

# VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

## Brief report

**Date:** 05/31/2008  
**Currency:** EUR

**Date of constitution**  
12/07/2005

**VAT Reg. no.**  
G84530526

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

**Originator**  
Banco de Valencia

**Servicer**  
Banco de Valencia

**Lead Managers**  
Bancaja  
Deutsche Bank

**Bond Underwriters and Placement Agents**  
Bancaja  
Deutsche Bank  
Dexia  
Fortis Bank

**Bond Paying Agent**  
Bancaja

**Market**  
AIAF Mercado de Renta Fija

**Register of Book Securities**  
Iberclear

**Treasury Account**  
Bancaja

**Start-up Loan**  
Banco de Valencia

**Swap**  
Banco de Valencia

**Swap Collateral**  
Bancaja

**Assets Custodian**  
Banco de Valencia

**Fund Auditors**  
Ernst&Young

## Issued securities: Mortgage-Backed Bonds

| Bonds Issue              |                     |                                        |                              |                                                      |                                                                 |                                               |                                                                                  |                 |              |  |
|--------------------------|---------------------|----------------------------------------|------------------------------|------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------------|-----------------|--------------|--|
| Series                   | Issue date          | Principal outstanding                  |                              | Interest type                                        | Interest Rate                                                   | Redemption                                    |                                                                                  | Rating          |              |  |
| ISIN Code                | Nº bonds            | (Bond Unit / Series Total / %Factor)   |                              | Reference rate and margin                            | Next coupon                                                     | Final maturity (legal)                        | Next                                                                             | Fitch / Moody's |              |  |
|                          |                     | Current                                | Original                     | Payment Date                                         |                                                                 |                                               |                                                                                  | Current         | Original     |  |
| Series A<br>ES0382745000 | 12/12/2005<br>9,095 | 68,922.20<br>626,847,409.00<br>68.92%  | 100,000.00<br>909,500,000.00 | Floating<br>3-M Euribor+0.140%<br>24.Jan/Apr/Jul/Oct | 4.9600%<br>07/24/2008<br>864.131228 Gross<br>708.587607 Net     | 01/24/2043<br>Quarterly<br>24.Jan/Apr/Jul/Oct | 07/24/2008<br>"Pass-Through"                                                     | AAA<br>Aaa      | AAA<br>Aaa   |  |
| Series B<br>ES0382745018 | 12/12/2005<br>212   | 100,000.00<br>21,200,000.00<br>100.00% | 100,000.00<br>21,200,000.00  | Floating<br>3-M Euribor+0.320%<br>24.Jan/Apr/Jul/Oct | 5.1400%<br>07/24/2008<br>1,299.277778 Gross<br>1,065.407778 Net | 01/24/2043<br>Quarterly<br>24.Jan/Apr/Jul/Oct | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secuential | A+<br>A1        | A+<br>A1     |  |
| Series C<br>ES0382745026 | 12/12/2005<br>94    | 100,000.00<br>9,400,000.00<br>100.00%  | 100,000.00<br>9,400,000.00   | Floating<br>3-M Euribor+0.550%<br>24.Jan/Apr/Jul/Oct | 5.3700%<br>07/24/2008<br>1,357.416667 Gross<br>1,113.081667 Net | 01/24/2043<br>Quarterly<br>24.Jan/Apr/Jul/Oct | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secuential | BBB+<br>Baa3    | BBB+<br>Baa3 |  |
| Series D<br>ES0382745034 | 12/12/2005<br>99    | 100,000.00<br>9,900,000.00<br>100.00%  | 100,000.00<br>9,900,000.00   | Floating<br>3-M Euribor+3.500%<br>24.Jan/Apr/Jul/Oct | 8.3200%<br>07/24/2008<br>2,103.111111 Gross<br>1,724.551111 Net | 01/24/2043<br>Quarterly<br>24.Jan/Apr/Jul/Oct | To be determined<br>Due to Cash<br>Reserve reduction                             | CCC-<br>Ca      | CCC-<br>Ca   |  |
| Total                    |                     | 667,347,409.00                         | 950,000,000.00               |                                                      |                                                                 |                                               |                                                                                  |                 |              |  |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) |                               |                         |       |            |            |            |            |            |            |            |            |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------------------|-------|------------|------------|------------|------------|------------|------------|------------|------------|
| Series                                                                                                              | With optional redemption *    | % Monthly CPR (SMM)     |       | 0.34       |            | 0.51       |            | 0.69       |            | 1.06       |            |
|                                                                                                                     |                               | % Annual equivalent CPR |       | 4.00       |            | 6.00       |            | 8.00       |            | 12.00      |            |
|                                                                                                                     |                               | Average life            | Years | 3.48       | 3.48       | 3.48       | 3.48       | 3.48       | 3.48       | 3.48       | 3.48       |
| Series A                                                                                                            | With optional redemption *    | Final Maturity          | Date  | 10/23/2011 | 10/23/2011 | 10/23/2011 | 10/23/2011 | 10/23/2011 | 10/23/2011 | 10/23/2011 | 10/23/2011 |
|                                                                                                                     |                               |                         | Date  | 7.74       | 7.74       | 7.74       | 7.74       | 7.74       | 7.74       | 7.74       | 7.74       |
|                                                                                                                     | Without optional redemption * | Final Maturity          | Date  | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 |
|                                                                                                                     |                               |                         | Date  | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      |
|                                                                                                                     | With optional redemption *    | Final Maturity          | Date  | 02/04/2012 | 02/04/2012 | 02/04/2012 | 02/04/2012 | 02/04/2012 | 02/04/2012 | 02/04/2012 | 02/04/2012 |
|                                                                                                                     |                               |                         | Date  | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      |
| Series B                                                                                                            | With optional redemption *    | Final Maturity          | Date  | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 |
|                                                                                                                     |                               |                         | Date  | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      |
|                                                                                                                     | Without optional redemption * | Final Maturity          | Date  | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 |
|                                                                                                                     |                               |                         | Date  | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      |
|                                                                                                                     | With optional redemption *    | Final Maturity          | Date  | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 |
|                                                                                                                     |                               |                         | Date  | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      |
| Series C                                                                                                            | With optional redemption *    | Final Maturity          | Date  | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 |
|                                                                                                                     |                               |                         | Date  | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      |
|                                                                                                                     | Without optional redemption * | Final Maturity          | Date  | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 |
|                                                                                                                     |                               |                         | Date  | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      |
|                                                                                                                     | With optional redemption *    | Final Maturity          | Date  | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 |
|                                                                                                                     |                               |                         | Date  | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      | 27.75      |
| Series D                                                                                                            | With optional redemption *    | Final Maturity          | Date  | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 |
|                                                                                                                     |                               |                         | Date  | 27.50      | 27.50      | 27.50      | 27.50      | 27.50      | 27.50      | 27.50      | 27.50      |
|                                                                                                                     | Without optional redemption * | Final Maturity          | Date  | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 |
|                                                                                                                     |                               |                         | Date  | 27.50      | 27.50      | 27.50      | 27.50      | 27.50      | 27.50      | 27.50      | 27.50      |
|                                                                                                                     | With optional redemption *    | Final Maturity          | Date  | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 | 01/24/2016 |
|                                                                                                                     |                               |                         | Date  | 27.50      | 27.50      | 27.50      | 27.50      | 27.50      | 27.50      | 27.50      | 27.50      |

