

VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

Brief report

Date: 12/31/2011
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 Santander

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 Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0382745000	12/12/2005 9,095	45,628.60 414,992,117.00 45.63%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	1.7240% 01/24/2012 201.029472 Gross 162.833872 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	01/24/2012 "Pass-Through"	AAA A1sf	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	1.9040% 01/24/2012 486.577778 Gross 394.128000 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	2.1340% 01/24/2012 545.355556 Gross 441.738000 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	5.0840% 01/24/2012 1,299.244444 Gross 1,052.388000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCCR 2 Csf	CCC- Ca
Total		455,492,117.00	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	6.49	5.75	5.12	4.58	4.15	3.77	3.43	3.17							
		Final Maturity	Years	12.01	11.01	10.01	9.01	8.26	7.50	6.75	6.26							
			Date	04/18/2018	07/22/2017	12/05/2016	05/22/2016	12/16/2015	07/31/2015	03/28/2015	12/23/2014							
	Without optional redemption *	Average life	Years	6.82	6.06	5.42	4.88	4.42	4.04	3.70	3.41							
		Final Maturity	Years	16.76	15.76	14.51	13.51	12.51	11.51	10.76	10.01							
			Date	08/18/2018	11/12/2017	03/23/2017	09/07/2016	03/25/2016	10/14/2015	07/06/2015	02/23/2015							
Series B	With optional redemption *	Average life	Years	12.01	11.01	10.01	9.01	8.26	7.50	6.75	6.26							
		Final Maturity	Years	12.01	11.01	10.01	9.01	8.26	7.50	6.75	6.26							
			Date	10/24/2023	10/24/2022	10/24/2021	10/24/2020	01/24/2020	04/24/2019	07/24/2018	01/24/2018							
	Without optional redemption *	Average life	Years	18.03	17.00	16.04	15.06	14.07	13.13	12.25	11.45							
		Final Maturity	Years	20.27	19.01	17.76	17.01	16.01	15.26	14.26	13.51							
			Date	10/30/2029	10/17/2028	11/03/2027	11/11/2026	11/15/2025	12/07/2024	11/21/2024	04/04/2023							
Series C	With optional redemption *	Average life	Years	12.01	11.01	10.01	9.01	8.26	7.50	6.75	6.26							
		Final Maturity	Years	12.01	11.01	10.01	9.01	8.26	7.50	6.75	6.26							
			Date	01/24/2032	10/24/2030	07/24/2029	10/24/2028	10/24/2027	01/24/2027	01/24/2026	04/24/2025							
	Without optional redemption *	Average life	Years	22.09	21.22	20.22	19.26	18.35	17.47	16.61	15.76							
		Final Maturity	Years	28.02	28.02	28.02	28.02	28.02	28.02	28.02	28.02							
			Date	11/18/2033	01/04/2033	01/07/2032	01/20/2031	02/24/2030	04/10/2029	05/31/2028	07/24/2027							
Series D	With optional redemption *	Average life	Years	12.01	11.01	10.01	9.01	8.26	7.50	6.75	6.26							
		Final Maturity	Years	12.01	11.01	10.01	9.01	8.26	7.50	6.75	6.26							
			Date	10/24/2023	10/24/2022	10/24/2021	10/24/2020	01/24/2020	04/24/2019	07/24/2018	01/24/2018							
	Without optional redemption *	Average life	Years	28.02	28.02	28.02	28.02	28.02	28.02	28.02	28.02							
		Final Maturity	Years	28.02	28.02	28.02	28.02	28.02	28.02	28.02	28.02							
			Date	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039	10/24/2039							

* 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	91.11%	414,992,117.00	9.09%	95.74%	909,500,000.00	4.31%
Series B	4.65%	21,200,000.00	4.33%	2.23%	21,200,000.00	2.05%
Series C	2.06%	9,400,000.00	2.22%	0.99%	9,400,000.00	1.05%
Series D	2.17%	9,900,000.00		1.04%	9,900,000.00	
Issue of Bonds		455,492,117.00			950,000,000.00	
Reserve Fund	2.22%	9,900,000.00		1.05%	9,900,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	43,283,615.59	1.979%	
Servicer ppal collect not yet credited	330,306.09		
Servicer ints collect not yet credited	45,103.03		
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		13,160,000.00	
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	7,677	12,241
Principal		
Principal outstanding	439,447,010.08	940,242,690.85
Average loan	57,242.02	76,810.94
Minimum	146.83	3,356.13
Maximum	412,972.08	496,461.58
Interest rate		
Weighted average (wac)	2.76%	3.11%
Minimum	2.01%	1.00%
Maximum	5.25%	5.25%
Final maturity		
Weighted average (WARM) (months)	186	239
Minimum	01/03/2012	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	2.13%	2.05%
1-year EURIBOR/MIBOR (Mortgage Market)	97.83%	97.95%
Mortgage Market: All Institutions	0.03%	0.00%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.45%	0.37%	0.31%	0.29%	0.58%
Annual Percentage Rate (CPR)	5.25%	4.38%	3.69%	3.40%	6.78%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.24	6.89	0.29	7.77
10.01 - 20%	4.56	15.62	1.93	15.83
20.01 - 30%	8.80	25.33	3.82	25.38
30.01 - 40%	14.13	35.29	6.58	35.62
40.01 - 50%	20.13	45.31	10.97	45.35
50.01 - 60%	27.47	55.09	15.89	55.36
60.01 - 70%	23.40	64.28	22.49	65.47
70.01 - 80%	0.27	73.61	38.04	75.26
Weighted average (WALTV)	47.51			60.76
Minimum	0.21			2.08
Maximum	79.88			80.00

Geographic distribution			
	Current	At constitution date	
Andalucia	4.73%	4.64%	
Aragon	6.92%	6.24%	
Asturias		0.00%	
Balearic Islands	0.48%	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	0.75%	0.77%	
Ceuta	0.02%	0.03%	
Extremadura	0.02%	0.01%	
Galicia		0.01%	
La Rioja	0.85%	0.83%	
Madrid	6.72%	7.40%	
Murcia	14.03%	13.14%	
Navarra	0.32%	0.43%	
Valencia	64.84%	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	332	87,965.87	32,443.68	0.00	120,409.55	5.45	19,023,609.75	19,144,019.30	33.84
from > 1 to ≤ 2 months	167	108,590.61	43,322.87	0.00	151,913.48	6.87	10,740,109.09	10,892,022.57	19.25
from > 2 to ≤ 3 months	204	226,197.11	97,391.40	0.00	323,588.51	14.64	14,735,739.21	15,059,327.72	26.62
from > 3 to ≤ 6 months	23	37,951.17	23,051.24	0.00	61,002.41	2.76	1,883,089.45	1,944,091.86	3.44
from > 6 to < 12 months	15	74,449.47	27,497.21	0.00	101,946.68	4.61	1,472,966.88	1,574,913.56	2.78
from ≥ 12 to < 18 months	14	86,567.10	48,538.47	0.00	135,105.57	6.11	1,474,149.26	1,609,254.83	2.84
from ≥ 18 to < 24 months	15	98,108.51	50,402.58	0.00	148,511.09	6.72	1,210,087.62	1,358,598.71	2.40
from ≥ 2 years	55	648,549.72	518,664.40	0.00	1,167,214.12	52.82	3,823,403.89	4,990,618.01	8.82
Subtotal	825	1,368,379.56	841,311.85	0.00	2,209,691.41	100.00	54,363,155.15	56,572,846.56	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	825	1,368,379.56	841,311.85	0.00	2,209,691.41		54,363,155.15	56,572,846.56	45.73