

VALENCIA HIPOTECARIO 1 Fondo de Titulización de Activos

Brief report

Date: 04/30/2011
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

Assets Custodian
Banco de Valencia

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

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	34,104.96 154,938,833.28 34.10%	100,000.00 454,300,000.00	Floating 3-M Euribor+0.185% 24.Feb/May/Aug/Nov	1.2670% 05/24/2011 106.827156 Gross 86.529996 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	05/24/2011 "Pass-Through"	AAA Aaa	AAA Aaa
Series B ES0382744011	04/28/2004 118	70,975.19 8,375,072.42 70.98%	100,000.00 11,800,000.00	Floating 3-M Euribor+0.530% 24.Feb/May/Aug/Nov	1.6120% 05/24/2011 282.851904 Gross 229.110042 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	70,975.19 4,187,536.21 70.98%	100,000.00 5,900,000.00	Floating 3-M Euribor+1.050% 24.Feb/May/Aug/Nov	2.1320% 05/24/2011 374.094454 Gross 303.016508 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	BBB+ Baa3	BBB+ Baa3
Total		167,501,441.91	472,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
			% Monthly CPR (SMM)		Date	Date	Date	Date	Date	Date	Date
			% Annual equivalent CPR								
Series A	With optional redemption *	Average life	Years	4.66	4.20	3.85	3.46	3.23	2.96	2.71	2.54
		Final Maturity	Years	12/27/2015	10/07/2015	04/03/2015	10/13/2014	07/23/2014	04/14/2014	11/01/2014	10/11/2013
				7.83	7.07	6.58	5.83	5.58	5.07	4.57	4.32
	Without optional redemption *	Average life	Years	5.59	5.14	4.75	4.40	4.08	3.80	3.55	3.32
		Final Maturity	Years	11/30/2016	06/19/2016	01/27/2016	09/20/2015	05/29/2015	02/15/2015	11/15/2014	08/24/2014
				22.84	22.84	22.84	22.84	22.84	22.84	22.84	22.84
Series B	With optional redemption *	Average life	Years	4.66	4.20	3.85	3.46	3.23	2.96	2.71	2.54
		Final Maturity	Years	12/27/2015	10/07/2015	04/03/2015	10/13/2014	07/23/2014	04/14/2014	11/01/2014	10/11/2013
				7.83	7.07	6.58	5.83	5.58	5.07	4.57	4.32
	Without optional redemption *	Average life	Years	5.59	5.14	4.75	4.40	4.08	3.80	3.55	3.32
		Final Maturity	Years	11/30/2016	06/19/2016	01/27/2016	09/20/2015	05/29/2015	02/15/2015	11/15/2014	08/24/2014
				22.84	22.84	22.84	22.84	22.84	22.84	22.84	22.84
Series C	With optional redemption *	Average life	Years	4.66	4.20	3.85	3.46	3.23	2.96	2.71	2.54
		Final Maturity	Years	12/27/2015	10/07/2015	04/03/2015	10/13/2014	07/23/2014	04/14/2014	11/01/2014	10/11/2013
				7.83	7.07	6.58	5.83	5.58	5.07	4.57	4.32
	Without optional redemption *	Average life	Years	5.59	5.14	4.75	4.40	4.08	3.80	3.55	3.32
		Final Maturity	Years	11/30/2016	06/19/2016	01/27/2016	09/20/2015	05/29/2015	02/15/2015	11/15/2014	08/24/2014
				22.84	22.84	22.84	22.84	22.84	22.84	22.84	22.84

* 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%	154,938,833.28	10.32%	96.25%	454,300,000.00	5.10%
Series B	5.00%	8,375,072.42	5.32%	2.50%	11,800,000.00	2.60%
Series C	2.50%	4,187,536.21	2.82%	1.25%	5,900,000.00	1.35%
Issue of Bonds		167,501,441.91			472,000,000.00	
Reserve Fund	2.82%	4,720,000.00		1.35%	6,372,000.00	

