

Brief report

Date: 12/31/2019  
 Currency: EUR

Constitution date  
 12/07/2005

VAT Reg. no.  
 V84530526

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

Originator  
 Caixabank

Servicer  
 Caixabank

Lead Manager  
 Bancaja  
 Deutsche Bank

Bond Underwriters and Placement Agents  
 Bancaja  
 Deutsche Bank  
 Dexia  
 Fortis Bank

Bond Paying Agent  
 Société Générale

Market  
 IAIF Mercado de Renta Fija

Register of Book Securities  
 Iberclear

Treasury Account  
 Barclays

Start-up Loan  
 Caixabank

Swap  
 Caixabank

Assets Custodian  
 Caixabank

Fund Auditor  
 KPMG Auditores

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	13,949.86 126,873,976.70 13.95%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	0.0000% 01/24/2020 0.000000 Gross 0.000000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	01/24/2020 "Pass-Through"	AAAsf Aa1 (sf)	AAA Aaa
Series B ES0382745018	12/12/2005 212	28,870.09 6,120,459.08 28.87%	100,000.00 21,200,000.00	Floating 3-M Euribor+0.320% 24.Jan/Apr/Jul/Oct	0.0000% 01/24/2020 0.000000 Gross 0.000000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	A+sf Baa3 (sf)	A+ A1
Series C ES0382745026	12/12/2005 94	28,874.18 2,714,172.92 28.87%	100,000.00 9,400,000.00	Floating 3-M Euribor+0.550% 24.Jan/Apr/Jul/Oct	0.1460% 01/24/2020 10.773277 Gross 8.726354 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	A+sf Baa3 (sf)	BBB+
Series D ES0382745034	12/12/2005 99	50,505.06 5,000,000.94 50.51%	100,000.00 9,900,000.00	Floating 3-M Euribor+3.500% 24.Jan/Apr/Jul/Oct	3.0960% 01/24/2020 399.596035 Gross 323.672788 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCCSf C (sf)	CCC- Ca
Total		140,708,609.64 950,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date													
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)									
				% Annual equivalent CPR									
Series A	With optional redemption *	Average life	Years	0.17	0.25	0.34	0.43	0.51	0.60	0.69	0.78		
		Final Maturity	Years	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00		
	Without optional redemption *	Average life	Years	2.11	2.08	1.90	1.88	1.69	1.68	1.66	1.48		
		Final Maturity	Years	2.50	2.50	2.25	2.25	2.00	2.00	2.00	1.75		
		Date	Date	04/24/2022	04/24/2022	01/24/2022	01/24/2022	10/24/2021	10/24/2021	10/24/2021	07/24/2021		
		Date	Date	08/23/2024	06/18/2024	04/18/2024	02/19/2024	12/26/2023	11/03/2023	09/14/2023	07/29/2023		
Series B	With optional redemption *	Average life	Years	4.84	4.66	4.49	4.33	4.18	4.03	3.90	3.77		
		Final Maturity	Years	20.01	20.01	20.01	20.01	20.01	20.01	20.01	20.01		
	Without optional redemption *	Average life	Years	2.11	2.08	1.90	1.88	1.69	1.68	1.66	1.48		
		Final Maturity	Years	2.50	2.50	2.25	2.25	2.00	2.00	2.00	1.75		
		Date	Date	04/24/2022	04/24/2022	01/24/2022	01/24/2022	10/24/2021	10/24/2021	10/24/2021	07/24/2021		
		Date	Date	08/23/2024	06/18/2024	04/18/2024	02/19/2024	12/26/2023	11/03/2023	09/14/2023	07/29/2023		
Series C	With optional redemption *	Average life	Years	2.11	2.08	1.90	1.88	1.69	1.68	1.66	1.48		
		Final Maturity	Years	2.50	2.50	2.25	2.25	2.00	2.00	2.00	1.75		
	Without optional redemption *	Average life	Years	4.84	4.66	4.49	4.33	4.18	4.03	3.90	3.77		
		Final Maturity	Years	20.01	20.01	20.01	20.01	20.01	20.01	20.01	20.01		
		Date	Date	04/24/2022	04/24/2022	01/24/2022	01/24/2022	10/24/2021	10/24/2021	10/24/2021	07/24/2021		
		Date	Date	08/23/2024	06/18/2024	04/18/2024	02/19/2024	12/26/2023	11/03/2023	09/14/2023	07/29/2023		
Series D	With optional redemption *	Average life	Years	2.50	2.50	2.25	2.25	2.00	2.00	2.00	1.75		
		Final Maturity	Years	2.50	2.50	2.25	2.25	2.00	2.00	2.00	1.75		
	Without optional redemption *	Average life	Years	20.01	20.01	20.01	20.01	20.01	20.01	20.01	20.01		
		Final Maturity	Years	20.01	20.01	20.01	20.01	20.01	20.01	20.01	20.01		
		Date	Date	04/24/2022	04/24/2022	01/24/2022	01/24/2022	10/24/2021	10/24/2021	10/24/2021	07/24/2021		
		Date	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		% CE
Series A	90.17%	126,873,976.70	10.19%	95.74%	909,500,000.00	4.31%
Series B	4.35%	6,120,459.08	5.68%	2.23%	21,200,000.00	2.05%
Series C	1.93%	2,714,172.92	3.68%	0.99%	9,400,000.00	1.05%
Series D	3.55%	5,000,000.94	1.04%		9,900,000.00	
Issue of Bonds		140,708,609.64			950,000,000.00	
Reserve Fund	3.68%	5,000,000.00	1.05%		9,900,000.00	

