

VALENCIA HIPOTECARIO 1 Fondo de Titulización de Activos

Brief report

Date: 05/31/2009
Currency: EUR

Date of constitution
04/23/2004

VAT Reg. no.
V83975060

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
Iberclear

Treasury Account
Banco Popular Español S.A

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 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 Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0382744003	04/28/2004 4,543	43,891.58 199,399,447.94 43.89%	100,000.00 454,300,000.00	Floating 3-M Euribor+0.185% 24.Feb/May/Aug/Nov	1.4370% 08/24/2009 159.432507 Gross 130.734656 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	08/24/2009 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0382744011	04/28/2004 118	91,341.95 10,778,350.10 91.34%	100,000.00 11,800,000.00	Floating 3-M Euribor+0.530% 24.Feb/May/Aug/Nov	1.7820% 08/24/2009 411.449814 Gross 337.388847 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	AA- A2	A+ A2
Series C ES0382744029	04/28/2004 59	91,341.95 5,389,175.05 91.34%	100,000.00 5,900,000.00	Floating 3-M Euribor+1.050% 24.Feb/May/Aug/Nov	2.3020% 08/24/2009 531.513732 Gross 435.841260 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	BBB+ Baa	BBB+ Baa
Total		215,566,973.09	472,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
		% Monthly CPR (SMM)		0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44
		% Annual equivalent CPR		2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00
Series A	With optional redemption *	Average life	Years	5.97	5.33	4.82	4.36	3.96	3.64	3.35	3.09
			Date	05/19/2015	09/28/2014	03/25/2014	09/10/2013	05/13/2013	01/17/2013	04/10/2012	06/30/2012
		Final Maturity	Years	10.49	9.49	8.74	7.99	7.24	6.74	6.24	5.74
	Without optional redemption *	Average life	Years	6.67	6.06	5.54	5.07	4.67	4.31	4.00	3.71
			Date	01/29/2016	06/22/2015	11/12/2014	06/26/2014	01/29/2014	09/20/2013	05/28/2013	02/14/2013
		Final Maturity	Years	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00
Series B	With optional redemption *	Average life	Years	6.97	6.33	4.82	4.36	3.96	3.64	3.35	3.09
			Date	05/19/2015	09/28/2014	03/25/2014	09/10/2013	05/13/2013	01/17/2013	04/10/2012	06/30/2012
		Final Maturity	Years	10.49	9.49	8.74	7.99	7.24	6.74	6.24	5.74
	Without optional redemption *	Average life	Years	6.67	6.06	5.54	5.07	4.67	4.31	4.00	3.71
			Date	01/29/2016	06/22/2015	11/12/2014	06/26/2014	01/29/2014	09/20/2013	05/28/2013	02/14/2013
		Final Maturity	Years	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00
Series C	With optional redemption *	Average life	Years	5.97	5.33	4.82	4.36	3.96	3.64	3.35	3.09
			Date	05/19/2015	09/28/2014	03/25/2014	09/10/2013	05/13/2013	01/17/2013	04/10/2012	06/30/2012
		Final Maturity	Years	10.49	9.49	8.74	7.99	7.24	6.74	6.24	5.74
	Without optional redemption *	Average life	Years	6.67	6.06	5.54	5.07	4.67	4.31	4.00	3.71
			Date	01/29/2016	06/22/2015	11/12/2014	06/26/2014	01/29/2014	09/20/2013	05/28/2013	02/14/2013
		Final Maturity	Years	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00

* 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	92.50%	199,399,447.94	10.20%	96.25%	454,300,000.00
Series B	5.00%	10,778,350.10	5.20%	2.50%	11,800,000.00
Series C	2.50%	5,389,175.05	2.70%	1.25%	5,900,000.00
Issue of Bonds		215,566,973.09			472,000,000.00
Reserve Fund	2.70%	5,820,308.27	1.35%		6,372,000.00

