

VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

Brief report

Date: 09/30/2009
Currency: EUR

Date of constitution
12/07/2005

VAT Reg. no.
V84530526

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

Originator
Banco de Valencia

Service
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
Banco Popular Español S.A

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	59,343.92 539,732,952.40 59.34%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	1.0730% 10/26/2009 166.265179 Gross 136.337447 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	10/26/2009 "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	1.2530% 10/26/2009 327.172222 Gross 268.281222 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	1.4830% 10/26/2009 387.227778 Gross 317.526778 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	4.4330% 10/26/2009 1,157.505556 Gross 949.154556 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCCR 2 Ca	CC- Ca
Total		580,232,952.40	950,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
				% Monthly CPR (SMM)							
				% Annual equivalent CPR							
				0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44
Series A	With optional redemption *	Average life	Years	7.75	6.80	6.00	5.32	4.76	4.28	3.89	3.54
		Final Maturity	Years	14.58	13.33	12.07	10.82	9.82	8.82	8.07	7.32
			Date	04/24/2024	01/24/2023	10/24/2021	07/24/2020	07/24/2019	07/24/2018	10/24/2017	01/24/2017
		Average life	Years	8.36	7.41	6.61	5.94	5.37	4.88	4.46	4.10
		Final Maturity	Years	30.59	30.59	30.59	30.59	30.59	30.59	30.59	30.59
			Date	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040
	Without optional redemption *	Average life	Years	9.25	8.13	7.18	6.37	5.70	5.11	4.65	4.23
		Final Maturity	Years	12/26/2018	11/15/2017	10/12/2016	09/02/2016	10/06/2015	08/11/2014	05/23/2014	12/23/2013
			Date	04/24/2024	01/24/2023	10/24/2021	07/24/2020	07/24/2019	07/24/2018	10/24/2017	01/24/2017
		Average life	Years	9.99	8.88	7.93	7.13	6.45	5.86	5.35	4.92
		Final Maturity	Years	09/25/2019	08/14/2018	01/09/2017	11/15/2016	09/03/2016	07/08/2015	05/02/2015	08/31/2014
			Date	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040
Series B	With optional redemption *	Average life	Years	9.25	8.13	7.18	6.37	5.70	5.11	4.65	4.23
		Final Maturity	Years	12/26/2018	11/15/2017	10/12/2016	09/02/2016	11/06/2015	09/11/2014	05/23/2014	12/23/2013
			Date	04/24/2024	01/24/2023	10/24/2021	07/24/2020	07/24/2019	07/24/2018	10/24/2017	01/24/2017
		Average life	Years	9.99	8.88	7.94	7.13	6.45	5.86	5.36	4.92
		Final Maturity	Years	09/25/2019	08/14/2018	04/09/2017	11/15/2016	10/03/2016	07/08/2015	05/02/2015	08/31/2014
			Date	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040
	Without optional redemption *	Average life	Years	10.11	9.04	8.07	7.18	6.47	5.80	5.29	4.81
		Final Maturity	Years	07/11/2019	11/10/2018	10/23/2017	02/12/2016	03/18/2016	07/19/2015	01/13/2015	07/20/2014
			Date	04/24/2024	01/24/2023	10/24/2021	07/24/2020	07/24/2019	07/24/2018	10/24/2017	01/24/2017
		Average life	Years	18.20	17.75	17.42	17.16	16.96	16.80	16.66	16.56
		Final Maturity	Years	07/12/2027	06/28/2027	02/25/2027	11/23/2026	10/09/2026	07/13/2026	05/26/2026	04/17/2026
			Date	01/24/2040	01/24/2040	01/24/2040	01/24/2040	01/24/2040	01/24/2040	01/24/2040	01/24/2040
Series C	With optional redemption *	Average life	Years	9.25	8.13	7.18	6.37	5.70	5.11	4.65	4.23
		Final Maturity	Years	12/26/2018	11/15/2017	10/12/2016	09/02/2016	11/06/2015	09/11/2014	05/23/2014	12/23/2013
			Date	04/24/2024	01/24/2023	10/24/2021	07/24/2020	07/24/2019	07/24/2018	10/24/2017	01/24/2017
		Average life	Years	9.99	8.88	7.94	7.13	6.45	5.86	5.36	4.92
		Final Maturity	Years	09/25/2019	08/14/2018	04/09/2017	11/15/2016	10/03/2016	07/08/2015	05/02/2015	08/31/2014
			Date	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040	04/24/2040
	Without optional redemption *	Average life	Years	10.11	9.04	8.07	7.18	6.47	5.80	5.29	4.81
		Final Maturity	Years	07/11/2019	11/10/2018	10/23/2017	02/12/2016	03/18/2016	07/19/2015	01/13/2015	07/20/2014
			Date	04/24/2024	01/24/2023	10/24/2021	07/24/2020	07/24/2019	07/24/2018	10/24/2017	01/24/2017
		Average life	Years	18.20	17.75	17.42	17.16	16.96	16.80	16.66	16.56
		Final Maturity	Years	07/12/2027	06/28/2027	02/25/2027	11/23/2026	10/09/2026	07/13/2026	05/26/2026	04/17/2026
			Date	01/24/2040	01/24/2040	01/24/2040	01/24/2040	01/24/2040	01/24/2040	01/24/2040	01/24/2040

