VALENCIA HIPOTECARIO 5 Fondo de Titulización de Activos

Brief report

Date: 08/31/2013
Currency: EUR

Date of constitution
12/17/2008

VAT Reg. no.
V85593978

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

Originator
Banco de Valencia

Servicer
Banco de Valencia

Lead Managers
Bancaja
JP Morgan Chase

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

Subordinated Loan
Banco de Valencia

Swap
JP Morgan Chase

Assets Custodian
Banco de Valencia

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

Suscriber
Banco de Valencia

Issued securities: Residential Mortgages Backed Bonds

Bonds issue

Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current	Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	Next	Rating Fitch / Moody´s Current	Original
Series A ES0382718007	12/22/2008 4,680	66,986.74 313,497,943.20 66.99%	100,000.00 468,000,000.00	Floating 3M Euribor+0.300% 23.Feb/May/Aug/Nov	0.5240% 11/25/2013 91.652746 Gross 72.405669 Net	02/23/2047 Quarterly 23.Feb/May/Aug/Nov	11/25/2013 "Pass-Through"	Asf Baa2sf	n.c. Aaa
Series B ES0382718015	12/22/2008 50	100,000.00 5,000,000.00 100.00%	100,000.00 5,000,000.00	Floating 3M Euribor+0.600% 23.Feb/May/Aug/Nov	0.8240% 11/25/2013 215.155556 Gross 169.972889 Net	02/23/2047 Quarterly 23.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	B1sf	Aa1
Series C ES0382718023	12/22/2008 270	100,000.00 27,000,000.00 100.00%	100,000.00 27,000,000.00	Floating 3M Euribor+0.900% 23.Feb/May/Aug/Nov	1.1240% 11/25/2013 293.488889 Gross 231.856222 Net	02/23/2047 Quarterly 23.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Caa2sf	Ba3
Total		345,497,943.20	500,000,000.00						

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	8.83	7.36	6.24	5.38	4.70	4.17	3.73	3.37
			Date	06/18/2022	12/29/2020	11/18/2019	01/08/2019	05/05/2018	10/21/2017	05/15/2017	01/03/2017
		Final Maturity	Years	19.76	17.52	15.52	13.76	12.01	10.76	9.75	8.75
			Date	05/23/2033	02/23/2031	02/23/2029	05/23/2027	08/23/2025	05/23/2024	05/23/2023	05/23/2022
	Without optional redemption *	Average life	Years	8.84	7.37	6.25	5.39	4.72	4.18	3.74	3.38
			Date	06/23/2022	01/02/2021	11/21/2019	01/11/2019	05/10/2018	10/25/2017	05/18/2017	01/06/2017
		Final Maturity	Years	20.76	18.52	16.52	14.51	13.01	11.51	10.51	9.51
			Date	05/23/2034	02/23/2032	02/23/2030	02/23/2028	08/23/2026	02/23/2025	02/23/2024	02/23/2023
Series B	With optional redemption *	Average life	Years	19.76	17.52	15.52	13.76	12.01	10.76	9.75	8.75
			Date	05/23/2033	02/23/2031	02/23/2029	05/23/2027	08/23/2025	05/23/2024	05/23/2023	05/23/2022
		Final Maturity	Years	19.76	17.52	15.52	13.76	12.01	10.76	9.75	8.75
			Date	05/23/2033	02/23/2031	02/23/2029	05/23/2027	08/23/2025	05/23/2024	05/23/2023	05/23/2022
	Without optional redemption *	Average life	Years	21.21	18.82	16.75	14.84	13.24	11.86	10.69	9.69
			Date	11/01/2034	06/12/2032	05/19/2030	06/21/2028	11/15/2026	06/29/2025	04/30/2024	04/28/2023
		Final Maturity	Years	21.52	19.27	17.01	15.26	13.51	12.26	11.01	10.01
			Date	02/23/2035	11/23/2032	08/23/2030	11/23/2028	02/23/2027	11/23/2025	08/23/2024	08/23/2023
Series C	With optional redemption *	Average life	Years	19.76	17.52	15.52	13.76	12.01	10.76	9.75	8.75
			Date	05/23/2033	02/23/2031	02/23/2029	05/23/2027	08/23/2025	05/23/2024	05/23/2023	05/23/2022
		Final Maturity	Years	19.76	17.52	15.52	13.76	12.01	10.76	9.75	8.75
			Date	05/23/2033	02/23/2031	02/23/2029	05/23/2027	08/23/2025	05/23/2024	05/23/2023	05/23/2022
	Without optional redemption *	Average life	Years	23.76	21.67	19.60	17.67	15.94	14.41	13.07	11.91
			Date	05/21/2037	04/20/2035	03/26/2033	04/21/2031	07/27/2029	01/16/2028	09/14/2026	07/16/2025
		Final Maturity	Years	26.52	24.76	23.02	21.01	19.27	17.52	16.01	14.76
			Date	02/23/2040	05/23/2038	08/23/2036	08/23/2034	11/23/2032	02/23/2031	08/23/2029	05/23/2028