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		6,951,680.09	1.212%
Servicer ppai collect not yet credited		178,679.83	
Servicer ints collect not yet credited		92,143.46	
Liabilities		Available	Balance
Subordinated Loan			5,820,308.27
Start-up Loan			0.00
Swap collateralized amount		Amount	Credited
CSA *		0.00	
Cash			0.00
Securities			0.00
* Credit Support Amount in favour of the Fund			

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		5,524	8,531
Principal			
Principal outstanding		214,799,833.91	472,014,960.65
Average loan		38,884.84	55,329.38
Minimum		305.25	15,204.47
Maximum		259,998.23	294,287.37
Interest rate			
Weighted average (wac)		5.19%	3.35%
Minimum		2.11%	2.08%
Maximum		8.25%	6.50%
Final maturity			
Weighted average (WARM) (months)		153	201
Minimum		06/02/2009	05/28/2004
Maximum		02/26/2034	03/06/2033
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR		0.06%	0.00%
1-year EURIBOR/MIBOR		22.17%	18.17%
1-year EURIBOR/MIBOR (Mortgage Market)		62.85%	66.44%
Mortgage Market: Banks		1.35%	0.01%
Mortgage Market: All Institutions		13.57%	15.38%

LTV Distribution			
		Current	At constitution date
		% Pool	% LTV
0.01 - 10%		1.28	7.24
10.01 - 20%		6.13	15.80
20.01 - 30%		11.72	25.27
30.01 - 40%		15.51	35.30
40.01 - 50%		22.86	45.44
50.01 - 60%		26.10	55.18
60.01 - 70%		16.36	63.59
70.01 - 80%		0.02	70.05
Weighted average (WALTV)		44.71	59.45
Minimum		0.29	5.82
Maximum		70.05	79.28

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.56%	0.58%	0.59%	0.59%	0.74%
Annual Percentage Rate (CPR)	6.49%	6.71%	6.87%	6.80%	8.49%

Geographic distribution		
	Current	At constitution date
Andalucia	5.35%	5.81%
Aragon	3.95%	3.32%
Balearic Islands		0.01%
Basque Country	0.02%	0.03%
Canary Islands	0.02%	0.01%
Castilla-La Mancha	0.24%	0.21%
Castilla-Leon	0.00%	0.01%
Catalonia	0.23%	0.22%
La Rioja	0.40%	0.40%
Madrid	5.96%	6.59%
Murcia	20.54%	20.53%
Navarra	0.62%	0.45%
Valencia	62.68%	62.40%

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	252	60,414.16	45,448.36	0.00	105,862.52	27.77	10,303,149.04	10,409,011.56	63.11	41.39
from > 1 to ≤ 2 months	68	32,774.74	27,778.93	0.00	60,553.67	15.88	3,067,264.67	3,127,818.34	18.96	42.84
from > 2 to ≤ 3 months	41	29,897.55	25,528.69	0.00	55,426.24	14.54	1,918,147.48	1,973,573.72	11.97	46.44
from > 3 to ≤ 6 months	5	5,326.15	6,215.50	0.00	11,541.65	3.03	284,733.10	296,274.75	1.80	52.78
from > 6 to < 12 months	4	8,591.14	10,068.54	0.00	18,659.68	4.89	208,126.12	226,785.80	1.37	61.92
from ≥ 18 to < 24 months	1	7,762.05	8,961.77	0.00	16,723.82	4.39	84,042.24	100,766.06	0.61	69.00
from ≥ 2 years	9	68,699.02	43,800.94	0.00	112,499.96	29.51	247,599.94	360,099.90	2.18	46.00
Subtotal	380	213,464.81	167,802.73	0.00	381,267.54	100.00	16,113,062.59	16,494,330.13	100.00	42.78
<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	0.00
Total	380	213,464.81	167,802.73	0.00	381,267.54		16,113,062.59	16,494,330.13		42.78