* 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	93.02%	539,732,952.40	6.93%	95.74%	4.31%
Series B	3.65%	21,200,000.00	3.22%	2.23%	2.05%
Series C	1.62%	9,400,000.00	1.57%	0.99%	1.05%
Series D	1.71%	9,900,000.00	1.04%		
Issue of Bonds		580,232,952.40		950,000,000.00	
Reserve Fund	1.57%	8,940,516.62	1.05%	9,900,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		48,953,660.39	0.929%
Service ppal collect not yet credited		232,485.70	
Service ints collect not yet credited		80,049.43	
Liabilities	Available	Balance	Interest
Start-up Loan		282,074.44	2.933%
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		25,060,000.00	
Securities		0.00	
* Credit Support Amount in favour of the Fund			

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Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	8,691	12,241	
Principal			
Principal outstanding	562,603,154.34	940,242,690.85	
Average loan	64,734.00	76,810.94	
Minimum	125.98	3,356.13	
Maximum	452,352.87	496,461.58	
Interest rate			
Weighted average (wac)	3.72%	3.11%	
Minimum	1.75%	1.00%	
Maximum	7.63%	5.25%	
Final maturity			
Weighted average (WARM) (months)	205	239	
Minimum	10/01/2009	01/04/2007	
Maximum	01/05/2040	11/05/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.01%	0.01%	
1-year EURIBOR/MIBOR	2.26%	2.19%	
1-year EURIBOR/MIBOR (Mortgage Market)	97.70%	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	% LTV
0.01 - 10%	0.86	6.98	0.29
10.01 - 20%	3.90	15.82	1.93
20.01 - 30%	7.77	25.55	3.82
30.01 - 40%	11.27	35.39	6.58
40.01 - 50%	15.46	45.28	10.97
50.01 - 60%	21.61	55.45	15.89
60.01 - 70%	29.09	65.22	22.49
70.01 - 80%	10.04	72.04	38.04
Weighted average (WALTV)	51.84		60.76
Minimum	0.08		2.08
Maximum	79.99		80.00

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.37%	0.41%	0.43%	0.46%	0.72%
Annual Percentage Rate (CPR)	4.31%	4.77%	5.09%	5.43%	8.29%

Geographic distribution			
	Current	At constitution date	
Andalucia	4.74%	4.64%	
Aragon	6.59%	6.24%	
Asturias		0.00%	
Balearic Islands	0.50%	0.41%	
Basque Country	0.01%	0.04%	
Canary Islands	0.01%	0.01%	
Castilla-La Mancha	0.29%	0.36%	
Castilla-Leon	0.02%	0.03%	
Catalonia	0.77%	0.77%	
Ceuta	0.03%	0.03%	
Extremadura	0.02%	0.01%	
Galicia		0.01%	
La Rioja	0.85%	0.83%	
Madrid	6.93%	7.40%	
Murcia	13.79%	13.14%	
Navarra	0.38%	0.43%	
Valencia	65.08%	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	386	108,702.41	68,309.21	0.00	177,011.62	9.90	25,858,891.24	26,035,902.86	40.36	47.43
from > 1 to ≤ 2 months	171	98,125.10	75,613.53	0.00	173,738.63	9.72	11,718,136.26	11,891,874.89	18.43	47.20
from > 2 to ≤ 3 months	145	126,961.72	119,343.46	0.00	246,305.18	13.77	11,435,695.77	11,682,000.95	18.11	51.89
from > 3 to ≤ 6 months	24	39,723.87	33,141.75	0.00	72,865.62	4.07	1,993,836.45	2,066,702.07	3.20	54.01
from > 6 to < 12 months	48	104,094.46	137,294.97	0.00	241,389.43	13.50	4,324,716.49	4,566,105.92	7.08	52.73
from ≥ 12 to < 18 months	38	135,872.30	176,900.14	0.00	312,772.44	17.49	3,154,836.35	3,467,608.79	5.38	51.91
from ≥ 18 to < 24 months	30	101,684.33	143,856.54	0.00	245,540.87	13.73	2,509,100.85	2,754,641.72	4.27	60.65
from ≥ 2 years	27	121,187.56	197,348.73	0.00	318,536.29	17.81	1,727,474.39	2,046,010.68	3.17	60.45
Subtotal	869	836,351.75	951,808.33	0.00	1,788,160.08	100.00	62,722,687.80	64,510,847.88	100.00	49.74
<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	869	836,351.75	951,808.33	0.00	1,788,160.08		62,722,687.80	64,510,847.88		49.74