* 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	90.74%	313,497,943.20	13.19%	93.60%	468,000,000.00	10.10%
Series B	1.45%	5,000,000.00	11.74%	1.00%	5,000,000.00	9.10%
Series C	7.81%	27,000,000.00	3.93%	5.40%	27,000,000.00	3.70%
Issue of Bonds		345,497,943.20			500,000,000.00	
Reserve Fund	3.93%	13,585,651.07		3.70%	18,500,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		18,727,170.79	0.226%
Servicer ppal collect not yet credited		11,669.51	
Servicer ints collect not yet credited		4,270.07	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan L/T		24,885,000.00	1.724%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		74,505.79	2.224%
Start-up Loan S/T		149,011.49	
Swap collateralized amount	**Amount**	**Credited**	
Cash		0.00	
Securities		0.00	
CSA *	0.00		

* Credit Support Amount in favour of the Fund

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	3,155	3,728
Principal		
Principal outstanding	355,078,603.07	500,101,826.28
Average loan	112,544.72	134,147.49
Minimum	1,934.04	1,561.27
Maximum	429,250.02	496,489.54
Interest rate		
Weighted average (wac)	1.41%	5.78%
Minimum	0.78%	4.35%
Maximum	5.34%	7.39%
Final maturity		
Weighted average (WARM) (months)	283	331
Minimum	11/05/2013	07/05/2009
Maximum	07/05/2043	07/05/2043
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	0.35%	0.34%
1-year EURIBOR/MIBOR (Mortgage Market)	99.65%	99.65%

LTV Distribution

	Current % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	0.33	7.55	0.08	7.00
10.01 - 20%	1.31	15.82	0.53	16.19
20.01 - 30%	3.89	25.91	1.24	26.14
30.01 - 40%	6.29	35.21	4.62	35.95
40.01 - 50%	12.19	45.00	7.78	45.44
50.01 - 60%	17.86	55.37	11.98	55.41
60.01 - 70%	27.77	65.41	15.71	65.33
70.01 - 80%	17.27	73.04	39.16	76.25
80.01 - 90%	11.45	85.80	6.79	85.72
90.01 - 100%	1.64	90.37	12.11	95.99
Weighted average (WALTV)		60.92		69.82
Minimum		0.97		0.52
Maximum		91.31		99.61

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 +34 91 411 84 68 www.edt-sg.com info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.29%	0.21%	0.21%	0.35%	0.26%
Annual Percentage Rate (CPR)	3.38%	2.44%	2.45%	4.12%	3.13%

Geographic distribution

	Current	At constitution date
Andalucia	2.75%	3.11%
Aragon	5.21%	5.44%
Asturias	0.03%	0.03%
Balearic Islands	5.88%	5.43%
Basque Country	0.02%	0.02%
Canary Islands	0.01%	0.01%
Castilla-La Mancha	0.75%	0.76%
Castilla-Leon	0.07%	0.07%
Catalonia	2.57%	2.51%
Galicia	0.18%	0.15%
La Rioja	0.54%	0.67%
Madrid	1.94%	2.11%
Murcia	13.04%	13.36%
Navarra	0.94%	1.17%
Valencia	66.06%	65.16%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	87	21,562.32	6,845.48	0.00	28,407.80	1.23	10,042,118.22	10,070,526.02	20.65	54.29
from > 1 to ≤ 2 months	67	43,785.65	14,710.71	0.00	58,496.36	2.53	7,523,253.39	7,581,749.75	15.55	56.66
from > 2 to ≤ 3 months	23	25,363.11	9,691.71	0.00	35,054.82	1.52	2,747,066.51	2,782,121.33	5.71	55.40
from > 3 to ≤ 6 months	43	72,473.07	33,922.38	0.00	106,395.45	4.60	5,287,206.06	5,393,601.51	11.06	64.11
from > 6 to < 12 months	43	152,595.74	95,709.23	0.00	248,304.97	10.74	6,112,489.68	6,360,794.65	13.05	64.90
from ≥ 12 to < 18 months	32	179,552.82	134,127.18	0.00	313,680.00	13.57	4,312,517.17	4,626,197.17	9.49	72.05
from ≥ 18 to < 24 months	31	259,111.66	180,221.08	0.00	439,332.74	19.01	4,049,696.23	4,489,028.97	9.21	69.47
from ≥ 2 years	46	554,305.82	527,657.08	0.00	1,081,962.90	46.81	6,370,971.84	7,452,934.74	15.29	82.19
Subtotal	372	1,308,750.19	1,002,884.85	0.00	2,311,635.04	100.00	46,445,319.10	48,756,954.14	100.00	63.23
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	372	1,308,750.19	1,002,884.85	0.00	2,311,635.04		46,445,319.10	48,756,954.14		63.23

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