

VALENCIA HIPOTECARIO 3 Fondo de Titulización de Activos

Brief report

Date: 08/31/2010
Currency: EUR

Date of constitution
11/15/2006

VAT Reg. no.
V84887579

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
DZ Bank AG
IXIS Cib

Bond Paying Agent
Bancaja

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Popular Español S.A

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)

Treasury Account Collateral
Bancaja

Issued securities: Residential Mortgages 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 A1 ES0382476008	11/20/2006 900	0.00 0.00 0.00%	100,000.00 90,000,000.00	Floating 3-M Euribor+0.030% 22.Mar/Jun/Sep/Dec		09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	Amortized	AAA Aaa	
Series A2 ES0382476016	11/20/2006 7,807	73,164.24 571,193,221.68 73.16%	100,000.00 780,700,000.00	Floating 3-M Euribor+0.150% 22.Mar/Jun/Sep/Dec	0.8820% 09/22/2010 164.912197 Gross 133.578880 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	09/22/2010 "Pass-Through" Secutorial / Pro rata under certain circumstances	AAA Aaa	AAA Aaa
Series B ES0382476024	11/20/2006 208	100,000.00 20,800,000.00 100.00%	100,000.00 20,800,000.00	Floating 3-M Euribor+0.320% 22.Mar/Jun/Sep/Dec	1.0520% 09/22/2010 268.844444 Gross 217.764000 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A+ A2	A+ A2
Series C ES0382476032	11/20/2006 91	100,000.00 9,100,000.00 100.00%	100,000.00 9,100,000.00	Floating 3-M Euribor+0.510% 22.Mar/Jun/Sep/Dec	1.2420% 09/22/2010 317.400000 Gross 257.094000 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BBB Baa3	BBB Baa3
Series D ES0382476040	11/20/2006 104	100,000.00 10,400,000.00 100.00%	100,000.00 10,400,000.00	Floating 3-M Euribor+3.500% 22.Mar/Jun/Sep/Dec	4.2320% 09/22/2010 1,081.511111 Gross 876.024000 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined Due to Cash Reserve reduction	CCCRR Ca	CCC Ca
Total		611,493,221.68	911,000,000.00						

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 A2	With optional redemption *	Average life	Years	8.21	7.10	6.22	5.51	4.91	4.42	4.02	3.68
		Final Maturity	Years	09/03/2018	07/27/2017	09/07/2016	12/22/2015	05/17/2015	11/21/2014	06/29/2014	02/24/2014
	Without optional redemption *	Average life	Years	16.51	14.76	13.26	12.01	10.76	9.76	9.01	8.26
		Final Maturity	Years	12/22/2026	03/22/2025	09/22/2023	06/22/2022	03/22/2021	03/22/2020	06/22/2019	09/22/2018
	With optional redemption *	Average life	Years	8.41	7.33	6.44	5.72	5.12	4.62	4.20	3.84
		Final Maturity	Years	11/15/2018	10/16/2017	11/28/2016	03/09/2016	08/03/2015	02/02/2015	09/02/2014	04/24/2014
Series B	With optional redemption *	Average life	Years	20.76	19.52	18.01	16.76	15.51	14.26	13.01	12.01
		Final Maturity	Years	03/22/2031	12/22/2029	06/22/2028	03/22/2027	12/22/2025	09/22/2024	06/22/2023	06/22/2022
	Without optional redemption *	Average life	Years	16.51	14.76	13.26	12.01	10.76	9.76	9.01	8.26
		Final Maturity	Years	12/22/2026	03/22/2025	09/22/2023	06/22/2022	03/22/2021	03/22/2020	06/22/2019	09/22/2018
	With optional redemption *	Average life	Years	22.35	20.83	19.50	18.19	16.92	15.67	14.53	13.47
		Final Maturity	Years	10/22/2032	04/15/2031	12/17/2029	08/27/2028	05/19/2027	02/17/2026	12/30/2024	12/06/2023
Series C	With optional redemption *	Average life	Years	24.02	22.27	21.01	19.76	18.52	17.26	16.01	14.76
		Final Maturity	Years	06/22/2034	09/22/2032	06/22/2031	03/22/2030	12/22/2028	09/22/2027	06/22/2026	03/22/2025
	Without optional redemption *	Average life	Years	16.51	14.76	13.26	12.01	10.76	9.76	9.01	8.26
		Final Maturity	Years	12/22/2026	03/22/2025	09/22/2023	06/22/2022	03/22/2021	03/22/2020	06/22/2019	09/22/2018
	With optional redemption *	Average life	Years	25.22	51.03	73.71	94.88	113.33	129.99	144.42	157.62
		Final Maturity	Years	09/05/2035	06/19/2061	02/17/2084	04/15/2105	09/23/2123	05/18/2140	10/19/2154	12/25/2167
Series D	With optional redemption *	Average life	Years	31.02	23.76	22.27	20.76	19.76	18.52	17.26	16.26
		Final Maturity	Years	06/22/2041	03/22/2034	09/22/2032	03/22/2031	03/22/2030	12/22/2028	09/22/2027	09/22/2026
	Without optional redemption *	Average life	Years	16.51	14.76	13.26	12.01	10.76	9.76	9.01	8.26
		Final Maturity	Years	12/22/2026	03/22/2025	09/22/2023	06/22/2022	03/22/2021	03/22/2020	06/22/2019	09/22/2018
	With optional redemption *	Average life	Years	31.02	31.02	31.02	31.02	31.02	31.02	31.02	31.02
		Final Maturity	Years	06/22/2041	06/22/2041	06/22/2041	06/22/2041	06/22/2041	06/22/2041	06/22/2041	06/22/2041