\* 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                | 93.93% | 626,847,409.00 | 6.16%         | 95.74% | 909,500,000.00 | 4.31% |
| Series B                | 3.18%  | 21,200,000.00  | 2.94%         | 2.23%  | 21,200,000.00  | 2.05% |
| Series C                | 1.41%  | 9,400,000.00   | 1.51%         | 0.99%  | 9,400,000.00   | 1.05% |
| Series D                | 1.48%  | 9,900,000.00   |               | 1.04%  | 9,900,000.00   |       |
| Issue of Bonds          |        | 667,347,409.00 |               |        | 950,000,000.00 |       |
| Reserve Fund            | 1.51%  | 9,900,000.00   |               | 1.05%  | 9,900,000.00   |       |

| Other financial operations (current)   |               |            |          |
|----------------------------------------|---------------|------------|----------|
| Assets                                 | Balance       | Interest   |          |
| Treasury Account                       | 20,744,963.18 | 4.780%     |          |
| Servicer ppal collect not yet credited | 1,541,203.51  |            |          |
| Servicer ints collect not yet credited | 510,445.07    |            |          |
| Liabilities                            | Available     | Balance    | Interest |
| Start-up Loan                          |               | 517,136.44 | 6.820%   |

## Collateral: Residential mortgage loans

| General                                    |                |                      |
|--------------------------------------------|----------------|----------------------|
|                                            | Current        | At constitution date |
| Count                                      | 9,473          | 12,241               |
| Principal                                  |                |                      |
| Principal outstanding                      | 648,689,558.39 | 940,242,690.85       |
| Average loan                               | 68,477.73      | 76,810.94            |
| Minimum                                    | 115.81         | 3,356.13             |
| Maximum                                    | 466,461.57     | 496,461.58           |
| Interest rate                              |                |                      |
| Weighted average (wac)                     | 5.37%          | 3.11%                |
| Minimum                                    | 3.50%          | 1.00%                |
| Maximum                                    | 7.29%          | 5.25%                |
| Final maturity                             |                |                      |
| Weighted average (WARM) (months)           | 216            | 239                  |
| Minimum                                    | 06/02/2008     | 01/04/2007           |
| Maximum                                    | 06/05/2038     | 11/05/2035           |
| Index (principal outstanding distribution) |                |                      |
| 3-month EURIBOR/MIBOR                      | 0.01%          | 0.01%                |
| 1-year EURIBOR/MIBOR                       | 2.41%          | 2.19%                |
| 1-year EURIBOR/MIBOR (Mortgage Market)     | 97.55%         | 97.78%               |
| Mortgage Market: Banks                     | 0.00%          | 0.01%                |
| Mortgage Market: All Institutions          | 0.03%          | 0.02%                |

