

VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

Brief report

Date: 10/31/2009
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

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
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 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 ES0382745000	12/12/2005 9,095	57,786.51 525,568,308.45 57.79%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	0.8730% 01/25/2010 127.520381 Gross 104.566712 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	01/25/2010 "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	1.0530% 01/25/2010 266.175000 Gross 218.263500 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secutorial	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	1.2830% 01/25/2010 324.313889 Gross 265.937389 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secutorial	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	4.2330% 01/25/2010 1,070.008333 Gross 877.406833 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCCR 2 Ca	CCC- Ca
Total		566,068,308.45	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	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22
		Final Maturity	Years	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24
			Date	01/19/2010	01/19/2010	01/19/2010	01/19/2010	01/19/2010	01/19/2010	01/19/2010	01/19/2010
	Without optional redemption *	Average life	Years	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22
		Final Maturity	Years	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48
			Date	01/19/2010	01/19/2010	01/19/2010	01/19/2010	01/19/2010	01/19/2010	01/19/2010	01/19/2010
Series B	With optional redemption *	Average life	Years	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48
		Final Maturity	Years	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48
			Date	04/25/2010	04/25/2010	04/25/2010	04/25/2010	04/25/2010	04/25/2010	04/25/2010	04/25/2010
	Without optional redemption *	Average life	Years	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48
		Final Maturity	Years	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48
			Date	04/25/2010	04/25/2010	04/25/2010	04/25/2010	04/25/2010	04/25/2010	04/25/2010	04/25/2010
Series C	With optional redemption *	Average life	Years	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48
		Final Maturity	Years	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48
			Date	04/25/2010	04/25/2010	04/25/2010	04/25/2010	04/25/2010	04/25/2010	04/25/2010	04/25/2010
	Without optional redemption *	Average life	Years	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48
		Final Maturity	Years	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48
			Date	04/25/2010	04/25/2010	04/25/2010	04/25/2010	04/25/2010	04/25/2010	04/25/2010	04/25/2010
Series D	With optional redemption *	Average life	Years	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24
		Final Maturity	Years	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24
			Date	01/25/2010	01/25/2010	01/25/2010	01/25/2010	01/25/2010	01/25/2010	01/25/2010	01/25/2010
	Without optional redemption *	Average life	Years	15.40	15.40	15.40	15.40	15.40	15.40	15.40	15.40
		Final Maturity	Years	03/20/2025	03/20/2025	03/20/2025	03/20/2025	03/20/2025	03/20/2025	03/20/2025	03/20/2025
			Date	10/25/2039	10/25/2039	10/25/2039	10/25/2039	10/25/2039	10/25/2039	10/25/2039	10/25/2039

* 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	92.85%	525,568,308.45	7.14%	95.74%	4.31%
Series B	3.75%	21,200,000.00	3.33%	2.23%	2.05%
Series C	1.66%	9,400,000.00	1.64%	0.99%	1.05%
Series D	1.75%	9,900,000.00	1.04%		
Issue of Bonds		566,068,308.45		950,000,000.00	
Reserve Fund	1.64%	9,101,602.81	1.05%	9,900,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		41,533,554.28	0.699%
Servicer ppal collect not yet credited		256,908.46	
Servicer ints collect not yet credited		84,933.56	
Liabilities			
Start-up Loan	Available	Balance	Interest
		235,062.04	2.733%
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		30,800,000.00	
Securities		0.00	
* Credit Support Amount in favour of the Fund			

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Bancaja

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Banco de Valencia

Fund Auditors
Ernst&Young

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	8,656	12,241	
Principal			
Principal outstanding	558,364,637.04	940,242,690.85	
Average loan	64,506.08	76,810.94	
Minimum	51.48	3,356.13	
Maximum	450,916.98	496,461.58	
Interest rate			
Weighted average (wac)	3.46%	3.11%	
Minimum	1.75%	1.00%	
Maximum	7.63%	5.25%	
Final maturity			
Weighted average (WARM) (months)	204	239	
Minimum	11/05/2009	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	2.23%	2.19%	
1-year EURIBOR/MIBOR (Mortgage Market)	97.73%	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%	0.87	6.98	0.29 7.77
10.01 - 20%	3.93	15.81	1.93 15.83
20.01 - 30%	7.92	25.61	3.82 25.38
30.01 - 40%	11.17	35.38	6.58 35.62
40.01 - 50%	15.66	45.25	10.97 45.35
50.01 - 60%	21.67	55.43	15.89 55.36
60.01 - 70%	28.96	65.14	22.49 65.47
70.01 - 80%	9.82	71.94	38.04 75.26
Weighted average (WALTV)	51.69		60.76
Minimum	0.03		2.08
Maximum	79.99		80.00

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.27%	0.31%	0.40%	0.44%	0.71%
Annual Percentage Rate (CPR)	3.18%	3.66%	4.70%	5.20%	8.18%

Geographic distribution		
	Current	At constitution date
Andalucia	4.74%	4.64%
Aragon	6.60%	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	0.84%	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	422	127,093.16	79,355.34	0.00	206,448.50	10.55	26,617,472.31	26,823,920.81	39.11	45.02
from > 1 to ≤ 2 months	166	84,256.58	66,694.66	0.00	150,951.24	7.71	11,413,104.54	11,564,055.78	16.86	48.05
from > 2 to ≤ 3 months	152	136,964.67	108,343.99	0.00	245,308.66	12.54	11,410,042.91	11,655,351.57	16.99	51.54
from > 3 to ≤ 6 months	61	89,946.81	78,151.19	0.00	168,098.00	8.59	5,079,564.22	5,247,662.22	7.65	47.29
from > 6 to < 12 months	45	101,738.27	133,903.50	0.00	235,641.77	12.04	4,208,903.45	4,444,545.22	6.48	53.03
from ≥ 12 to < 18 months	42	158,620.02	191,849.89	0.00	350,469.91	17.91	3,506,406.21	3,856,876.12	5.62	52.69
from ≥ 18 to < 24 months	28	96,706.86	127,829.50	0.00	224,536.36	11.47	2,263,194.97	2,487,731.33	3.63	59.69
from ≥ 2 years	31	140,927.16	234,496.70	0.00	375,423.86	19.18	2,125,985.14	2,501,409.00	3.65	62.62
Subtotal	947	936,253.53	1,020,624.77	0.00	1,956,878.30	100.00	66,624,673.75	68,581,552.05	100.00	48.56
<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	947	936,253.53	1,020,624.77	0.00	1,956,878.30		66,624,673.75	68,581,552.05		48.56