

VALENCIA HIPOTECARIO 1 Fondo de Titulización de Activos

Brief report

Date: 08/31/2015
Currency: EUR

Date of constitution
04/23/2004

VAT Reg. no.
V83975060

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

Originator
CaixaBank

Service
CaixaBank

Lead Managers
Bankia
JP Morgan

Bond Paying Agent
Barclays Bank PLC

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Barclays Bank PLC

Subordinated Loan
CaixaBank

Start-up Loan
CaixaBank

Swap
CaixaBank

Assets Custodian
CaixaBank

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	16,342.91 74,245,840.13 16.34%	100,000.00 454,300,000.00	Floating 3-M Euribor+0.185% 24.Feb/May/Aug/Nov	0.1550% 11/24/2015 6.473608 Gross 5.211254 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	11/24/2015 "Pass-Through"	AA+sf Aa2sf	AAA Aaa
Series B ES0382744011	04/28/2004 118	45,569.33 5,377,180.94 45.57%	100,000.00 11,800,000.00	Floating 3-M Euribor+0.530% 24.Feb/May/Aug/Nov	0.5000% 11/24/2015 58.227477 Gross 46.873119 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	AA- A1sf	A+ A2
Series C ES0382744029	04/28/2004 59	45,569.33 2,688,590.47 45.57%	100,000.00 5,900,000.00	Floating 3-M Euribor+1.050% 24.Feb/May/Aug/Nov	1.0200% 11/24/2015 118.784054 Gross 95.621163 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	Asf Baa2sf	BBB+ Baa3
Total		82,311,611.54	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	0,25	0,34	0,42	0,51	0,60	0,69	0,78
		% Annual equivalent CPR		2,00	3,00	4,00	5,00	6,00	7,00	8,00	9,00
Series A	With optional redemption *	Average life	Years	2.29	2.26	2.10	2.07	1.91	1.89	1.87	1.71
		Final Maturity	Years	12/07/2017	11/25/2017	09/26/2017	09/16/2017	07/22/2017	07/13/2017	07/05/2017	05/10/2017
	Without optional redemption *	Average life	Years	3.62	3.48	3.35	3.23	3.12	3.01	2.90	2.81
		Final Maturity	Years	04/06/2019	02/15/2019	12/30/2018	11/15/2018	10/04/2018	08/25/2018	07/18/2018	06/13/2018
Series B	With optional redemption *	Average life	Years	3.00	3.00	2.75	2.75	2.51	2.51	2.51	2.25
		Final Maturity	Years	08/24/2018	08/24/2018	05/24/2018	05/24/2018	02/24/2018	02/24/2018	02/24/2018	11/24/2017
	Without optional redemption *	Average life	Years	10.31	10.09	9.87	9.64	9.41	9.18	8.94	8.70
		Final Maturity	Years	12/12/2025	09/24/2025	07/03/2025	04/11/2025	01/17/2025	10/24/2024	07/30/2024	05/05/2024
Series C	With optional redemption *	Average life	Years	3.00	3.00	2.75	2.75	2.51	2.51	2.51	2.25
		Final Maturity	Years	08/24/2018	08/24/2018	05/24/2018	05/24/2018	02/24/2018	02/24/2018	02/24/2018	11/24/2017
	Without optional redemption *	Average life	Years	13.20	12.97	12.75	12.53	12.32	12.11	11.91	11.70
		Final Maturity	Years	11/01/2028	08/08/2028	05/20/2028	03/01/2028	12/14/2027	09/29/2027	07/17/2027	05/04/2027

* 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	90.20%	74,245,840.13	15.52%	96.25%	5.10%
Series B	6.53%	5,377,180.94	8.99%	2.50%	2.60%
Series C	3.27%	2,688,590.47	5.72%	1.25%	1.35%
Issue of Bonds		82,311,611.54		472,000,000.00	
Reserve Fund	5.72%	4,710,996.25	1.35%	6,372,000.00	

