

VALENCIA HIPOTECARIO 1 Fondo de Titulización de Activos

Brief report

Date: 02/29/2016
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	15,067.17 68,450,153.31 15.07%	100,000.00 454,300,000.00	Floating 3-M Euribor+0.185% 24.Feb/May/Aug/Nov	0.0000% 05/24/2016 0.000000 Gross 0.000000 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	05/24/2016 "Pass-Through"	AA+sf Aa2sf	AAA Aaa
Series B ES0382744011	04/28/2004 118	33,317.38 3,931,450.84 33.32%	100,000.00 11,800,000.00	Floating 3-M Euribor+0.530% 24.Feb/May/Aug/Nov	0.3310% 05/24/2016 25.947098 Gross 21.017149 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	33,317.38 1,965,725.42 33.32%	100,000.00 5,900,000.00	Floating 3-M Euribor+1.050% 24.Feb/May/Aug/Nov	0.8510% 05/24/2016 66.709911 Gross 54.035028 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		74,347,329.57	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	2,00	1,98	1,81	1,79	1,62	1,61	1,59	1,43	
		Final Maturity	Years	2,50	2,50	2,25	2,25	2,00	2,00	2,00	1,75	
	Without optional redemption *	Average life	Years	3,62	3,49	3,37	3,26	3,15	3,04	2,94	2,85	
		Final Maturity	Years	9,50	9,50	9,25	9,01	8,76	8,50	8,25	8,01	
	Series B	Average life	Years	2,50	2,50	2,25	2,25	2,00	2,00	2,00	1,75	
		Final Maturity	Years	2,50	2,50	2,25	2,25	2,00	2,00	2,00	1,75	
Series B	With optional redemption *	Average life	Years	10,40	10,23	10,04	9,84	9,65	9,44	9,24	9,04	
		Final Maturity	Years	11,50	11,25	11,01	11,01	10,76	10,50	10,25	10,25	
	Without optional redemption *	Average life	Years	13,22	12,98	12,75	12,53	12,31	12,11	11,91	11,72	
		Final Maturity	Years	17,76	17,76	17,76	17,76	17,76	17,76	17,76	17,76	
	Series C	Average life	Years	13,22	12,98	12,75	12,53	12,31	12,11	11,91	11,72	
		Final Maturity	Years	17,76	17,76	17,76	17,76	17,76	17,76	17,76	17,76	
Series C	With optional redemption *	Average life	Years	2,00	2,00	2,25	2,25	2,00	2,00	2,00	1,75	
		Final Maturity	Years	2,50	2,50	2,25	2,25	2,00	2,00	2,00	1,75	
	Without optional redemption *	Average life	Years	13,22	12,98	12,75	12,53	12,31	12,11	11,91	11,72	
		Final Maturity	Years	17,76	17,76	17,76	17,76	17,76	17,76	17,76	17,76	
	Series D	Average life	Years	13,22	12,98	12,75	12,53	12,31	12,11	11,91	11,72	
		Final Maturity	Years	17,76	17,76	17,76	17,76	17,76	17,76	17,76	17,76	

* 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	92.07%	68,450,153.31	14.28%	96.25%	454,300,000.00	5.10%
Series B	5.29%	3,931,450.84	8.99%	2.50%	11,800,000.00	2.60%
Series C	2.64%	1,965,725.42	6.35%	1.25%	5,900,000.00	1.35%
Issue of Bonds		74,347,329.57			472,000,000.00	
Reserve Fund	6.35%	4,720,000.00		1.35%	6,372,000.00	

Other financial operations (current)				
Assets		Balance	Interest	
Treasury Account		8,305,699.90	0.0000%	
Service ppal collect not yet credited		104,867.25		
Service ints collect not yet credited		8,332.31		
Liabilities		Available	Balance	Interest
Subordinated Loan L/T			4,720,000.00	1.301%
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			600,000.00	
Securities			0.00	
* Credit Support Amount in favour of the Fund				

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		3,169	8,531
Principal			
Principal outstanding		74,352,307.82	472,014,960.65
Average loan		23,462.39	55,329.38
Minimum		120.45	15,204.47
Maximum		191,461.17	294,287.37
Interest rate			
Weighted average (wac)		1.36%	3.35%
Minimum		0.50%	2.08%
Maximum		4.00%	6.50%
Final maturity			
Weighted average (WARM) (months)		102	201
Minimum		03/07/2016	05/28/2004
Maximum		02/26/2034	03/06/2033
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		22.15%	8.42%
1-year EURIBOR/MIBOR (Mortgage Market)		64.12%	76.41%
Mortgage Market: Banks		0.24%	0.00%
Mortgage Market: All Institutions		13.49%	15.17%

LTV Distribution				
		Current	At constitution date	
		% Pool	% LTV	% LTV
0.01 - 10%		5.50	6.45	0.06
10.01 - 20%		16.37	15.67	0.96
20.01 - 30%		31.20	25.36	3.63
30.01 - 40%		26.72	34.73	7.58
40.01 - 50%		18.66	43.34	11.71
50.01 - 60%		1.54	51.73	19.11
60.01 - 70%				27.17
70.01 - 80%				29.77
Weighted average (WALTV)		29.00		59.47
Minimum		0.13		5.82
Maximum		53.37		79.28

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.28%	0.69%	0.50%	0.38%	0.51%
Annual Percentage Rate (CPR)	3.28%	7.99%	5.89%	4.43%	5.91%

Geographic distribution			Current	At constitution date
Andalucia			5.25%	5.81%
Aragon			4.92%	3.32%
Balearic Islands				0.01%
Basque Country			0.01%	0.03%
Canary Islands			0.03%	0.01%
Castilla-La Mancha			0.39%	0.21%
Castilla-Leon				0.01%
Catalonia			0.34%	0.22%
La Rioja			0.30%	0.40%
Madrid			6.45%	6.59%
Murcia			20.95%	20.53%
Navarra			0.60%	0.45%
Valencia			60.78%	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	62	13,977.63	912.51	0.00	14,890.14	3.57	1,258,324.10	1,273,214.24	35.62	21.53
from > 1 to ≤ 2 months	12	7,997.61	1,372.00	0.00	9,369.61	2.25	416,452.30	425,821.91	11.91	27.27
from > 2 to ≤ 3 months	8	6,056.51	832.64	0.00	6,889.15	1.65	239,448.85	246,338.00	6.89	31.64
from > 3 to ≤ 6 months	7	7,205.24	750.80	0.00	7,956.04	1.91	112,546.15	120,502.19	3.37	18.45
from > 6 to < 12 months	8	19,442.38	1,473.80	0.00	20,916.18	5.02	168,828.85	189,745.03	5.31	25.13
from ≥ 12 to < 18 months	3	12,325.03	3,068.71	0.00	15,393.74	3.69	105,971.95	121,365.69	3.40	49.55
from ≥ 18 to < 24 months	6	30,221.26	5,840.45	0.00	36,061.71	8.65	128,397.42	164,459.13	4.60	35.91
from ≥ 2 years	19	248,218.46	57,058.73	0.00	305,277.19	73.25	727,458.44	1,032,735.63	28.89	45.60
Subtotal	125	345,444.12	71,309.64	0.00	416,753.76	100.00	3,157,428.06	3,574,181.82	100.00	28.30
<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	125	345,444.12	71,309.64	0.00	416,753.76		3,157,428.06	3,574,181.82		28.30

Europa 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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