

VALENCIA HIPOTECARIO 3 Fondo de Titulización de Activos

Brief report

Date: 08/31/2011
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	Issue date	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type	Interest Rate	Redemption		Rating	
ISIN Code	Nº bonds	Current	Original	Reference rate and margin Payment Date	Next coupon	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	65,977.80 515,088,684.60 65.98%	100,000.00 780,700,000.00	Floating 3-M Euribor+0.150% 22.Mar/Jun/Sep/Dec	1.6600% 09/22/2011 279.892489 Gross 226.712916 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	09/22/2011 "Pass-Through" Secuential / Pro rata under certain circumstances	AAA Aa1sf	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	1.8300% 09/22/2011 467.666667 Gross 378.810000 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A+ Baa1sf	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	2.0200% 09/22/2011 516.222222 Gross 418.140000 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	BBB Baa3sf	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	5.0100% 09/22/2011 1,280.333333 Gross 1,037.070000 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined Due to Cash Reserve reduction	CCCR 3 Csf	CCC Ca
Total		555,388,684.60	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	1.44
		% Annual equivalent CPR		2.00	4.00	6.00	8.00	10.00	12.00	16.00
Series A2	With optional redemption *	Average life	Years	7.90	6.87	6.02	5.33	4.77	4.30	3.91
		Date		05/15/2019	05/03/2018	06/26/2017	10/18/2016	03/29/2016	10/07/2015	05/19/2015
		Final Maturity	Years	15.51	14.01	12.51	11.26	10.26	9.26	8.51
	Without optional redemption *	Average life	Years	8.13	7.10	6.26	5.57	4.99	4.51	4.11
		Date		08/05/2019	07/27/2018	09/23/2017	01/13/2017	06/17/2016	12/24/2015	07/29/2015
		Final Maturity	Years	19.76	18.52	17.27	16.01	14.76	13.51	12.51
Series B	With optional redemption *	Average life	Years	15.51	14.01	12.51	11.26	10.26	9.26	8.51
		Date		12/22/2026	06/22/2025	12/22/2023	09/22/2022	09/22/2021	09/22/2020	12/22/2019
		Final Maturity	Years	15.51	14.01	12.51	11.26	10.26	9.26	8.51
	Without optional redemption *	Average life	Years	21.40	19.92	18.64	17.43	16.22	15.05	13.94
		Date		11/08/2032	05/19/2031	02/04/2030	11/21/2028	09/07/2027	07/07/2026	05/28/2025
		Final Maturity	Years	23.02	21.52	20.01	18.76	17.76	16.51	15.51
Series C	With optional redemption *	Average life	Years	15.51	14.01	12.51	11.26	10.26	9.26	8.51
		Date		12/22/2026	06/22/2025	12/22/2023	09/22/2022	09/22/2021	09/22/2020	12/22/2019
		Final Maturity	Years	15.51	14.01	12.51	11.26	10.26	9.26	8.51
	Without optional redemption *	Average life	Years	24.24	48.33	69.80	88.99	106.09	121.27	135.08
		Date		09/12/2035	10/10/2059	03/23/2081	05/27/2100	06/27/2117	08/30/2132	06/18/2146
		Final Maturity	Years	30.02	23.02	21.52	20.01	19.01	17.76	16.76
Series D	With optional redemption *	Average life	Years	15.51	14.01	12.51	11.26	10.26	9.26	8.51
		Date		12/22/2026	06/22/2025	12/22/2023	09/22/2022	09/22/2021	09/22/2020	12/22/2019
		Final Maturity	Years	15.51	14.01	12.51	11.26	10.26	9.26	8.51
	Without optional redemption *	Average life	Years	30.02	30.02	30.02	30.02	30.02	30.02	30.02
		Date		06/22/2041	06/22/2041	06/22/2041	06/22/2041	06/22/2041	06/22/2041	06/22/2041
		Final Maturity	Years	30.02	30.02	30.02	30.02	30.02	30.02	30.02

