

VALENCIA HIPOTECARIO 1 Fondo de Titulización de Activos

Brief report

Date: 02/28/2017
Currency: EUR

Date of constitution
04/23/2004

VAT Reg. no.
V83975060

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

Originator
CaixaBank

Servicer
CaixaBank

Lead Managers
Bankia
JP Morgan

Bond Paying Agent
Société Générale

Market
AIASF 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	12,107.32 55,003,554.76 12.11%	100,000.00 454,300,000.00	Floating 3-M Euribor+0.185% 24.Feb/May/Aug/Nov	0.0000% 05/24/2017 0.000000 Gross 0.000000 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	05/24/2017 "Pass-Through"	AA+sf Aa2sf	AAA Aaa
Series B ES0382744011	04/28/2004 118	25,196.32 2,973,165.76 25.20%	100,000.00 11,800,000.00	Floating 3-M Euribor+0.530% 24.Feb/May/Aug/Nov	0.2000% 05/24/2017 12.458180 Gross 10.091126 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	AA- Aa2sf	A+ A2
Series C ES0382744029	04/28/2004 59	25,196.32 1,486,582.88 25.20%	100,000.00 5,900,000.00	Floating 3-M Euribor+1.050% 24.Feb/May/Aug/Nov	0.7200% 05/24/2017 44.849450 Gross 36.328054 Net	02/24/2036 Quarterly 24.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	Asf A3sf	BBB+ Baa3
Total		59,463,303.40	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	0.78
		% Annual equivalent CPR		2.00	3.00	4.00	5.00	6.00	7.00	9.00
Series A	With optional redemption *	Average life	Years	1.12	1.11	1.11	1.10	0.91	0.90	0.90
		Date		04/08/2018	04/06/2018	04/04/2018	04/02/2018	01/21/2018	01/20/2018	01/17/2018
		Final Maturity	Years	1.24	1.24	1.24	1.24	1.00	1.00	1.00
	Without optional redemption *	Average life	Years	3.37	3.26	3.15	3.05	2.95	2.86	2.69
		Date		07/08/2020	05/28/2020	04/19/2020	03/13/2020	02/07/2020	01/04/2020	12/03/2019
		Final Maturity	Years	9.01	8.75	8.50	8.50	8.25	8.01	7.75
Series B	With optional redemption *	Average life	Years	1.24	1.24	1.24	1.24	1.00	1.00	1.00
		Date		05/24/2018	05/24/2018	05/24/2018	05/24/2018	02/24/2018	02/24/2018	02/24/2018
		Final Maturity	Years	1.24	1.24	1.24	1.24	1.00	1.00	1.00
	Without optional redemption *	Average life	Years	9.67	9.52	9.36	9.20	9.03	8.86	8.52
		Date		10/24/2026	08/29/2026	07/03/2026	05/05/2026	03/05/2026	01/01/2026	11/02/2025
		Final Maturity	Years	10.50	10.50	10.25	10.25	10.01	9.75	9.50
Series C	With optional redemption *	Average life	Years	1.24	1.24	1.24	1.24	1.00	1.00	1.00
		Date		05/24/2018	05/24/2018	05/24/2018	05/24/2018	02/24/2018	02/24/2018	02/24/2018
		Final Maturity	Years	1.24	1.24	1.24	1.24	1.00	1.00	1.00
	Without optional redemption *	Average life	Years	12.50	12.26	12.04	11.83	11.62	11.43	11.05
		Date		08/21/2029	05/27/2029	03/06/2029	12/19/2028	10/04/2028	07/27/2028	05/17/2028
		Final Maturity	Years	16.76	16.76	16.76	16.76	16.76	16.76	16.76

