# VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

## Brief report

**Date:** 03/31/2014
**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**
Barclays Bank PLC

**Market**
AIAF Mercado de Renta Fija

**Register of Book Securities**
Iberclear

**Treasury Account**
Barclays Bank PLC

**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<br>ISIN Code | Issue date<br>Nº bonds | Principal outstanding (Bond Unit / Series Total / %Factor)<br>Current | <br>Original | Interest type<br>Reference rate and margin<br>Payment Date | Interest Rate<br>Next coupon | Redemption<br>Final maturity (legal) | <br>Next | Rating Fitch / Moody´s<br>Current | <br>Original |
|---|---|---|---|---|---|---|---|---|---|
| Series A<br>ES0382745000 | 12/12/2005<br>9,095 | 33,778.96<br>307,219,641.20<br>33.78% | 100,000.00<br>909,500,000.00 | Floating<br>3-M Euribor+0.140%<br>24.Jan/Apr/Jul/Oct | 0.4410%<br>04/24/2014<br>37.241303 Gross<br>29.420629 Net | 01/24/2043<br>Quarterly<br>24.Jan/Apr/Jul/Oct | 04/24/2014<br>"Pass-Through" | AA-sf<br>Baa1sf | AAA<br>Aaa |
| Series B<br>ES0382745018 | 12/12/2005<br>212 | 100,000.00<br>21,200,000.00<br>100.00% | 100,000.00<br>21,200,000.00 | Floating<br>3-M Euribor+0.320%<br>24.Jan/Apr/Jul/Oct | 0.6210%<br>04/24/2014<br>155.250000 Gross<br>122.647500 Net | 01/24/2043<br>Quarterly<br>24.Jan/Apr/Jul/Oct | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secuential | BBB+sf<br>Ba3sf | A+<br>A1 |
| Series C<br>ES0382745026 | 12/12/2005<br>94 | 100,000.00<br>9,400,000.00<br>100.00% | 100,000.00<br>9,400,000.00 | Floating<br>3-M Euribor+0.550%<br>24.Jan/Apr/Jul/Oct | 0.8510%<br>04/24/2014<br>212.750000 Gross<br>168.072500 Net | 01/24/2043<br>Quarterly<br>24.Jan/Apr/Jul/Oct | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secuential | BB+sf<br>Caa2sf | BBB+<br>Baa3 |
| Series D<br>ES0382745034 | 12/12/2005<br>99 | 100,000.00<br>9,900,000.00<br>100.00% | 100,000.00<br>9,900,000.00 | Floating<br>3-M Euribor+3.500%<br>24.Jan/Apr/Jul/Oct | 3.8010%<br>04/24/2014<br>950.250000 Gross<br>750.697500 Net | 01/24/2043<br>Quarterly<br>24.Jan/Apr/Jul/Oct | To be determined<br>Due to Cash<br>Reserve reduction | CCC<br>Csf | CCC-<br>Ca |
| Total | | 347,719,641.20 | 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 | 4.97 | 4.45 | 4.00 | 3.61 | 3.26 | 2.99 | 2.79 | 2.57 |
| | | | Date | 01/11/2019 | 07/05/2018 | 01/22/2018 | 09/02/2017 | 04/28/2017 | 01/20/2017 | 11/07/2016 | 08/20/2016 |
| | | Final Maturity | Years | 9.25 | 8.50 | 7.75 | 7.01 | 6.25 | 5.75 | 5.50 | 5.00 |
| | | | Date | 04/24/2023 | 07/24/2022 | 10/24/2021 | 01/24/2021 | 04/24/2020 | 10/24/2019 | 07/24/2019 | 01/24/2019 |
| | Without optional redemption * | Average life | Years | 5.24 | 4.69 | 4.22 | 3.83 | 3.50 | 3.21 | 2.96 | 2.75 |
| | | | Date | 04/21/2019 | 09/30/2018 | 04/14/2018 | 11/22/2017 | 07/23/2017 | 04/09/2017 | 01/09/2017 | 10/22/2016 |