Other financial operations (current)			
Assets		Balance	Interest
		19,766,693.18	1.042%
Treasury Account		157,439.76	
Servicer ppal collect not yet credited		30,235.37	
Servicer ints collect not yet credited			
Liabilities		Available	Balance
		4,720,000.00	4.382%
Subordinated Loan L/T		0.00	
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		10,123,271.00	
Securities		0.00	
* Credit Support Amount in favour of the Fund			

Collateral: Residential mortgage loans

General			
		Current	At constitution date
		4,901	8,531
Count			
Principal			
Principal outstanding		163,217,279.85	472,014,960.65
Average loan		33,302.85	55,329.38
Minimum		15,204.47	
Maximum		242,357.28	294,287.37
Interest rate			
Weighted average (wac)		2.49%	3.35%
Minimum		1.50%	2.08%
Maximum		5.21%	6.50%
Final maturity			
Weighted average (WARM) (months)		138	201
Minimum		05/07/2011	05/28/2004
Maximum		02/26/2034	03/06/2033
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR		0.07%	0.00%
1-year EURIBOR/MIBOR		22.08%	18.17%
1-year EURIBOR/MIBOR (Mortgage Market)		63.19%	66.44%
Mortgage Market: Banks		1.40%	0.01%
Mortgage Market: All Institutions		13.25%	15.38%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	2.17	7.01	0.06	8.04
10.01 - 20%	7.97	15.65	0.96	16.55
20.01 - 30%	13.79	25.38	3.66	25.48
30.01 - 40%	20.38	35.56	7.60	35.40
40.01 - 50%	26.68	45.13	11.69	45.44
50.01 - 60%	23.77	54.64	19.11	55.31
60.01 - 70%	5.23	61.68	27.17	65.27
70.01 - 80%			29.75	74.12
Weighted average (WALTV)	40.41			59.45
Minimum	0.28			5.82
Maximum	65.82			79.28

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.15%	0.22%	0.37%	0.37%	0.65%
Annual Percentage Rate (CPR)	1.73%	2.58%	4.37%	4.35%	7.52%

Geographic distribution		
	Current	At constitution date
Andalucia	5.35%	5.81%
Aragon	4.18%	3.32%
Balearic Islands		0.01%
Basque Country	0.01%	0.03%
Canary Islands	0.03%	0.01%
Castilla-La Mancha	0.28%	0.21%
Castilla-Leon		0.01%
Catalonia	0.25%	0.22%
La Rioja	0.40%	0.40%
Madrid	5.92%	6.59%
Murcia	21.04%	20.53%
Navarra	0.58%	0.45%
Valencia	61.97%	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	224	61,533.03	13,471.59	0.00	75,004.62	30.58	8,264,634.10	8,339,638.72	67.14	36.37
from > 1 to ≤ 2 months	47	29,369.64	6,774.07	0.00	36,143.71	14.74	1,811,147.13	1,847,290.84	14.87	36.67
from > 2 to ≤ 3 months	45	40,361.66	10,558.91	0.00	50,920.57	20.76	1,647,812.71	1,698,733.28	13.68	38.87
from > 3 to ≤ 6 months	5	4,714.08	1,581.09	0.00	6,295.17	2.57	174,055.48	180,350.65	1.45	33.34
from > 6 to < 12 months	4	8,153.11	3,273.30	0.00	11,426.41	4.66	95,934.26	107,360.67	0.86	43.58
from ≥ 12 to < 18 months	2	2,617.70	801.97	0.00	3,419.67	1.39	18,225.56	21,645.23	0.17	19.97
from ≥ 18 to < 24 months	2	2,985.73	1,317.99	0.00	4,303.72	1.75	24,694.22	28,997.94	0.23	13.95
from ≥ 2 years	5	30,753.18	26,980.37	0.00	57,733.55	23.54	138,732.71	196,466.26	1.58	58.72
Subtotal	334	180,488.13	64,759.29	0.00	245,247.42	100.00	12,175,236.17	12,420,483.59	100.00	36.77
<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	334	180,488.13	64,759.29	0.00	245,247.42		12,175,236.17	12,420,483.59		36.77