* 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	92.50%	55,003,554.76	15.44%	96.25%	454,300,000.00	5.10%
Series B	5.00%	2,973,165.76	10.44%	2.50%	11,800,000.00	2.60%
Series C	2.50%	1,486,582.88	7.94%	1.25%	5,900,000.00	1.35%
Issue of Bonds		59,463,303.40			472,000,000.00	
Reserve Fund	7.94%	4,720,000.00		1.35%	6,372,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	7,889,680.44	0.000%	
Servicer ppal collect not yet credited	107,165.13		
Servicer ints collect not yet credited	6,809.34		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		4,720,000.00	1.170%
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		700,000.00	
Securities		0.00	
* Credit Support Amount in favour of the Fund			

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	2,768	8,531	
Principal			
Principal outstanding	59,638,558.43	472,014,960.65	
Average loan	21,545.72	55,329.38	
Minimum	56.76	15,204.47	
Maximum	179,575.09	294,287.37	
Interest rate			
Weighted average (wac)	1.13%	3.35%	
Minimum	0.25%	2.08%	
Maximum	4.00%	6.50%	
Final maturity			
Weighted average (WARM) (months)	95	201	
Minimum	03/03/2017	05/28/2004	
Maximum	02/26/2034	03/06/2033	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	22.38%	8.42%	
1-year EURIBOR/MIBOR (Mortgage Market)	63.69%	76.41%	
Mortgage Market: All Institutions	13.94%	15.17%	

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	6.16	6.44	8.04
10.01 - 20%	22.07	15.85	16.55
20.01 - 30%	32.13	24.81	25.49
30.01 - 40%	28.85	35.26	35.39
40.01 - 50%	10.39	42.62	45.44
50.01 - 60%	0.41	50.31	55.31
60.01 - 70%			65.27
70.01 - 80%			74.12
Weighted average (WALT)	26.69		59.47
Minimum	0.06		5.82
Maximum	50.65		79.28

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.35%	0.43%	0.40%	0.43%	0.50%
Annual Percentage Rate (CPR)	4.06%	5.06%	4.68%	5.09%	5.84%

Geographic distribution		
	Current	At constitution date
Andalucia	5.32%	5.81%
Aragon	5.03%	3.32%
Balearic Islands		0.01%
Basque Country	0.01%	0.03%
Canary Islands	0.03%	0.01%
Castilla-La Mancha	0.35%	0.21%
Castilla-Leon		0.01%
Catalonia	0.24%	0.22%
La Rioja	0.34%	0.40%
Madrid	6.51%	6.59%
Murcia	21.06%	20.53%
Navarra	0.62%	0.45%
Valencia	60.50%	62.41%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	74	18,564.62	1,324.82	0.00	19,889.44	5.20	1,809,620.08	1,829,509.52	53.40	24.50
from > 1 to ≤ 2 months	13	8,153.63	792.04	0.00	8,945.67	2.34	282,538.85	291,484.52	8.51	21.57
from > 2 to ≤ 3 months	5	4,375.16	387.78	0.00	4,762.94	1.25	158,679.20	163,442.14	4.77	27.52
from > 3 to ≤ 6 months	4	3,605.90	339.48	0.00	3,945.38	1.03	47,462.85	51,408.23	1.50	20.40
from > 6 to < 12 months	2	3,103.12	1,149.66	0.00	4,252.78	1.11	54,516.68	58,769.46	1.72	20.82
from ≥ 12 to < 18 months	1	5,475.16	851.30	0.00	6,326.46	1.65	70,029.10	76,355.56	2.23	43.02
from ≥ 18 to < 24 months	4	9,765.32	1,218.99	0.00	10,984.31	2.87	36,145.81	47,130.12	1.38	18.17
from ≥ 2 years	21	268,990.08	54,316.92	0.00	323,307.00	84.54	584,749.54	908,056.54	26.50	42.95
Subtotal	124	322,032.99	60,380.99	0.00	382,413.98	100.00	3,043,742.11	3,426,156.09	100.00	27.42
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	124	322,032.99	60,380.99	0.00	382,413.98		3,043,742.11	3,426,156.09		27.42