| LTV Distribution         |         |       |                      |       |
|--------------------------|---------|-------|----------------------|-------|
|                          | Current |       | At constitution date |       |
|                          | % Pool  | % LTV | % Pool               | % LTV |
| 0.01 - 10%               | 0.69    | 7.17  | 0.29                 | 7.77  |
| 10.01 - 20%              | 3.12    | 15.80 | 1.93                 | 15.83 |
| 20.01 - 30%              | 6.74    | 25.59 | 3.82                 | 25.38 |
| 30.01 - 40%              | 10.49   | 35.34 | 6.58                 | 35.62 |
| 40.01 - 50%              | 14.06   | 45.35 | 10.97                | 45.35 |
| 50.01 - 60%              | 18.84   | 55.21 | 15.89                | 55.36 |
| 60.01 - 70%              | 28.04   | 65.23 | 22.49                | 65.47 |
| 70.01 - 80%              | 17.91   | 72.68 | 38.04                | 75.26 |
| 80.01 - 90%              | 0.08    | 84.04 |                      |       |
| 90.01 - 100%             | 0.02    | 95.76 |                      |       |
| Weighted average (WALTV) | 54.15   |       | 60.76                |       |
| Minimum                  | 0.12    |       | 2.08                 |       |
| Maximum                  | 95.76   |       | 80.00                |       |

## Additional information

VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria



Brief report

Date: 05/31/2008  
Currency: EUR

Date of constitution  
12/07/2005

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Banco de Valencia

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Ernst&Young

Prepayments

|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
|------------------------------|---------------|---------------|---------------|----------------|------------|
| Single month mort. (SMM)     | 0.51%         | 0.56%         | 0.69%         | 0.70%          | 0.83%      |
| Annual Percentage Rate (CPR) | 5.91%         | 6.52%         | 7.97%         | 8.13%          | 9.56%      |

Geographic distribution

|                    | Current | At constitution date |
|--------------------|---------|----------------------|
| Andalucia          | 4.64%   | 4.64%                |
| Aragon             | 6.41%   | 6.24%                |
| Asturias           |         | 0.00%                |
| Balearic Islands   | 0.48%   | 0.41%                |
| Basque Country     | 0.01%   | 0.04%                |
| Canary Islands     | 0.01%   | 0.01%                |
| Castilla-La Mancha | 0.30%   | 0.36%                |
| Castilla-Leon      | 0.02%   | 0.03%                |
| Catalonia          | 0.75%   | 0.77%                |
| Ceuta              | 0.03%   | 0.03%                |
| Extremadura        | 0.01%   | 0.01%                |
| Galicia            | 0.02%   | 0.01%                |
| La Rioja           | 0.82%   | 0.83%                |
| Madrid             | 7.03%   | 7.40%                |
| Murcia             | 13.59%  | 13.14%               |
| Navarra            | 0.41%   | 0.43%                |
| Valencia           | 65.46%  | 65.64%               |

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                    | 392    | 93,440.57    | 105,352.42 | 0.00  | 198,792.99 | 21.16  | 27,143,074.22    | 27,341,867.21 | 52.71  | 48.51                          |
| 1 to 2 months                    | 134    | 64,499.34    | 78,815.01  | 0.00  | 143,314.35 | 15.26  | 9,311,453.92     | 9,454,768.27  | 18.23  | 48.91                          |
| 2 to 3 months                    | 100    | 76,217.81    | 98,619.88  | 0.00  | 174,837.69 | 18.61  | 7,662,650.39     | 7,837,488.08  | 15.11  | 48.72                          |
| 3 to 6 months                    | 27     | 26,886.45    | 42,181.12  | 0.00  | 69,067.57  | 7.35   | 1,921,970.64     | 1,991,038.21  | 3.84   | 52.35                          |
| 6 to 12 months                   | 48     | 71,276.01    | 102,633.41 | 0.00  | 173,909.42 | 18.51  | 3,415,555.32     | 3,589,464.74  | 6.92   | 53.89                          |
| 12 to 18 months                  | 13     | 37,289.94    | 55,804.61  | 0.00  | 93,094.55  | 9.91   | 1,027,589.01     | 1,120,683.56  | 2.16   | 57.82                          |
| 18 to 24 months                  | 4      | 19,225.28    | 14,885.09  | 0.00  | 34,110.37  | 3.63   | 167,601.51       | 201,711.88    | 0.39   | 39.45                          |
| Over 2 years                     | 3      | 22,744.76    | 29,541.45  | 0.00  | 52,286.21  | 5.57   | 278,295.41       | 330,581.62    | 0.64   | 70.41                          |
| Subtotal                         | 721    | 411,580.16   | 527,832.99 | 0.00  | 939,413.15 | 100.00 | 50,928,190.42    | 51,867,603.57 | 100.00 | 49.32                          |
| <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                            | 721    | 411,580.16   | 527,832.99 | 0.00  | 939,413.15 |        | 50,928,190.42    | 51,867,603.57 |        | 49.32                          |

Each range includes the beginning but not the ending time

Additional information