

VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

Brief report

Date: 03/31/2011
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
Banco Cooperativo

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

Assets Custodian
Banco de Valencia

Fund Auditors
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Issued securities: Mortgage-Backed Bonds

Bonds issue									
Series ISIN Code	Issue date N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0382745000	12/12/2005 9,095	49,453.75 449,781,856.25 49.45%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	1.1560% 04/26/2011 146.097367 Gross 118.338867 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	04/26/2011 "Pass-Through"	AAA Aa1sf	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	1.3360% 04/26/2011 341.422222 Gross 276.552000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	A+ A2sf	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	1.5660% 04/26/2011 400.200000 Gross 324.162000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	BBB+ Ba1sf	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	4.5160% 04/26/2011 1,154.088889 Gross 934.812000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCCR 2 Csf	CCC- Ca
Total		490,281,856.25	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	6.74	5.93	5.28	4.73	4.25	3.86	3.55	3.24
		Final Maturity	Years	12.76	11.50	10.50	9.50	8.50	7.75	7.25	6.50
			Date	10/17/2017	07/24/2022	07/24/2021	07/24/2020	07/24/2019	10/24/2018	04/24/2018	04/21/2014
	Without optional redemption *	Average life	Years	7.03	6.23	5.56	5.00	4.53	4.12	3.78	3.48
		Final Maturity	Years	02/02/2018	04/15/2017	08/13/2016	01/22/2016	08/02/2015	03/09/2015	11/03/2014	07/17/2014
			Date	17.26	16.26	15.26	14.01	13.01	12.01	11.25	10.50
Series B	With optional redemption *	Average life	Years	12.76	11.50	10.50	9.50	8.50	7.75	7.25	6.50
		Final Maturity	Years	12.76	11.50	10.50	9.50	8.50	7.75	7.25	6.50
			Date	10/24/2023	07/24/2022	07/24/2021	07/24/2020	07/24/2019	10/24/2018	04/24/2018	07/24/2017
	Without optional redemption *	Average life	Years	18.66	17.60	16.61	15.57	14.54	13.55	12.65	11.82
		Final Maturity	Years	09/17/2029	08/27/2028	08/29/2027	08/17/2026	08/03/2025	08/10/2024	09/14/2023	11/14/2022
			Date	21.01	19.51	18.51	17.51	16.76	15.76	14.76	13.76
Series C	With optional redemption *	Average life	Years	12.76	11.50	10.50	9.50	8.50	7.75	7.25	6.50
		Final Maturity	Years	12.76	11.50	10.50	9.50	8.50	7.75	7.25	6.50
			Date	10/24/2023	07/24/2022	07/24/2021	07/24/2020	07/24/2019	10/24/2018	04/24/2018	07/24/2017
	Without optional redemption *	Average life	Years	22.70	21.79	20.77	19.79	18.86	17.96	17.06	16.16
		Final Maturity	Years	09/30/2033	11/03/2032	10/28/2031	11/03/2030	11/30/2029	01/03/2029	02/09/2028	03/20/2027
			Date	28.77	28.77	28.77	28.77	28.77	28.77	28.77	28.77
Series D	With optional redemption *	Average life	Years	12.76	11.50	10.50	9.50	8.50	7.75	7.25	6.50
		Final Maturity	Years	12.76	11.50	10.50	9.50	8.50	7.75	7.25	6.50
			Date	10/24/2023	07/24/2022	07/24/2021	07/24/2020	07/24/2019	10/24/2018	04/24/2018	07/24/2017
	Without optional redemption *	Average life	Years	28.77	28.77	28.77	28.77	28.77	28.77	28.77	28.77
		Final Maturity	Years	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039
			Date	28.77	28.77	28.77	28.77	28.77	28.77	28.77	28.77

* 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	91.74%	449,781,856.25	8.37%	95.74%	909,500,000.00	4.31%
Series B	4.32%	21,200,000.00	3.95%	2.23%	21,200,000.00	2.05%
Series C	1.92%	9,400,000.00	2.00%	0.99%	9,400,000.00	1.05%
Series D	2.02%	9,900,000.00		1.04%	9,900,000.00	
Issue of Bonds		490,281,856.25			950,000,000.00	
Reserve Fund	2.00%	9,592,934.05		1.05%	9,900,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		54,532,061.90	0.972%
Servicer ppal collect not yet credited		178,539.95	
Servicer ints collect not yet credited		19,027.66	
Liabilities		Available	Balance Interest
Start-up Loan L/T			0.00
Start-up Loan S/T			0.00
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		34,352,850.00	
Securities		0.00	
* Credit Support Amount in favour of the Fund			

VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

Brief report

Date: 03/31/2011
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
Banco Cooperativo

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

Assets Custodian
Banco de Valencia

Fund Auditors
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	7,988	12,241
Principal		
Principal outstanding	476,110,730.01	940,242,690.85
Average loan	59,603.25	76,810.94
Minimum	112.95	3,356.13
Maximum	426,090.00	496,461.58
Interest rate		
Weighted average (wac)	2.21%	3.11%
Minimum	1.50%	1.00%
Maximum	5.25%	5.25%
Final maturity		
Weighted average (WARM) (months)	192	239
Minimum	04/03/2011	01/04/2007
Maximum	01/05/2040	11/05/2035
Index (principal outstanding distribution)		
3-month EURIBOR/MIBOR	0.01%	0.00%
1-year EURIBOR/MIBOR	2.17%	2.05%
1-year EURIBOR/MIBOR (Mortgage Market)	97.79%	97.95%
Mortgage Market: All Institutions	0.03%	0.00%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.02	6.72	0.29	7.77
10.01 - 20%	4.14	15.65	1.93	15.83
20.01 - 30%	8.00	25.42	3.82	25.38
30.01 - 40%	13.19	35.42	6.58	35.62
40.01 - 50%	18.18	45.26	10.97	45.35
50.01 - 60%	26.56	55.27	15.89	55.36
60.01 - 70%	26.46	64.73	22.49	65.47
70.01 - 80%	2.44	70.98	38.04	75.26
Weighted average (WALTV)	49.19		60.76	
Minimum	0.10		2.08	
Maximum	79.88		80.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.27%	0.23%	0.28%	0.31%	0.62%
Annual Percentage Rate (CPR)	3.15%	2.73%	3.34%	3.71%	7.22%

Geographic distribution		
	Current	At constitution date
Andalucia	4.75%	4.64%
Aragon	6.78%	6.24%
Asturias		0.00%
Balearic Islands	0.52%	0.41%
Basque Country	0.01%	0.04%
Canary Islands		0.01%
Castilla-La Mancha	0.28%	0.36%
Castilla-Leon	0.02%	0.03%
Catalonia	0.73%	0.77%
Ceuta	0.02%	0.03%
Extremadura	0.02%	0.01%
Galicia		0.01%
La Rioja	0.86%	0.83%
Madrid	6.86%	7.40%
Murcia	13.96%	13.14%
Navarra	0.33%	0.43%
Valencia	64.86%	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	340	104,462.84	31,628.34	0.00	136,091.18	6.66	21,405,130.01	21,541,221.19	39.50
from > 1 to ≤ 2 months	126	84,896.23	28,720.18	0.00	113,616.41	5.56	8,897,625.18	9,011,241.59	16.52
from > 2 to ≤ 3 months	162	178,145.09	67,232.95	0.00	245,378.04	12.00	12,220,712.89	12,466,090.93	22.86
from > 3 to ≤ 6 months	13	33,906.65	12,698.17	0.00	46,604.82	2.28	1,435,442.91	1,482,047.73	2.72
from > 6 to < 12 months	23	74,352.86	38,099.03	0.00	112,451.89	5.50	2,091,799.81	2,204,251.70	4.04
from ≥ 12 to < 18 months	19	80,345.65	32,617.18	0.00	112,962.83	5.53	1,170,725.50	1,283,688.33	2.35
from ≥ 18 to < 24 months	17	103,782.75	59,200.80	0.00	162,983.55	7.97	1,032,473.83	1,195,457.38	2.19
from ≥ 2 years	55	575,407.30	538,724.43	0.00	1,114,131.73	54.50	4,242,748.23	5,356,879.96	9.82
Subtotal	755	1,235,299.37	808,921.08	0.00	2,044,220.45	100.00	52,496,658.36	54,540,878.81	100.00
<i>Doubt debts (subjectives)</i>									
	0	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
Total	755	1,235,299.37	808,921.08	0.00	2,044,220.45		52,496,658.36	54,540,878.81	47.69

Additional information