Other financial operations (current)			
Assets		Balance	Interest
	Treasury Account	8,767,321.96	0.000%
	Service ppal collect not yet credited	43,366.20	
	Service ints collect not yet credited	3,988.73	
Liabilities	Available	Balance	Interest
	Subordinated Loan L/T	4,720,000.00	1.470%
	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	830,000.00	
	Securities	0.00	
* Credit Support Amount in favour of the Fund			

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		3,323	8,531
Principal	Principal outstanding	82,785,821.68	472,014,960.65
	Average loan	24,912.98	55,329.38
	Minimum	226.62	15,204.47
	Maximum	197,307.78	294,287.37
Interest rate	Weighted average (wac)	1.52%	3.35%
	Minimum	0.00%	2.08%
	Maximum	4.50%	6.50%
Final maturity	Weighted average (WARM) (months)	106	201
	Minimum	09/01/2015	05/28/2004
	Maximum	02/26/2034	03/06/2033
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		22.08%	8.42%
1-year EURIBOR/MIBOR (Mortgage Market)		64.17%	76.41%
Mortgage Market: Banks		0.30%	0.00%
Mortgage Market: All Institutions		13.45%	15.17%

LTV Distribution			
	Current		At constitution date
	% Pool	% LTV	% LTV
0.01 - 10%	4.98	6.56	0.06
10.01 - 20%	14.64	15.46	0.96
20.01 - 30%	27.60	25.31	3.63
30.01 - 40%	28.21	34.39	7.58
40.01 - 50%	22.47	44.04	11.71
50.01 - 60%	2.10	52.41	19.11
60.01 - 70%			27.17
70.01 - 80%			29.77
Weighted average (WALTV)	30.27		59.47
Minimum	0.31		5.82
Maximum	54.80		79.28

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.16%	0.25%	0.25%	0.31%	0.51%
Annual Percentage Rate (CPR)	1.90%	2.97%	2.94%	3.70%	5.91%

Geographic distribution				
	Current	At constitution date		
Andalucia	5.31%	5.81%		
Aragon	4.87%	3.32%		
Balearic Islands		0.01%		
Basque Country	0.01%	0.03%		
Canary Islands	0.03%	0.01%		
Castilla-La Mancha	0.38%	0.21%		
Castilla-Leon		0.01%		
Catalonia	0.32%	0.22%		
La Rioja	0.37%	0.40%		
Madrid	6.46%	6.59%		
Murcia	20.76%	20.53%		
Navarra	0.64%	0.45%		
Valencia	60.86%	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	56	15,209.70	1,644.06	0.00	16,853.76	3.65	1,624,075.26	1,640,929.02	38.68	28.36
from > 1 to ≤ 2 months	19	11,748.01	1,689.51	0.00	13,437.52	2.91	517,649.19	531,086.71	12.52	22.99
from > 2 to ≤ 3 months	3	1,742.64	180.45	0.00	1,923.09	0.42	36,699.49	38,622.58	0.91	26.84
from > 3 to ≤ 6 months	7	9,314.18	1,029.70	0.00	10,343.88	2.24	173,394.30	183,738.18	4.33	18.72
from > 6 to < 12 months	7	16,558.46	2,995.13	0.00	19,553.59	4.24	220,471.68	240,025.27	5.66	43.35
from ≥ 12 to < 18 months	8	30,573.43	7,124.11	0.00	37,697.54	8.17	216,727.48	254,425.02	6.00	39.79
from ≥ 18 to < 24 months	2	12,153.97	3,131.72	0.00	15,285.69	3.31	102,601.36	117,887.05	2.78	34.00
from ≥ 2 years	24	269,552.32	76,753.78	0.00	346,306.10	75.06	889,104.72	1,235,410.82	29.12	49.20
Subtotal	126	366,852.71	94,548.46	0.00	461,401.17	100.00	3,780,723.48	4,242,124.65	100.00	31.96
<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	126	366,852.71	94,548.46	0.00	461,401.17		3,780,723.48	4,242,124.65		31.96

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.
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