

VALENCIA HIPOTECARIO 1 Fondo de Titulización de Activos

Brief report

Date: 03/31/2010
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
Banco Cooperativo

Market
AIASF 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	39,575.41 179,791,087.63 39.58%	100,000.00 454,300,000.00	Floating 3-M Euribor+0.185% 24.Feb/May/Aug/Nov	0.8460% 05/24/2010 82.771970 Gross 67.045296 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	05/24/2010 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0382744011	04/28/2004 118	82,359.64 9,718,437.52 82.36%	100,000.00 11,800,000.00	Floating 3-M Euribor+0.530% 24.Feb/May/Aug/Nov	1.1910% 05/24/2010 242.501097 Gross 196.425889 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	82,359.64 4,859,218.76 82.36%	100,000.00 5,900,000.00	Floating 3-M Euribor+1.050% 24.Feb/May/Aug/Nov	1.7110% 05/24/2010 348.378989 Gross 282.186981 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		194,368,743.91	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
				% Annual equivalent CPR						
				2.00	4.00	6.00	8.00	10.00	12.00	14.00
Series A	With optional redemption *	Average life	Years	5.16	4.66	4.21	3.86	3.55	3.26	3.00
		Date	05/26/2015	11/24/2014	06/13/2014	07/02/2014	10/16/2013	04/07/2013	03/30/2013	12/31/2012
		Final Maturity	Years	8.91	8.15	7.41	6.91	6.41	5.91	5.40
	Without optional redemption *	Average life	Years	5.98	5.47	5.03	4.64	4.29	3.98	3.71
		Date	03/21/2016	09/19/2015	10/04/2015	11/18/2014	07/14/2014	03/24/2014	12/13/2013	09/14/2013
		Final Maturity	Years	24.16	24.16	24.16	24.16	24.16	24.16	24.16
Series B	With optional redemption *	Average life	Years	5.16	4.66	4.22	3.87	3.56	3.27	3.01
		Date	05/29/2015	11/27/2014	06/16/2014	11/02/2014	10/19/2013	07/07/2013	02/04/2013	04/01/2013
		Final Maturity	Years	8.91	8.15	7.41	6.91	6.41	5.91	5.40
	Without optional redemption *	Average life	Years	5.99	5.48	5.04	4.65	4.30	3.99	3.72
		Date	03/23/2016	09/21/2015	04/13/2015	11/21/2014	07/18/2014	03/27/2014	12/17/2013	09/18/2013
		Final Maturity	Years	24.16	24.16	24.16	24.16	24.16	24.16	24.16
Series C	With optional redemption *	Average life	Years	5.16	4.66	4.22	3.87	3.56	3.27	3.01
		Date	05/29/2015	11/27/2014	06/16/2014	11/02/2014	10/19/2013	07/07/2013	02/04/2013	04/01/2013
		Final Maturity	Years	8.91	8.15	7.41	6.91	6.41	5.91	5.40
	Without optional redemption *	Average life	Years	5.99	5.48	5.04	4.65	4.30	3.99	3.72
		Date	03/23/2016	09/21/2015	04/13/2015	11/21/2014	07/18/2014	03/27/2014	12/17/2013	09/18/2013
		Final Maturity	Years	24.16	24.16	24.16	24.16	24.16	24.16	24.16

* 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%	179,791,087.63	10.20%	96.25%	454,300,000.00
Series B	5.00%	9,718,437.52	5.20%	2.50%	11,800,000.00
Series C	2.50%	4,859,218.76	2.70%	1.25%	5,900,000.00
Issue of Bonds		194,368,743.91			472,000,000.00
Reserve Fund	2.70%	5,247,956.09	1.35%		6,372,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	15,613,044.78	0.621%	
Servicer ppal collect not yet credited	79,424.63		
Servicer ints collect not yet credited	13,231.59		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		4,722,366.17	4.361%
Subordinated Loan S/T		525,589.92	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		6,280,000.00	
Securities		0.00	
* Credit Support Amount in favour of the Fund			

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	5,236	8,531	
Principal			
Principal outstanding	191,187,493.76	472,014,960.65	
Average loan	36,514.04	55,329.38	
Minimum	88.77	15,204.47	
Maximum	252,879.77	294,287.37	
Interest rate			
Weighted average (wac)	2.57%	3.35%	
Minimum	1.44%	2.08%	
Maximum	6.00%	6.50%	
Final maturity			
Weighted average (WARM) (months)	146	201	
Minimum	04/01/2010	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	22.23%	18.17%	
1-year EURIBOR/MIBOR (Mortgage Market)	62.98%	66.44%	
Mortgage Market: Banks	1.36%	0.01%	
Mortgage Market: All Institutions	13.36%	15.38%	

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	1.84	7.40	0.06
10.01 - 20%	6.92	15.62	0.96
20.01 - 30%	12.74	25.23	3.66
30.01 - 40%	16.57	35.28	7.60
40.01 - 50%	24.80	45.06	11.69
50.01 - 60%	26.32	54.98	19.11
60.01 - 70%	10.80	63.02	27.17
70.01 - 80%			29.75
Weighted average (WALT)	42.73		59.45
Minimum	0.12		5.82
Maximum	68.51		79.28

VALENCIA HIPOTECARIO 1 Fondo de Titulización de Activos

Brief report

Date: 03/31/2010

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
Banco Cooperativo

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

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.69%	0.54%	0.52%	0.48%	0.70%
Annual Percentage Rate (CPR)	8.02%	6.26%	6.07%	5.58%	8.07%

Geographic distribution

	Current	At constitution date
Andalucia	5.39%	5.81%
Aragon	4.06%	3.32%
Balearic Islands		0.01%
Basque Country	0.02%	0.03%
Canary Islands	0.02%	0.01%
Castilla-La Mancha	0.25%	0.21%
Castilla-Leon	0.00%	0.01%
Catalonia	0.23%	0.22%
La Rioja	0.42%	0.40%
Madrid	5.93%	6.59%
Murcia	20.77%	20.53%
Navarra	0.64%	0.45%
Valencia	62.26%	62.40%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	168	46,941.58	12,420.69	0.00	59,362.27	21.71	6,523,506.47	6,582,868.74	51.65	38.67
from > 1 to ≤ 2 months	71	37,854.41	13,084.41	0.00	50,938.82	18.63	2,855,020.54	2,905,959.36	22.80	41.85
from > 2 to ≤ 3 months	47	42,979.64	16,779.77	0.00	59,759.41	21.86	2,308,834.16	2,368,593.57	18.59	46.48
from > 3 to ≤ 6 months	7	4,602.42	2,007.85	0.00	6,610.27	2.42	190,835.45	197,445.72	1.55	40.04
from > 6 to < 12 months	4	17,730.06	13,293.96	0.00	31,024.02	11.35	299,337.30	330,361.32	2.59	32.02
from ≥ 12 to < 18 months	3	8,248.54	6,034.35	0.00	14,282.89	5.22	100,068.74	114,351.63	0.90	49.03
from ≥ 18 to < 24 months	3	14,337.97	14,483.59	0.00	28,821.56	10.54	181,200.91	210,022.47	1.65	67.61
from ≥ 2 years	2	9,854.80	12,720.03	0.00	22,574.83	8.26	12,276.12	34,850.95	0.27	33.56
Subtotal	305	182,549.42	90,824.65	0.00	273,374.07	100.00	12,471,079.69	12,744,453.76	100.00	40.80
Doubt debts (subjectives)										
	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	305	182,549.42	90,824.65	0.00	273,374.07		12,471,079.69	12,744,453.76		40.80

Additional information