

VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

Brief report

Date: 08/31/2008
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 ES0382745000	12/12/2005 9,095	66,871.67 608,197,838.65 66.87%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	5.1010% 10/24/2008 871.731660 Gross 714.819961 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	10/24/2008 "Pass-Through"	AAA Aaa	AAA Aaa		
Series B ES0382745018	12/12/2005 212	100,000.00 21,200,000.00 100.00%	100,000.00 21,200,000.00	Floating 3-M Euribor+0.320% 24.Jan/Apr/Jul/Oct	5.2810% 10/24/2008 1,349.588889 Gross 1,106.662889 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	A+ A1	A+ A1		
Series C ES0382745026	12/12/2005 94	100,000.00 9,400,000.00 100.00%	100,000.00 9,400,000.00	Floating 3-M Euribor+0.550% 24.Jan/Apr/Jul/Oct	5.5110% 10/24/2008 1,408.366667 Gross 1,154.860667 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	BBB+ Baa3	BBB+ Baa3		
Series D ES0382745034	12/12/2005 99	100,000.00 9,900,000.00 100.00%	100,000.00 9,900,000.00	Floating 3-M Euribor+3.500% 24.Jan/Apr/Jul/Oct	8.4610% 10/24/2008 2,162.255556 Gross 1,773.049556 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCC- Ca	CCC- Ca		
Total		648,697,838.65	950,000,000.00								

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)																			
		% Monthly CPR (SMM)		0,17		0,34		0,51		0,69		0,87		1,06		1,25		1,44	
		% Annual equivalent CPR		2,00		4,00		6,00		8,00		10,00		12,00		14,00		16,00	
Series A	With optional redemption *	Average life	Years	8.58	7.46	6.52	5.76	5.11	4.59	4.13	3.76								
			Date	03/28/2017	12/02/2016	06/03/2015	03/06/2014	10/10/2013	01/04/2013	10/16/2012	02/06/2012								
		Final Maturity	Years	16.41	14.90	13.41	12.16	10.90	9.90	8.90	8.15								
		Date	01/24/2025	07/24/2023	01/24/2022	10/24/2020	07/24/2019	07/24/2018	07/24/2017	10/24/2016									
	Without optional redemption *	Average life	Years	9.07	7.97	7.06	6.31	5.67	5.12	4.66	4.26								
			Date	09/24/2017	08/19/2016	09/22/2015	12/19/2014	04/29/2014	10/14/2013	04/27/2013	03/12/2012								
Final Maturity		Years	30.92	30.92	30.92	30.92	30.92	30.92	30.92	30.92									
	Date	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039									
Series B	With optional redemption *	Average life	Years	11.08	9.68	8.49	7.51	6.68	5.99	5.39	4.90								
			Date	09/25/2019	04/05/2018	02/23/2017	04/03/2016	03/05/2015	08/27/2014	01/19/2014	07/24/2013								
		Final Maturity	Years	16.41	14.90	13.41	12.16	10.90	9.90	8.90	8.15								
		Date	01/24/2025	07/24/2023	01/24/2022	10/24/2020	07/24/2019	07/24/2018	07/24/2017	10/24/2016									
	Without optional redemption *	Average life	Years	11.76	10.40	9.25	8.27	7.44	6.73	6.12	5.60								
			Date	05/30/2020	01/20/2019	11/27/2017	04/12/2016	07/02/2016	05/24/2015	10/14/2014	04/04/2014								
Final Maturity		Years	30.92	30.92	30.92	30.92	30.92	30.92	30.92	30.92									
	Date	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039								
Series C	With optional redemption *	Average life	Years	11.08	9.68	8.49	7.51	6.68	5.99	5.39	4.90								
			Date	09/26/2019	04/05/2018	02/24/2017	04/03/2016	04/05/2015	08/27/2014	01/19/2014	07/24/2013								
		Final Maturity	Years	16.41	14.90	13.41	12.16	10.90	9.90	8.90	8.15								
		Date	01/24/2025	07/24/2023	01/24/2022	10/24/2020	07/24/2019	07/24/2018	07/24/2017	10/24/2016									
	Without optional redemption *	Average life	Years	11.76	10.40	9.25	8.27	7.44	6.73	6.12	5.60								
			Date	05/31/2020	01/21/2019	11/27/2017	05/12/2016	07/02/2016	05/25/2015	10/14/2014	04/04/2014								
Final Maturity		Years	30.92	30.92	30.92	30.92	30.92	30.92	30.92	30.92									
	Date	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039	07/24/2039								
Series D	With optional redemption *	Average life	Years	11.95	10.58	9.36	8.37	7.46	6.73	6.05	5.52								
			Date	11/08/2020	03/28/2019	06/01/2018	10/01/2017	12/02/2016	05/23/2015	09/15/2014	08/03/2014								
		Final Maturity	Years	16.41	14.90	13.41	12.16	10.90	9.90	8.90	8.15								
		Date	01/24/2025	07/24/2023	01/24/2022	10/24/2020	07/24/2019	07/24/2018	07/24/2017	10/24/2016									
	Without optional redemption *	Average life	Years	19.28	18.66	18.20	17.84	17.56	17.34	17.16	17.02								
			Date	06/12/2027	04/26/2027	07/11/2026	06/30/2026	03/21/2026	12/30/2025	10/25/2025	02/09/2025								
Final Maturity		Years	30.67	30.67	30.67	30.67	30.67	30.67	30.67	30.67									
	Date	04/24/2039	04/24/2039	04/24/2039	04/24/2039	04/24/2039	04/24/2039	04/24/2039	04/24/2039	04/24/2039	04/24/2039								

