

## VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

Cartera de Activos Titulizados / *Portfolio of Securitised Assets*

Distribución por Intervalos de Relación Principal actual / Valor de Tasación (%CLTV) / *Distribution by current Loan-to-Value Ratio (% CLTV) Intervals*

Activos / *Assets*: Préstamos hipotecarios vivienda (PHs) / *Residential mortgage loans*

Fecha / *Date*: 31/10/2013

Divisa / *Currency*: EUR

| Intervalos de %CLTV<br>%CLTV Intervals      |       | Saldo Vivo de Principal<br><i>Outstanding Principal Balance</i> |        |                  |        | Principal Vencido Impagado<br><i>Overdue Principal</i> |        |                  |        | Principal Pendiente Vencimiento<br><i>Outstanding Principal</i> |        |                  |        | %CLTV Media Ponderada<br><i>Weighted Average % CLTV</i> |          |
|---------------------------------------------|-------|-----------------------------------------------------------------|--------|------------------|--------|--------------------------------------------------------|--------|------------------|--------|-----------------------------------------------------------------|--------|------------------|--------|---------------------------------------------------------|----------|
|                                             |       | Num.                                                            | %      | Importe / Amount | %      | Num.                                                   | %      | Importe / Amount | %      | Num.                                                            | %      | Importe / Amount | %      | SVP / OPB                                               | PPV / OP |
| 0,01                                        | 5,00  | 324                                                             | 4,78   | 1.255.720,43     | 0,35   | 21                                                     | 4,77   | 28.756,31        | 1,89   | 318                                                             | 4,69   | 1.226.964,12     | 0,35   | 3,664                                                   | 3,423    |
| 5,01                                        | 10,00 | 365                                                             | 5,38   | 4.153.083,19     | 1,17   | 15                                                     | 3,41   | 42.394,07        | 2,78   | 365                                                             | 5,39   | 4.110.689,12     | 1,16   | 8,182                                                   | 7,713    |
| 10,01                                       | 15,00 | 413                                                             | 6,09   | 8.479.370,47     | 2,39   | 17                                                     | 3,86   | 120.255,46       | 7,88   | 413                                                             | 6,09   | 8.359.115,01     | 2,36   | 13,115                                                  | 12,748   |
| 15,01                                       | 20,00 | 472                                                             | 6,96   | 13.407.601,99    | 3,78   | 21                                                     | 4,77   | 100.511,29       | 6,59   | 472                                                             | 6,96   | 13.307.090,70    | 3,76   | 17,802                                                  | 17,638   |
| 20,01                                       | 25,00 | 550                                                             | 8,11   | 19.011.918,66    | 5,35   | 32                                                     | 7,27   | 70.088,06        | 4,60   | 550                                                             | 8,12   | 18.941.830,60    | 5,36   | 22,734                                                  | 22,623   |
| 25,01                                       | 30,00 | 558                                                             | 8,23   | 22.683.180,20    | 6,39   | 27                                                     | 6,14   | 45.074,55        | 2,96   | 558                                                             | 8,23   | 22.638.105,65    | 6,40   | 27,833                                                  | 27,771   |
| 30,01                                       | 35,00 | 543                                                             | 8,01   | 27.400.157,01    | 7,72   | 27                                                     | 6,14   | 95.749,93        | 6,28   | 543                                                             | 8,01   | 27.304.407,08    | 7,72   | 32,676                                                  | 32,544   |
| 35,01                                       | 40,00 | 568                                                             | 8,37   | 33.036.475,79    | 9,30   | 39                                                     | 8,86   | 140.488,73       | 9,21   | 568                                                             | 8,38   | 32.895.987,06    | 9,30   | 37,772                                                  | 37,585   |
| 40,01                                       | 45,00 | 689                                                             | 10,16  | 41.869.598,85    | 11,79  | 37                                                     | 8,41   | 79.001,24        | 5,18   | 689                                                             | 10,17  | 41.790.597,61    | 11,82  | 42,754                                                  | 42,664   |
| 45,01                                       | 50,00 | 718                                                             | 10,59  | 49.135.512,54    | 13,84  | 45                                                     | 10,23  | 179.519,60       | 11,77  | 718                                                             | 10,59  | 48.955.992,94    | 13,84  | 47,616                                                  | 47,419   |
| 50,01                                       | 55,00 | 632                                                             | 9,32   | 48.353.916,54    | 13,62  | 57                                                     | 12,95  | 218.224,19       | 14,31  | 632                                                             | 9,33   | 48.135.692,35    | 13,61  | 52,681                                                  | 52,416   |
| 55,01                                       | 60,00 | 632                                                             | 9,32   | 52.773.839,84    | 14,86  | 62                                                     | 14,09  | 236.088,92       | 15,48  | 632                                                             | 9,33   | 52.537.750,92    | 14,86  | 57,689                                                  | 57,400   |
| 60,01                                       | 65,00 | 303                                                             | 4,47   | 31.987.130,83    | 9,01   | 39                                                     | 8,86   | 163.091,37       | 10,69  | 303                                                             | 4,47   | 31.824.039,46    | 9,00   | 63,089                                                  | 62,743   |
| 65,01                                       | 70,00 | 14                                                              | 0,21   | 1.460.899,75     | 0,41   | 1                                                      | 0,23   | 5.890,17         | 0,39   | 14                                                              | 0,21   | 1.455.009,58     | 0,41   | 66,140                                                  | 65,867   |
| 70,01                                       | 75,00 | 2                                                               | 0,03   | 142.745,89       | 0,04   | 0                                                      | 0,00   | 0,00             | 0,00   | 2                                                               | 0,03   | 142.745,89       | 0,04   | 71,506                                                  | 71,506   |
| Total :                                     |       | 6.783                                                           | 100,00 | 355.151.151,98   | 100,00 | 440                                                    | 100,00 | 1.525.133,89     | 100,00 | 6.777                                                           | 100,00 | 353.626.018,09   | 100,00 |                                                         |          |
| Media Ponderada / <i>Weighted Average</i> : |       |                                                                 |        |                  |        |                                                        |        |                  |        |                                                                 |        |                  |        | 43,479                                                  | 43,281   |
| Media Simple / <i>Average</i> :             |       |                                                                 |        | 52.359,01        |        |                                                        |        | 3.466,21         |        |                                                                 |        | 52.180,32        |        | 35,045                                                  | 34,899   |
| Mínimo / <i>Minimum</i> :                   |       |                                                                 |        | 88,59            |        |                                                        |        | 0,01             |        |                                                                 |        | 88,59            |        | 0,063                                                   | 0,063    |
| Máximo / <i>Maximum</i> :                   |       |                                                                 |        | 379.470,85       |        |                                                        |        | 61.561,80        |        |                                                                 |        | 379.470,85       |        | 72,922                                                  | 72,324   |