

VALENCIA HIPOTECARIO 3 Fondo de Titulización de Activos

Brief report

Date: 12/31/2010
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
Banco Cooperativo

Market
IAIAF 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 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	69,338.93 541,329,026.51 69.34%	100,000.00 780,700,000.00	Floating 3-M Euribor+0.150% 22.Mar/Jun/Sep/Dec	1.1720% 03/22/2011 203.163065 Gross 164.562083 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	03/22/2011 "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	1.3420% 03/22/2011 335.500000 Gross 271.755000 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	1.5320% 03/22/2011 383.000000 Gross 310.230000 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	4.5220% 03/22/2011 1,130.500000 Gross 915.705000 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined Due to Cash Reserve reduction	CCCR Ca	CCC Ca
Total		581,629,026.51	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	Date	8.05	6.94	6.05	5.33	4.73	4.27	3.84	3.49							
		Final Maturity	Years	Date	01/06/2019	11/27/2017	01/07/2017	04/20/2016	09/13/2015	03/27/2015	10/23/2014	06/18/2014							
	Without optional redemption *	Average life	Years	Date	16.01	14.26	12.76	11.51	10.25	9.51	8.50	7.76							
		Final Maturity	Years	Date	12/22/2026	03/22/2025	09/22/2023	06/22/2022	03/22/2021	06/22/2020	06/22/2019	09/22/2018							
Series B	With optional redemption *	Average life	Years	Date	8.26	7.18	6.29	5.56	4.96	4.46	4.04	3.68							
		Final Maturity	Years	Date	03/24/2019	02/22/2018	04/05/2017	07/14/2016	12/07/2015	06/07/2015	01/04/2015	08/25/2014							
	Without optional redemption *	Average life	Years	Date	20.26	19.01	17.76	16.26	15.01	13.76	12.76	11.76							
		Final Maturity	Years	Date	03/22/2031	12/22/2029	09/22/2028	03/22/2027	12/22/2025	09/22/2024	09/22/2023	09/22/2022							
Series C	With optional redemption *	Average life	Years	Date	16.01	14.26	12.76	11.51	10.25	9.51	8.50	7.76							
		Final Maturity	Years	Date	12/22/2026	03/22/2025	09/22/2023	06/22/2022	03/22/2021	06/22/2020	06/22/2019	09/22/2018							
	Without optional redemption *	Average life	Years	Date	21.84	20.33	19.02	17.74	16.47	15.27	14.12	13.10							
		Final Maturity	Years	Date	10/18/2032	04/17/2031	12/24/2029	09/11/2028	06/08/2027	03/24/2026	02/01/2025	01/25/2024							
Series D	With optional redemption *	Average life	Years	Date	23.52	21.77	20.51	19.26	18.01	16.76	15.51	14.51							
		Final Maturity	Years	Date	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	Date	16.01	14.26	12.76	11.51	10.25	9.51	8.50	7.76							
		Final Maturity	Years	Date	12/22/2026	03/22/2025	09/22/2023	06/22/2022	03/22/2021	06/22/2020	06/22/2019	09/22/2018							
Series E	With optional redemption *	Average life	Years	Date	24.72	49.57	71.49	91.90	109.86	125.59	139.77	152.08							
		Final Maturity	Years	Date	09/05/2035	07/04/2060	05/30/2082	10/25/2102	10/05/2120	06/24/2136	08/26/2150	12/12/2162							
	Without optional redemption *	Average life	Years	Date	30.52	23.52	21.77	20.51	19.26	18.01	17.01	15.76							
		Final Maturity	Years	Date	06/22/2041	06/22/2034	09/22/2032	06/22/2031	03/22/2030	12/22/2028	12/22/2027	09/22/2026							
Series F	With optional redemption *	Average life	Years	Date	16.01	14.26	12.76	11.51	10.25	9.51	8.50	7.76							
		Final Maturity	Years	Date	12/22/2026	03/22/2025	09/22/2023	06/22/2022	03/22/2021	06/22/2020	06/22/2019	09/22/2018							
	Without optional redemption *	Average life	Years	Date	16.01	14.26	12.76	11.51	10.25	9.51	8.50	7.76							
		Final Maturity	Years	Date	12/22/2026	03/22/2025	09/22/2023	06/22/2022	03/22/2021	06/22/2020	06/22/2019	09/22/2018							
Series G	With optional redemption *	Average life	Years	Date	30.52	30.52	30.52	30.52	30.52	30.52	30.52	30.52							
		Final Maturity	Years	Date	06/22/2041	06/22/2041	06/22/2041	06/22/2041	06/22/2041	06/22/2041	06/22/2041	06/22/2041							
	Without optional redemption *	Average life	Years	Date	30.52	30.52	30.52	30.52	30.52	30.52	30.52	30.52							
		Final Maturity	Years	Date	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)									
Class	Series		Current		At issue date		% CE	% CE	
				% CE		% CE			
Class A			93.07%	541,329,026.51	7.01%	95.58%	870,700,000.00	5.56%	
Series A1			0.00%	0.00		9.88%	90,000,000.00		
Series A2			93.07%	541,329,026.51		85.70%	780,700,000.00		
Series B			3.58%	20,800,000.00	3.37%	2.28%	20,800,000.00	3.28%	
Series C			1.56%	9,100,000.00	1.77%	1.00%	9,100,000.00	2.28%	
Series D			1.79%	10,400,000.00		1.14%	10,400,000.00	1.14%	
Issue of Bonds				581,629,026.51			911,000,000.00		
Reserve Fund			1.77%	10,130,274.06		1.14%	10,400,000.00		