| | | Final Maturity | Years | 12.76 | 11.76 | 10.76 | 10.01 | 9.25 | 8.50 | 8.01 | 7.50 |
| | | | Date | 10/24/2026 | 10/24/2025 | 10/24/2024 | 01/24/2024 | 04/24/2023 | 07/24/2022 | 01/24/2022 | 07/24/2021 |
| Series B | With optional redemption * | Average life | Years | 9.25 | 8.50 | 7.75 | 7.01 | 6.25 | 5.75 | 5.50 | 5.00 |
| | | | Date | 04/24/2023 | 07/24/2022 | 10/24/2021 | 01/24/2021 | 04/24/2020 | 10/24/2019 | 07/24/2019 | 01/24/2019 |
| | | Final Maturity | Years | 9.25 | 8.50 | 7.75 | 7.01 | 6.25 | 5.75 | 5.50 | 5.00 |
| | | | Date | 04/24/2023 | 07/24/2022 | 10/24/2021 | 01/24/2021 | 04/24/2020 | 10/24/2019 | 07/24/2019 | 01/24/2019 |
| | Without optional redemption * | Average life | Years | 13.81 | 12.91 | 11.98 | 11.08 | 10.27 | 9.56 | 8.91 | 8.31 |
| | | | Date | 11/12/2027 | 12/17/2026 | 01/12/2026 | 02/19/2025 | 04/30/2024 | 08/13/2023 | 12/18/2022 | 05/16/2022 |
| | | Final Maturity | Years | 14.76 | 14.01 | 13.25 | 12.25 | 11.50 | 10.76 | 10.01 | 9.25 |
| | | | Date | 10/24/2028 | 01/24/2028 | 04/24/2027 | 04/24/2026 | 07/24/2025 | 10/24/2024 | 01/24/2024 | 04/24/2023 |
| Series C | With optional redemption * | Average life | Years | 9.25 | 8.50 | 7.75 | 7.01 | 6.25 | 5.75 | 5.50 | 5.00 |
| | | | Date | 04/24/2023 | 07/24/2022 | 10/24/2021 | 01/24/2021 | 04/24/2020 | 10/24/2019 | 07/24/2019 | 01/24/2019 |
| | | Final Maturity | Years | 9.25 | 8.50 | 7.75 | 7.01 | 6.25 | 5.75 | 5.50 | 5.00 |
| | | | Date | 04/24/2023 | 07/24/2022 | 10/24/2021 | 01/24/2021 | 04/24/2020 | 10/24/2019 | 07/24/2019 | 01/24/2019 |
| | Without optional redemption * | Average life | Years | 15.54 | 14.70 | 13.90 | 13.09 | 12.26 | 11.45 | 10.69 | 10.02 |
| | | | Date | 08/03/2029 | 10/03/2028 | 12/17/2027 | 02/24/2027 | 04/25/2026 | 07/03/2025 | 10/01/2024 | 01/29/2024 |
| | | Final Maturity | Years | 16.26 | 15.51 | 14.76 | 14.01 | 13.01 | 12.25 | 11.50 | 10.76 |
| | | | Date | 04/24/2030 | 07/24/2029 | 10/24/2028 | 01/24/2028 | 01/24/2027 | 04/24/2026 | 07/24/2025 | 10/24/2024 |
| Series D | With optional redemption * | Average life | Years | 9.25 | 8.50 | 7.75 | 7.01 | 6.25 | 5.75 | 5.50 | 5.00 |
| | | | Date | 04/24/2023 | 07/24/2022 | 10/24/2021 | 01/24/2021 | 04/24/2020 | 10/24/2019 | 07/24/2019 | 01/24/2019 |
| | | Final Maturity | Years | 9.25 | 8.50 | 7.75 | 7.01 | 6.25 | 5.75 | 5.50 | 5.00 |
| | | | Date | 04/24/2023 | 07/24/2022 | 10/24/2021 | 01/24/2021 | 04/24/2020 | 10/24/2019 | 07/24/2019 | 01/24/2019 |
| | Without optional redemption * | Average life | Years | 16.26 | 15.51 | 14.76 | 14.01 | 13.01 | 12.25 | 11.50 | 10.76 |
| | | | Date | 04/24/2030 | 07/24/2029 | 10/24/2028 | 01/24/2028 | 01/24/2027 | 04/24/2026 | 07/24/2025 | 10/24/2024 |
| | | Final Maturity | Years | 16.26 | 15.51 | 14.76 | 14.01 | 13.01 | 12.25 | 11.50 | 10.76 |
| | | | Date | 04/24/2030 | 07/24/2029 | 10/24/2028 | 01/24/2028 | 01/24/2027 | 04/24/2026 | 07/24/2025 | 10/24/2024 |

