

VALENCIA HIPOTECARIO 3 Fondo de Titulización de Activos

Brief report

Date: 11/30/2010
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
Banco Cooperativo

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)

Issued securities: Residential Mortgages Backed Bonds

Bonds issue									
Series ISIN Code	Issue date Nº 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	71,286.22 556,531,519.54 71.29%	100,000.00 780,700,000.00	Floating 3-M Euribor+0.150% 22.Mar/Jun/Sep/Dec	1.0260% 12/22/2010 184.880812 Gross 149.753458 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	12/22/2010 "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	1.1960% 12/22/2010 302.322222 Gross 244.881000 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	1.3860% 12/22/2010 350.350000 Gross 283.783500 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	4.3760% 12/22/2010 1,106.155566 Gross 895.986000 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined Due to Cash Reserve reduction	CCCRR Ca	CCC Ca
Total		596,831,519.54	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	8.09	7.00	6.13	5.43	4.84	4.36	3.97	3.63
		Final Maturity	Years	10/22/2018	09/20/2017	11/06/2016	02/24/2016	07/23/2015	01/29/2015	09/08/2014	05/07/2014
	Without optional redemption *	Average life	Years	16.26	14.51	13.01	11.76	10.50	9.50	8.75	8.01
		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	8.29	7.23	6.36	5.65	5.06	4.57	4.16	3.81
		Final Maturity	Years	01/04/2019	12/13/2017	01/31/2017	05/16/2016	10/14/2015	04/18/2015	11/17/2014	07/12/2014
Series B	With optional redemption *	Average life	Years	20.51	19.26	17.76	16.51	15.26	14.01	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	09/22/2023	09/22/2022
	Without optional redemption *	Average life	Years	16.26	14.51	13.01	11.76	10.50	9.50	8.75	8.01
		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	22.09	20.58	19.26	17.97	16.71	15.50	14.36	13.33
		Final Maturity	Years	10/17/2032	04/15/2031	12/22/2029	09/06/2028	06/04/2027	03/19/2026	01/26/2025	01/19/2024
Series C	With optional redemption *	Average life	Years	23.76	22.02	20.76	19.51	18.26	17.01	15.76	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	06/22/2025
	Without optional redemption *	Average life	Years	16.26	14.51	13.01	11.76	10.50	9.50	8.75	8.01
		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	24.97	50.12	72.30	93.07	111.25	127.17	141.53	154.00
		Final Maturity	Years	09/04/2035	10/21/2060	12/22/2082	09/26/2103	11/24/2121	10/23/2137	02/29/2152	08/15/2164
Series D	With optional redemption *	Average life	Years	30.77	23.76	22.02	20.76	19.51	18.26	17.26	16.01
		Final Maturity	Years	06/22/2041	06/22/2034	09/22/2032	06/22/2031	03/22/2030	12/22/2028	12/22/2027	09/22/2026
	Without optional redemption *	Average life	Years	16.26	14.51	13.01	11.76	10.50	9.50	8.75	8.01
		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	30.77	30.77	30.77	30.77	30.77	30.77	30.77	30.77
		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	93.25%	556,531,519.54	6.85%	95.58%	870,700,000.00	5.56%	
Series A1	0.00%	0.00		9.88%	90,000,000.00		
Series A2	93.25%	556,531,519.54		85.70%	780,700,000.00		
Series B	3.49%	20,800,000.00	3.30%	2.28%	20,800,000.00	3.28%	
Series C	1.52%	9,100,000.00	1.75%	1.00%	9,100,000.00	2.28%	
Series D	1.74%	10,400,000.00		1.14%	10,400,000.00	1.14%	
Issue of Bonds		596,831,519.54			911,000,000.00		
Reserve Fund	1.75%	10,254,660.44		1.14%	10,400,000.00		

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	65,512,309.62	0.877%	
Servicer ppal collect not yet credited	73,415.10		
Servicer ints collect not yet credited	25,067.66		
Liabilities	Available	Balance	Interest
Start-up Loan L/P		45,853.33	2.876%
Start-up Loan C/P		183,413.32	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		42,292,948.00	
Securities		0.00	
* Credit Support Amount in favour of the Fund			