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	18,623,259.32
Servicer ppal collect not yet credited	46,545.47		
Servicer ints collect not yet credited	1,079.36		
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		4,610,000.00	
Securities		0.00	

\* Credit Support Amount in favour of the Fund

# VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

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Bond Underwriters and Placement Agents  
Bancaja  
Deutsche Bank  
Dexia  
Fortis Bank

Bond Paying Agent  
Société Générale

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
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Caixabank

Assets Custodian  
Caixabank

Fund Auditor  
KPMG Auditores

### Collateral: Residential mortgage loans (MCs)

General			
	Current	At constitution date	
Count	3,934	12,241	
Principal			
Principal outstanding	133,438,966.56	940,242,690.85	
Average loan	33,919.41	76,810.94	
Minimum	217.27	3,356.13	
Maximum	258,010.95	496,461.58	
Interest rate			
Weighted average (wac)	0.65%	3.11%	
Minimum	0.14%	1.00%	
Maximum	3.89%	5.25%	
Final maturity			
Weighted average (WARM) (months)	118	239	
Minimum	01/05/2020	01/04/2007	
Maximum	01/05/2040	11/05/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.00%	0.00%	
1-year EURIBOR/MIBOR	1.45%	2.05%	
1-year EURIBOR/MIBOR (Mortgage Market)	98.49%	97.95%	
Mortgage Market: All Institutions	0.05%	0.00%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	4.95	6.94	0.29	7.77
10.01 - 20%	18.88	15.51	1.93	15.83
20.01 - 30%	25.07	25.30	3.82	25.38
30.01 - 40%	33.34	34.48	6.58	35.62
40.01 - 50%	17.54	44.78	10.97	45.35
50.01 - 60%	0.22	52.92	15.89	55.36
60.01 - 70%			22.49	65.47
70.01 - 80%			38.04	75.26
Weighted average (WALTV)	29.08		60.76	
Minimum	0.10		2.08	
Maximum	57.12		80.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.57%	0.42%	0.29%	0.30%	0.48%
Annual Percentage Rate (CPR)	6.57%	4.98%	3.46%	3.51%	5.63%

Geographic distribution		
	Current	At constitution date
Andalucia	4.78%	4.64%
Aragon	6.91%	6.24%
Asturias		0.00%
Balearic Islands	0.64%	0.41%
Basque Country		0.04%
Canary Islands		0.01%
Castilla-La Mancha	0.19%	0.36%
Castilla-Leon	0.02%	0.03%
Catalonia	0.81%	0.77%
Ceuta	0.01%	0.03%
Extremadura		0.01%
Galicia		0.01%
La Rioja	0.79%	0.83%
Madrid	6.31%	7.40%
Murcia	14.05%	13.14%
Navarra	0.28%	0.43%
Valencia	65.21%	65.64%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		Total	%	
<i>Delinquencies</i>										
Up to 1 month	31	8,555.06	512.58	0.00	9,067.64	0.34	805,822.77	814,890.41	10.26	18.41
from > 1 to = 2 months	8	5,444.59	271.43	0.00	5,716.02	0.21	263,186.44	268,902.46	3.39	23.43
from > 2 to = 3 months	10	15,360.80	1,225.15	0.00	16,585.95	0.62	518,430.04	535,015.99	6.74	22.93
from > 3 to = 6 months	9	17,813.59	637.06	0.00	18,450.65	0.69	303,561.07	322,011.72	4.06	21.75
from > 6 to < 12 months	9	23,322.73	1,952.91	0.00	25,275.64	0.95	254,275.34	279,550.98	3.52	30.85
from = 12 to < 18 months	5	30,614.76	2,676.54	0.00	33,291.30	1.25	206,356.76	239,646.06	3.02	32.52
from = 18 to < 24 months	9	76,326.00	5,422.56	0.00	81,748.56	3.07	286,202.31	367,950.87	4.63	26.32
from ≥ 2 years	71	2,146,416.90	325,433.09	0.00	2,471,849.99	92.86	2,639,582.64	5,111,432.63	64.38	43.35
Subtotal	152	2,323,854.43	338,131.32	0.00	2,661,985.75	100.00	5,277,417.37	7,939,403.12	100.00	32.78
Total	152	2,323,854.43	338,131.32	0.00	2,661,985.75		5,277,417.37	7,939,403.12		