* 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 | % CE | | At issue date | % CE |
|---|---|---|---|---|---|---|
| Series A | 88.35% | 307,219,641.20 | 11.42% | 95.74% | 909,500,000.00 | 4.31% |
| Series B | 6.10% | 21,200,000.00 | 5.15% | 2.23% | 21,200,000.00 | 2.05% |
| Series C | 2.70% | 9,400,000.00 | 2.37% | 0.99% | 9,400,000.00 | 1.05% |
| Series D | 2.85% | 9,900,000.00 | | 1.04% | 9,900,000.00 | |
| Issue of Bonds | | 347,719,641.20 | | | 950,000,000.00 | |
| Reserve Fund | 2.37% | 7,989,694.62 | | 1.05% | 9,900,000.00 | |

**Other finantial operations (current)**

| Assets | | Balance | Interest |
|---|---|---|---|
| Treasury Account | | 37,398,264.39 | 0.300% |
| Servicer ppal collect not yet credited | | 72,755.38 | |
| Servicer ints collect not yet credited | | 8,364.45 | |
| **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 | | 12,160,000.00 | |
| Securities | | 0.00 | |

* Credit Support Amount in favour of the Fund



**Additional information**
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Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com

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

**Collateral: Residential mortgage loans**

## General

| | Current | At constitution date |
|---|---|---|
| Count | 6,595 | 12,241 |
| **Principal** | | |
| Principal outstanding | 335,931,760.49 | 940,242,690.85 |
| Average loan | 50,937.34 | 76,810.94 |
| Minimum | 111.05 | 3,356.13 |
| Maximum | 371,001.30 | 496,461.58 |
| **Interest rate** | | |
| Weighted average (wac) | 1.57% | 3.11% |
| Minimum | 0.97% | 1.00% |
| Maximum | 5.25% | 5.25% |
| **Final maturity** | | |
| Weighted average (WARM) (months) | 166 | 239 |
| Minimum | 04/05/2014 | 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 | 1.98% | 2.05% |
| 1-year EURIBOR/MIBOR (Mortgage Market) | 97.97% | 97.95% |
| Mortgage Market: All Institutions | 0.04% | 0.00% |

## LTV Distribution

| | Current % Pool | Current % LTV | At constitution date % Pool | At constitution date % LTV |
|---|---|---|---|---|
| 0.01 - 10% | 1.57 | 6.73 | 0.29 | 7.77 |
| 10.01 - 20% | 6.60 | 15.67 | 1.93 | 15.83 |
| 20.01 - 30% | 12.46 | 25.35 | 3.82 | 25.38 |
| 30.01 - 40% | 17.72 | 35.31 | 6.58 | 35.62 |
| 40.01 - 50% | 26.89 | 45.08 | 10.97 | 45.35 |
| 50.01 - 60% | 26.70 | 54.71 | 15.89 | 55.36 |
| 60.01 - 70% | 8.05 | 62.28 | 22.49 | 65.47 |
| 70.01 - 80% | 0.02 | 71.48 | 38.04 | 75.26 |
| Weighted average (WALTV) | | 42.31 | | 60.76 |
| Minimum | | 0.06 | | 2.08 |
| Maximum | | 71.48 | | 80.00 |