Additional information

VALENCIA HIPOTECARIO 3 Fondo de Titulización de Activos

Brief report

Date: 11/30/2010
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
Banco Cooperativo

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)

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	7,309	9,544	
Principal			
Principal outstanding	579,840,872.87	900,711,214.30	
Average loan	79,332.45	94,374.60	
Minimum	16.54	161.55	
Maximum	714,113.09	944,147.00	
Interest rate			
Weighted average (wac)	2.09%	3.83%	
Minimum	1.53%	2.17%	
Maximum	6.23%	7.00%	
Final maturity			
Weighted average (WARM) (months)	225	263	
Minimum	12/05/2010	01/01/2007	
Maximum	09/05/2041	09/05/2041	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	1.35%	1.59%	
1-year EURIBOR/MIBOR (Mortgage Market)	98.65%	98.41%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.32%	0.43%	0.37%	0.39%	0.54%
Annual Percentage Rate (CPR)	3.74%	5.06%	4.36%	4.57%	6.26%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.79	6.96	0.31	7.06
10.01 - 20%	3.48	15.65	1.71	16.20
20.01 - 30%	5.71	25.36	3.60	25.53
30.01 - 40%	9.09	35.30	6.22	35.18
40.01 - 50%	12.91	45.31	9.44	45.31
50.01 - 60%	19.72	55.24	13.46	55.30
60.01 - 70%	29.36	65.52	18.97	65.21
70.01 - 80%	17.24	72.76	37.84	75.74
80.01 - 90%	1.65	83.48	6.61	84.62
90.01 - 100%	0.05	90.70	1.84	93.37
110.01 - 120%			0.01	119.54
Weighted average (WALTV)	55.20		63.48	
Minimum	0.01		0.24	
Maximum	90.72		119.54	

Geographic distribution		
	Current	At constitution date
Andalucia	3.63%	3.72%
Aragon	5.07%	5.21%
Asturias	0.01%	0.01%
Balearic Islands	0.75%	0.69%
Basque Country	0.03%	0.02%
Canary Islands	0.05%	0.04%
Cantabria	0.03%	0.02%
Castilla-La Mancha	0.26%	0.31%
Castilla-Leon	0.07%	0.08%
Catalonia	2.92%	2.82%
Extremadura	0.00%	0.01%
Galicia	0.00%	0.01%
La Rioja	0.95%	0.95%
Madrid	5.80%	6.10%
Murcia	10.06%	9.57%
Navarra	0.39%	0.52%
Valencia	70.00%	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	215	79,874.46	24,705.40	0.00	104,579.86	6.25	19,488,395.70	19,592,975.56	38.87
from > 1 to ≤ 2 months	90	67,473.36	27,552.30	0.00	95,025.66	5.68	8,755,185.47	8,850,211.13	16.66
from > 2 to ≤ 3 months	115	133,292.50	57,659.48	0.00	190,951.98	11.40	10,900,446.94	11,091,398.92	20.87
from > 3 to ≤ 6 months	12	24,161.90	13,053.67	0.00	37,215.57	2.22	1,404,701.76	1,441,917.33	2.71
from > 6 to < 12 months	41	110,728.51	52,684.53	0.00	163,413.04	9.76	3,459,762.27	3,623,175.31	6.82
from ≥ 12 to < 18 months	22	85,163.35	61,114.19	0.00	146,277.54	8.74	1,910,821.53	2,057,099.07	3.87
from ≥ 18 to < 24 months	13	98,036.93	92,045.12	0.00	190,082.05	11.35	1,599,548.83	1,789,630.88	3.37
from ≥ 2 years	33	329,198.74	417,627.42	0.00	746,826.16	44.60	3,941,273.01	4,688,099.17	8.82
Subtotal	541	927,929.75	746,442.11	0.00	1,674,371.86	100.00	51,460,135.51	53,134,507.37	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	541	927,929.75	746,442.11	0.00	1,674,371.86		51,460,135.51	53,134,507.37	53.17