* 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	93.76%	608,197,838.65	6.34%	95.74%	909,500,000.00	4.31%
Series B	3.27%	21,200,000.00	3.02%	2.23%	21,200,000.00	2.05%
Series C	1.45%	9,400,000.00	1.55%	0.99%	9,400,000.00	1.05%
Series D	1.53%	9,900,000.00		1.04%	9,900,000.00	
Issue of Bonds		648,697,838.65			950,000,000.00	
Reserve Fund	1.55%	9,900,000.00		1.05%	9,900,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	21,716,699.39	4.921%	
Servicer ppal collect not yet credited	623,514.43		
Servicer ints collect not yet credited	556,996.89		
Liabilities	Available	Balance	Interest
Start-up Loan		470,124.04	6.961%

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		9,301	12,241
Principal			
Principal outstanding		630,107,958.12	940,242,690.85
Average loan		67,746.26	76,810.94
Minimum		8.13	3,356.13
Maximum		463,680.88	496,461.58
Interest rate			
Weighted average (wac)		5.55%	3.11%
Minimum		3.50%	1.00%
Maximum		7.50%	5.25%
Final maturity			
Weighted average (WARM) (months)		214	239
Minimum		09/03/2008	01/04/2007
Maximum		05/05/2039	11/05/2035
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR		0.01%	0.01%
1-year EURIBOR/MIBOR		2.39%	2.19%
1-year EURIBOR/MIBOR (Mortgage Market)		97.57%	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%	0.71	7.12	0.29	7.77	
10.01 - 20%	3.22	15.78	1.93	15.83	
20.01 - 30%	6.93	25.50	3.82	25.38	
30.01 - 40%	10.83	35.31	6.58	35.62	
40.01 - 50%	14.18	45.32	10.97	45.35	
50.01 - 60%	19.39	55.25	15.89	55.36	
60.01 - 70%	28.13	65.24	22.49	65.47	
70.01 - 80%	16.50	72.52	38.04	75.26	
80.01 - 90%	0.09	83.58			
90.01 - 100%	0.02	95.34			
Weighted average (WALT)		53.70		60.76	
Minimum		0.01		2.08	
Maximum		95.34		80.00	

Additional information

VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria



Brief report

Date: 08/31/2008
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

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.45%	0.59%	0.58%	0.66%	0.81%
Annual Percentage Rate (CPR)	5.32%	6.90%	6.73%	7.63%	9.33%

Geographic distribution

	Current	At constitution date
Andalucia	4.67%	4.64%
Aragon	6.48%	6.24%
Asturias		0.00%
Balearic Islands	0.46%	0.41%
Basque Country	0.01%	0.04%
Canary Islands	0.01%	0.01%
Castilla-La Mancha	0.31%	0.36%
Castilla-Leon	0.02%	0.03%
Catalonia	0.75%	0.77%
Ceuta	0.03%	0.03%
Extremadura	0.01%	0.01%
Galicia		0.01%
La Rioja	0.83%	0.83%
Madrid	7.04%	7.40%
Murcia	13.89%	13.14%
Navarra	0.42%	0.43%
Valencia	65.26%	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	427	103,155.98	117,692.10	0.00	220,848.08	19.88	28,677,205.46	28,898,053.54	52.22	46.90
from > 1 to ≤ 2 months	145	70,596.28	89,842.41	0.00	160,438.69	14.44	9,943,794.13	10,104,232.82	18.26	50.84
from > 2 to ≤ 3 months	101	73,434.20	103,455.47	0.00	176,889.67	15.92	7,745,252.14	7,922,141.81	14.32	49.53
from > 3 to ≤ 6 months	22	20,775.53	22,920.47	0.00	43,696.00	3.93	1,437,517.26	1,481,213.26	2.68	49.54
from > 6 to < 12 months	58	97,236.53	145,548.52	0.00	242,785.05	21.85	4,312,244.16	4,555,029.21	8.23	54.66
from ≥ 12 to < 18 months	20	48,199.29	69,373.96	0.00	117,573.25	10.58	1,297,902.44	1,415,475.69	2.56	60.84
from ≥ 18 to < 24 months	9	40,626.39	49,387.30	0.00	90,013.69	8.10	533,688.24	623,701.93	1.13	47.04
from ≥ 2 years	3	25,139.03	33,510.51	0.00	58,649.54	5.28	275,901.14	334,550.68	0.60	71.25
Subtotal	785	479,163.23	631,730.74	0.00	1,110,893.97	100.00	54,223,504.97	55,334,398.94	100.00	49.00
<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	785	479,163.23	631,730.74	0.00	1,110,893.97		54,223,504.97	55,334,398.94		49.00

Additional information