## Prepayments

| | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
|---|---|---|---|---|---|
| Single month. mort. (SMM) | 0.18% | 0.30% | 0.33% | 0.29% | 0.51% |
| Annual Percentage Rate (CPR) | 2.10% | 3.53% | 3.85% | 3.39% | 6.00% |

## Geographic distribution

| | Current | At constitution date |
|---|---|---|
| Andalucia | 4.53% | 4.64% |
| Aragon | 6.87% | 6.24% |
| Asturias | | 0.00% |
| Balearic Islands | 0.52% | 0.41% |
| Basque Country | 0.00% | 0.04% |
| Canary Islands | | 0.01% |
| Castilla-La Mancha | 0.23% | 0.36% |
| Castilla-Leon | 0.02% | 0.03% |
| Catalonia | 0.78% | 0.77% |
| Ceuta | 0.01% | 0.03% |
| Extremadura | | 0.01% |
| Galicia | | 0.01% |
| La Rioja | 0.85% | 0.83% |
| Madrid | 6.39% | 7.40% |
| Murcia | 14.25% | 13.14% |
| Navarra | 0.30% | 0.43% |
| Valencia | 65.24% | 65.64% |

## Current delinquency

| Aging | Assets | Overdue debt Principal | Overdue debt Interest | Overdue debt Other | Overdue debt Total | Overdue debt % | Outstanding debt | Total debt | Total debt % | % Total debt / Appraisal Value |
|---|---|---|---|---|---|---|---|---|---|---|
| *Delinquencies* | | | | | | | | | | |
| Up to 1 month | 133 | 42,262.31 | 7,350.93 | 0.00 | 49,613.24 | 2.19 | 6,594,917.90 | 6,644,531.14 | 25.96 | 35.25 |
| from > 1 to ≤ 2 months | 50 | 34,369.72 | 6,393.70 | 0.00 | 40,763.42 | 1.80 | 2,684,561.61 | 2,725,325.03 | 10.65 | 38.68 |
| from > 2 to ≤ 3 months | 35 | 34,022.35 | 5,499.98 | 0.00 | 39,522.33 | 1.74 | 1,533,345.54 | 1,572,867.87 | 6.14 | 36.43 |
| from > 3 to ≤ 6 months | 29 | 65,171.81 | 12,007.87 | 0.00 | 77,179.68 | 3.40 | 2,236,784.25 | 2,313,963.93 | 9.04 | 41.17 |
| from > 6 to < 12 months | 32 | 87,963.32 | 27,307.17 | 0.00 | 115,270.49 | 5.08 | 1,791,657.49 | 1,906,927.98 | 7.45 | 45.46 |
| from ≥ 12 to < 18 months | 21 | 127,226.13 | 38,476.67 | 0.00 | 165,702.80 | 7.31 | 1,561,631.49 | 1,727,334.29 | 6.75 | 52.03 |
| from ≥ 18 to < 24 months | 25 | 199,359.26 | 89,125.37 | 0.00 | 288,484.63 | 12.72 | 2,086,412.62 | 2,374,897.25 | 9.28 | 58.58 |
| from ≥ 2 years | 69 | 1,055,279.95 | 436,160.35 | 0.00 | 1,491,440.30 | 65.76 | 4,842,709.19 | 6,334,149.49 | 24.74 | 54.58 |
| Subtotal | 394 | 1,645,654.85 | 622,322.04 | 0.00 | 2,267,976.89 | 100.00 | 23,332,020.09 | 25,599,996.98 | 100.00 | 43.39 |
| *Doubt debts (subjectives)* | | | | | | | | | | |
| | 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 | 394 | 1,645,654.85 | 622,322.04 | 0.00 | 2,267,976.89 | | 23,332,020.09 | 25,599,996.98 | | 43.39 |



**Additional information**
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