|----------|
| Assets                                 |  | Balance      | Interest |
| Treasury Account                       |  | 7,276,346.89 | 3.573%   |
| Servicer ppal collect not yet credited |  | 983,066.26   |          |
| Servicer ints collect not yet credited |  | 281,053.57   |          |
| Liabilities                            |  | Available    | Balance  |
| Subordinated Loan                      |  | 6,372,000.00 | 8.613%   |
| Start-up Loan                          |  | 483,674.43   | 5.613%   |

### Collateral: Residential mortgage loans

| General                                    |  |                |                      |
|--------------------------------------------|--|----------------|----------------------|
|                                            |  | Current        | At constitution date |
| Count                                      |  | 6,736          | 8,531                |
| Principal                                  |  |                |                      |
| Principal outstanding                      |  | 315,239,836.41 | 472,014,960.65       |
| Average loan                               |  | 46,799.26      | 55,329.38            |
| Minimum                                    |  | 18.34          | 15,204.47            |
| Maximum                                    |  | 275,313.41     | 294,287.37           |
| Interest rate                              |  |                |                      |
| Weighted average (wac)                     |  | 4.07%          | 3.35%                |
| Minimum                                    |  | 2.72%          | 2.08%                |
| Maximum                                    |  | 6.25%          | 6.50%                |
| Final maturity                             |  |                |                      |
| Weighted average (WARM) (months)           |  | 176            | 201                  |
| Minimum                                    |  | 12/04/2006     | 05/28/2004           |
| Maximum                                    |  | 03/06/2033     | 03/06/2033           |
| Index (principal outstanding distribution) |  |                |                      |
| 3-month EURIBOR/MIBOR                      |  | 0.01%          | 0.00%                |
| 6-month EURIBOR/MIBOR                      |  | 0.00%          | 0.00%                |
| 1-year EURIBOR/MIBOR                       |  | 22.35%         | 18.17%               |
| 1-year EURIBOR/MIBOR (Mortgage Market)     |  | 62.83%         | 66.44%               |
| Mortgage Market: Banks                     |  | 1.32%          | 0.01%                |
| Mortgage Market: All Institutions          |  | 13.49%         | 15.38%               |

| LTV Distribution        |  |         |                      |       |
|-------------------------|--|---------|----------------------|-------|
|                         |  | Current | At constitution date |       |
|                         |  | % Pool  | % LTV                | % LTV |
| 0.01 - 10%              |  | 0.48    | 7.39                 | 8.04  |
| 10.01 - 20%             |  | 3.20    | 16.00                | 16.55 |
| 20.01 - 30%             |  | 7.67    | 25.65                | 25.48 |
| 30.01 - 40%             |  | 11.85   | 35.23                | 35.40 |
| 40.01 - 50%             |  | 18.34   | 45.33                | 45.44 |
| 50.01 - 60%             |  | 23.56   | 55.21                | 55.31 |
| 60.01 - 70%             |  | 29.58   | 64.83                | 65.27 |
| 70.01 - 80%             |  | 5.31    | 71.23                | 74.12 |
| Weighted average (WALT) |  | 50.97   |                      | 59.45 |
| Minimum                 |  | 0.02    |                      | 5.82  |
| Maximum                 |  | 73.88   |                      | 79.28 |

#### Additional information

# VALENCIA HIPOTECARIO 1 Fondo de Titulización de Activos

## Brief report

**Date:** 11/30/2006  
**Currency:** EUR

**Date of constitution**  
04/23/2004

**VAT Reg. no.**  
G83975060

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

**Originator**  
Banco de Valencia

**Servicer**  
Banco de Valencia

**Lead Managers**  
Bancaja  
JP Morgan

**Bond Paying Agent**  
Bancaja

**Market**  
AIAF Mercado de Renta Fija

**Register of Book Securities**  
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**Treasury Account**  
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**Subordinated Loan**  
Banco de Valencia

**Start-up Loan**  
Banco de Valencia

**Swap**  
Banco de Valencia

**Swap Collateral**  
Bancaja

**Assets Custodian**  
Banco de Valencia

**Fund Auditors**  
Ernst&Young

| Prepayments                  |               |               |               |                |            |
|------------------------------|---------------|---------------|---------------|----------------|------------|
|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM)    | 0.64%         | 0.62%         | 0.71%         | 0.76%          | 0.78%      |
| Annual Percentage Rate (CPR) | 7.38%         | 7.18%         | 8.21%         | 8.70%          | 8.96%      |

| Geographic distribution |         |                      |
|-------------------------|---------|----------------------|
|                         | Current | At constitution date |
| Andalucia               | 5.38%   | 5.81%                |
| Aragon                  | 3.82%   | 3.32%                |
| Balearic Islands        | 0.00%   | 0.01%                |
| Basque Country          | 0.02%   | 0.03%                |
| Canary Islands          | 0.02%   | 0.01%                |
| Castilla-La Mancha      | 0.19%   | 0.21%                |
| Castilla-Leon           | 0.00%   | 0.01%                |
| Catalonia               | 0.19%   | 0.22%                |
| La Rioja                | 0.38%   | 0.40%                |
| Madrid                  | 6.29%   | 6.59%                |
| Murcia                  | 20.11%  | 20.53%               |
| Navarra                 | 0.54%   | 0.45%                |
| Valencia                | 63.07%  | 62.40%               |

| Current delinquency |        |              |           |       |            |       |                  |               |       |                                |
|---------------------|--------|--------------|-----------|-------|------------|-------|------------------|---------------|-------|--------------------------------|
| Aging               | Assets | Overdue debt |           |       |            |       | Outstanding debt | Total debt    |       | % Total debt / Appraisal Value |
|                     |        | Principal    | Interest  | Other | Total      | %     |                  |               | %     |                                |
| Up to 1 month       | 209    | 54,251.61    | 32,936.48 | 0.00  | 87,188.09  | 44.49 | 10,296,054.65    | 10,383,242.74 | 72.27 | 47.99                          |
| 1 to 2 months       | 42     | 26,015.81    | 15,292.77 | 0.00  | 41,308.58  | 21.08 | 2,465,184.77     | 2,506,493.35  | 17.45 | 51.48                          |
| 2 to 3 months       | 17     | 13,848.26    | 9,380.05  | 0.00  | 23,228.31  | 11.85 | 956,109.40       | 979,337.71    | 6.82  | 56.17                          |
| 3 to 6 months       | 4      | 3,678.26     | 1,738.68  | 0.00  | 5,416.94   | 2.76  | 108,023.41       | 113,440.35    | 0.79  | 56.08                          |
| 6 to 12 months      | 2      | 4,684.09     | 2,950.86  | 0.00  | 7,634.95   | 3.90  | 86,200.51        | 93,835.46     | 0.65  | 66.65                          |
| 12 to 18 months     | 3      | 11,437.39    | 9,604.19  | 0.00  | 21,041.58  | 10.74 | 211,402.32       | 232,443.90    | 1.62  | 65.99                          |
| 18 to 24 months     | 1      | 2,322.15     | 941.49    | 0.00  | 3,263.64   | 1.67  | 12,691.98        | 15,955.62     | 0.11  | 58.98                          |
| Over 2 years        | 1      | 3,038.39     | 3,855.28  | 0.00  | 6,893.67   | 3.52  | 35,557.29        | 42,450.96     | 0.30  | 76.77                          |
| Total               | 279    | 119,275.96   | 76,699.80 | 0.00  | 195,975.76 |       | 14,171,224.33    | 14,367,200.09 |       | 49.50                          |

### Additional information