* 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	92.74%	515,088,684.60	7.39%	95.58%	870,700,000.00
Series A1	0.00%	0.00	9.88%		90,000,000.00
Series A2	92.74%	515,088,684.60	85.70%		780,700,000.00
Series B	3.75%	20,800,000.00	3.58%	2.28%	20,800,000.00
Series C	1.64%	9,100,000.00	1.91%	1.00%	9,100,000.00
Series D	1.87%	10,400,000.00	1.14%		10,400,000.00
Issue of Bonds		555,388,684.60			911,000,000.00
Reserve Fund	1.91%	10,400,000.00	1.14%		10,400,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	30,048,900.86	2.127%	
Servicer ppal collect not yet credited	35,916.05		
Servicer ints collect not yet credited	12,641.13		
Liabilities	Available	Balance	Interest
Start-up Loan L/P		91,706.66	3.510%
Start-up Loan C/P		0.00	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		0.00	
Securities		0.00	
* Credit Support Amount in favour of the Fund			

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Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	7,081	9,544
Principal		
Principal outstanding	540,373,763.78	900,711,214.30
Average loan	76,313.20	94,374.60
Minimum	23.74	161.55
Maximum	692,197.28	944,147.00
Interest rate		
Weighted average (wac)	2.51%	3.83%
Minimum	1.78%	2.17%
Maximum	6.23%	7.00%
Final maturity		
Weighted average (WARM) (months)	218	263
Minimum	09/05/2011	01/01/2007
Maximum	09/05/2041	09/05/2041
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	1.32%	1.59%
1-year EURIBOR/MIBOR (Mortgage Market)	98.68%	98.41%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.16%	0.24%	0.22%	0.32%	0.50%
Annual Percentage Rate (CPR)	1.86%	2.82%	2.64%	3.82%	5.83%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.00	7.08	0.31	7.06
10.01 - 20%	3.66	15.55	1.71	16.20
20.01 - 30%	6.33	25.48	3.60	25.53
30.01 - 40%	9.51	35.39	6.22	35.18
40.01 - 50%	14.40	45.35	9.44	45.31
50.01 - 60%	21.54	55.32	13.46	55.30
60.01 - 70%	31.14	65.37	18.97	65.21
70.01 - 80%	11.44	72.37	37.84	75.74
80.01 - 90%	0.98	83.40	6.61	84.62
90.01 - 100%			1.84	93.37
110.01 - 120%			0.01	119.54
Weighted average (WALTV)	53.52		63.48	
Minimum	0.15		0.24	
Maximum	88.67		119.54	

Geographic distribution		
	Current	At constitution date
Andalucia	3.59%	3.72%
Aragon	5.06%	5.21%
Asturias	0.01%	0.01%
Balearic Islands	0.76%	0.69%
Basque Country	0.03%	0.02%
Canary Islands	0.05%	0.04%
Cantabria	0.03%	0.02%
Castilla-La Mancha	0.27%	0.31%
Castilla-Leon	0.07%	0.08%
Catalonia	2.98%	2.82%
Extremadura		0.01%
Galicia	0.00%	0.01%
La Rioja	0.99%	0.95%
Madrid	5.75%	6.10%
Murcia	10.14%	9.57%
Navarra	0.38%	0.52%
Valencia	69.89%	69.94%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%				
Delinquencies										
Up to 1 month	238	85,645.12	29,867.66	0.00	115,512.78	6.68	18,908,079.16	19,023,591.94	35.83	45.09
from > 1 to ≤ 2 months	129	99,152.12	39,839.53	0.00	138,991.65	8.04	11,105,149.88	11,244,141.53	21.18	47.28
from > 2 to ≤ 3 months	107	127,958.52	62,098.37	0.00	190,056.89	11.00	10,625,184.85	10,815,241.74	20.37	52.46
from > 3 to ≤ 6 months	18	31,156.68	19,154.83	0.00	50,311.51	2.91	1,904,268.01	1,954,599.52	3.68	57.61
from > 6 to < 12 months	15	67,891.04	38,676.52	0.00	106,567.56	6.17	1,987,836.57	2,094,404.13	3.94	52.40
from ≥ 12 to < 18 months	21	109,102.14	64,097.76	0.00	173,199.90	10.02	2,065,724.99	2,238,924.89	4.22	64.27
from ≥ 18 to < 24 months	12	81,512.45	51,245.74	0.00	132,758.19	7.68	1,082,574.09	1,215,332.28	2.29	66.15
from ≥ 2 years	35	416,603.63	404,248.99	0.00	820,852.62	47.50	3,684,934.64	4,505,787.26	8.49	66.64
Subtotal	575	1,019,021.70	709,229.40	0.00	1,728,251.10	100.00	51,363,772.19	53,092,023.29	100.00	50.06
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	575	1,019,021.70	709,229.40	0.00	1,728,251.10		51,363,772.19	53,092,023.29		50.06