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	54,990,671.98	1.026%	
Servicer ppal collect not yet credited	514,386.41		
Servicer ints collect not yet credited	14,526.19		
Liabilities	Available	Balance	Interest
Start-up Loan L/P		0.00	
Start-up Loan C/P		183,413.32	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash	42,043,927.00		
Securities	0.00		
* Credit Support Amount in favour of the Fund			

Additional information

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Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	7,272	9,544	
Principal			
Principal outstanding	573,357,481.62	900,711,214.30	
Average loan	78,844.54	94,374.60	
Minimum	92.35	161.55	
Maximum	709,202.06	944,147.00	
Interest rate			
Weighted average (wac)	2.11%	3.83%	
Minimum	1.53%	2.17%	
Maximum	6.23%	7.00%	
Final maturity			
Weighted average (WARM) (months)	224	263	
Minimum	01/05/2011	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%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.82	7.01	0.31	7.06
10.01 - 20%	3.52	15.69	1.71	16.20
20.01 - 30%	5.83	25.33	3.60	25.53
30.01 - 40%	9.06	35.28	6.22	35.18
40.01 - 50%	13.11	45.24	9.44	45.31
50.01 - 60%	20.03	55.23	13.46	55.30
60.01 - 70%	29.68	65.51	18.97	65.21
70.01 - 80%	16.33	72.72	37.84	75.74
80.01 - 90%	1.56	83.38	6.61	84.62
90.01 - 100%	0.05	90.46	1.84	93.37
110.01 - 120%			0.01	119.54
Weighted average (WALTV)	54.94		63.48	
Minimum	0.13		0.24	
Maximum	90.48		119.54	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.68%	0.45%	0.42%	0.39%	0.54%
Annual Percentage Rate (CPR)	7.86%	5.32%	4.91%	4.61%	6.30%

Geographic distribution		
	Current	At constitution date
Andalucia	3.64%	3.72%
Aragon	5.06%	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	0.96%	0.95%
Madrid	5.79%	6.10%
Murcia	10.08%	9.57%
Navarra	0.39%	0.52%
Valencia	69.97%	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	196	66,648.76	19,805.02	0.00	86,453.78	5.01	15,838,674.58	15,925,128.36	31.45
from > 1 to ≤ 2 months	82	71,397.65	28,537.64	0.00	99,935.29	5.79	9,223,168.82	9,323,104.11	18.41
from > 2 to ≤ 3 months	121	134,999.87	59,950.28	0.00	194,950.15	11.30	11,318,222.92	11,513,173.07	22.73
from > 3 to ≤ 6 months	11	18,070.93	8,408.27	0.00	26,479.20	1.53	1,080,554.06	1,107,033.26	2.19
from > 6 to < 12 months	43	105,502.86	55,793.40	0.00	161,296.26	9.35	3,759,853.92	3,921,150.18	7.74
from ≥ 12 to < 18 months	20	83,721.83	53,331.37	0.00	137,053.20	7.94	1,750,319.72	1,887,372.92	3.73
from ≥ 18 to < 24 months	16	131,740.20	100,748.83	0.00	232,489.03	13.47	1,847,450.70	2,079,939.73	4.11
from ≥ 2 years	35	348,981.63	438,049.47	0.00	787,031.10	45.61	4,097,457.36	4,884,488.46	9.65
Subtotal	524	961,063.73	764,624.28	0.00	1,725,688.01	100.00	48,915,702.08	50,641,390.09	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	524	961,063.73	764,624.28	0.00	1,725,688.01		48,915,702.08	50,641,390.09	51.81