* 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
Class A	93.41%	571,193,221.68	6.40%	95.58%	870,700,000.00	5.56%	
Series A1	0.00%	0.00		9.88%	90,000,000.00		
Series A2	93.41%	571,193,221.68		85.70%	780,700,000.00		
Series B	3.40%	20,800,000.00	2.94%	2.28%	20,800,000.00	3.28%	
Series C	1.49%	9,100,000.00	1.42%	1.00%	9,100,000.00	2.28%	
Series D	1.70%	10,400,000.00		1.14%	10,400,000.00	1.14%	
Issue of Bonds		611,493,221.68			911,000,000.00		
Reserve Fund	1.42%	8,560,938.68		1.14%	10,400,000.00		

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	63,586,916.39	0.732%	
Servicer ppal collect not yet credited	306,657.09		
Servicer ints collect not yet credited	13,074.43		
Liabilities	Available	Balance	Interest
Start-up Loan L/P		91,706.66	2.732%
Start-up Loan C/P		183,413.32	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		42,681,562.00	
Securities		0.00	
* Credit Support Amount in favour of the Fund			

Additional information

VALENCIA HIPOTECARIO 3 Fondo de Titulización de Activos

Brief report

Date: 08/31/2010
Currency: EUR

Date of constitution
11/15/2006

VAT Reg. no.
V84887579

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
DZ Bank AG
IXIS Cib

Bond Paying Agent
Bancaja

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Popular Español S.A

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)

Treasury Account Collateral
Bancaja

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	7,406	9,544	
Principal			
Principal outstanding	595,988,841.10	900,711,214.30	
Average loan	80,473.78	94,374.60	
Minimum	65.96	161.55	
Maximum	731,208.90	944,147.00	
Interest rate			
Weighted average (wac)	2.07%	3.83%	
Minimum	1.53%	2.17%	
Maximum	6.23%	7.00%	
Final maturity			
Weighted average (WARM) (months)	228	263	
Minimum	09/05/2010	01/01/2007	
Maximum	09/05/2041	09/05/2041	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	1.36%	1.59%	
1-year EURIBOR/MIBOR (Mortgage Market)	98.64%	98.41%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.27%	0.31%	0.33%	0.35%	0.54%
Annual Percentage Rate (CPR)	3.16%	3.66%	3.91%	4.07%	6.34%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.90	6.94	0.31	7.06
10.01 - 20%	3.39	15.59	1.71	16.20
20.01 - 30%	6.08	25.44	3.60	25.53
30.01 - 40%	8.87	35.25	6.22	35.18
40.01 - 50%	12.43	45.24	9.44	45.31
50.01 - 60%	18.70	55.23	13.46	55.30
60.01 - 70%	27.89	65.45	18.97	65.21
70.01 - 80%	19.75	72.86	37.84	75.74
80.01 - 90%	1.94	83.60	6.61	84.62
90.01 - 100%	0.05	91.39	1.84	93.37
110.01 - 120%			0.01	119.54
Weighted average (WALTV)	55.52		63.48	
Minimum	0.03		0.24	
Maximum	91.41		119.54	

Geographic distribution		
	Current	At constitution date
Andalucia	3.66%	3.72%
Aragon	5.21%	5.21%
Asturias	0.01%	0.01%
Balearic Islands	0.73%	0.69%
Basque Country	0.03%	0.02%
Canary Islands	0.05%	0.04%
Cantabria	0.03%	0.02%
Castilla-La Mancha	0.28%	0.31%
Castilla-Leon	0.07%	0.08%
Catalonia	2.95%	2.82%
Extremadura	0.00%	0.01%
Galicia	0.00%	0.01%
La Rioja	0.95%	0.95%
Madrid	5.80%	6.10%
Murcia	10.04%	9.57%
Navarra	0.38%	0.52%
Valencia	69.80%	69.94%

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	173	67,950.10	20,673.03	0.00	88,623.13	4.17	13,697,370.86	13,785,993.99	25.48
from > 1 to ≤ 2 months	93	76,783.05	32,170.89	0.00	108,953.94	5.13	9,128,568.46	9,237,522.40	17.08
from > 2 to ≤ 3 months	113	122,290.86	57,630.48	0.00	179,921.34	8.47	10,912,750.98	11,092,672.32	20.51
from > 3 to ≤ 6 months	23	39,114.69	21,425.84	0.00	60,540.53	2.85	2,141,984.63	2,202,525.16	4.07
from > 6 to < 12 months	75	127,134.94	61,517.37	0.00	188,652.31	8.88	5,405,687.10	5,594,339.41	10.34
from ≥ 12 to < 18 months	31	143,143.41	112,633.83	0.00	255,777.24	12.04	3,333,248.58	3,589,025.82	6.63
from ≥ 18 to < 24 months	25	138,525.24	161,748.02	0.00	300,273.26	14.13	2,479,259.74	2,779,533.00	5.14
from ≥ 2 years	40	388,473.37	553,617.77	0.00	942,091.14	44.34	4,871,732.11	5,813,823.25	10.75
Subtotal	573	1,103,415.66	1,021,417.23	0.00	2,124,832.89	100.00	51,970,602.46	54,095,435.35	100.00
<i>Doubt debts (subjectives)</i>									
	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
Total	573	1,103,415.66	1,021,417.23	0.00	2,124,832.89		51,970,602.46	54,095,435.35	52.17