

VALENCIA HIPOTECARIO 3 Fondo de Titulización de Activos



Brief report

Date: 07/31/2018  
Currency: EUR

Constitution date  
11/15/2006

VAT Reg. no.  
V84887579

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

Originator  
CaixaBank

Servicer  
CaixaBank

Lead Managers  
Bankia  
Deutsche Bank

Bond Underwriters and Placement Agents  
Bankia  
Deutsche Bank  
DZ Bank AG  
IXIS Cib

Bond Paying Agent  
Société Générale

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Barclays Loan PLC

Start-up Loan  
CaixaBank

Swap  
BBVA

Assets Custodian  
CaixaBank

Fund Auditors  
KPMG Auditores

Issued securities: Residential Mortgages Backed Bonds

| Bonds issue               |                        |                                                               |                              |                                                            |                                                             |                                               |                                                                                                  |                           |             |
|---------------------------|------------------------|---------------------------------------------------------------|------------------------------|------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------|---------------------------|-------------|
| Series<br>ISIN Code       | Issue date<br>Nº bonds | Principal outstanding<br>(Bond Unit / Series Total / %Factor) |                              | Interest type<br>Reference rate and margin<br>Payment Date | Interest Rate<br>Next coupon                                | Redemption                                    |                                                                                                  | Rating<br>Fitch / Moody's |             |
|                           |                        | Current                                                       | Original                     |                                                            |                                                             | Final maturity (legal)                        | Next                                                                                             | Current                   | Original    |
| Series A1<br>ES0382746008 | 11/20/2006<br>900      |                                                               | 100,000.00<br>90,000,000.00  | Floating<br>3-M Euribor+0.030%<br>22.Mar/Jun/Sep/Dec       | 09/24/2018<br>Gross<br>Net                                  | 09/22/2044<br>Quarterly<br>22.Mar/Jun/Sep/Dec | "Pass-Through"                                                                                   | AAA<br>Aaa                | AAA<br>Aaa  |
| Series A2<br>ES0382746016 | 11/20/2006<br>7,807    | 28,837.25<br>225,132,410.75<br>28.84%                         | 100,000.00<br>780,700,000.00 | Floating<br>3-M Euribor+0.150%<br>22.Mar/Jun/Sep/Dec       | 0.0000%<br>09/24/2018<br>0.000000 Gross<br>0.000000 Net     | 09/22/2044<br>Quarterly<br>22.Mar/Jun/Sep/Dec | 09/24/2018<br>"Pass-Through"<br>Secuential /<br>Pro rata under<br>certain<br>circumstances       | AA<br>Aa2                 | AAA<br>Aaa  |
| Series B<br>ES0382746024  | 11/20/2006<br>208      | 53,589.38<br>11,146,597.04<br>53.59%                          | 100,000.00<br>20,800,000.00  | Floating<br>3-M Euribor+0.320%<br>22.Mar/Jun/Sep/Dec       | 0.0000%<br>09/24/2018<br>0.000000 Gross<br>0.000000 Net     | 09/22/2044<br>Quarterly<br>22.Mar/Jun/Sep/Dec | To Be Determined<br>"Pass-Through"<br>Secuential /<br>Pro rata under<br>certain<br>circumstances | A-<br>Baa3                | A+<br>A2    |
| Series C<br>ES0382746032  | 11/20/2006<br>91       | 55,399.97<br>5,041,397.27<br>55.40%                           | 100,000.00<br>9,100,000.00   | Floating<br>3-M Euribor+0.510%<br>22.Mar/Jun/Sep/Dec       | 0.1870%<br>09/24/2018<br>27.050574 Gross<br>21.910965 Net   | 09/22/2044<br>Quarterly<br>22.Mar/Jun/Sep/Dec | To Be Determined<br>"Pass-Through"<br>Secuential /<br>Pro rata under<br>certain<br>circumstances | BBB<br>Baa3sf             | BBB<br>Baa3 |
| Series D<br>ES0382746040  | 11/20/2006<br>104      | 53,368.94<br>5,550,369.76<br>53.37%                           | 100,000.00<br>10,400,000.00  | Floating<br>3-M Euribor+3.500%<br>22.Mar/Jun/Sep/Dec       | 3.1770%<br>09/24/2018<br>442.722042 Gross<br>358.604854 Net | 09/22/2044<br>Quarterly<br>22.Mar/Jun/Sep/Dec | To Be Determined<br>Due to Cash<br>Reserve reduction                                             | CCC<br>Csf                | CCC<br>Ca   |
| Total                     |                        | 246,870,768.82                                                | 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       | 0.25       | 0.34       | 0.42       | 0.51       | 0.60       | 0.78       |
|                                                                                                                     | % Annual equivalent CPR       |                |       | 2.00       | 3.00       | 4.00       | 5.00       | 6.00       | 7.00       | 9.00       |
| Series A2                                                                                                           | With optional redemption *    | Average life   | Years | 4.78       | 4.47       | 4.27       | 4.07       | 3.79       | 3.62       | 3.45       |
|                                                                                                                     |                               | Date           |       | 04/03/2023 | 12/10/2022 | 09/26/2022 | 07/16/2022 | 04/06/2022 | 01/31/2022 | 10/02/2021 |
|                                                                                                                     |                               | Final Maturity | Years | 7.26       | 6.75       | 6.51       | 6.26       | 5.75       | 5.50       | 5.00       |
|                                                                                                                     | Without optional redemption * | Average life   | Years | 6.00       | 5.72       | 5.46       | 5.22       | 4.99       | 4.78       | 4.39       |
|                                                                                                                     |                               | Date           |       | 06/19/2024 | 03/09/2024 | 12/06/2023 | 09/08/2023 | 06/17/2023 | 04/01/2023 | 11/11/2022 |
|                                                                                                                     |                               | Final Maturity | Years | 16.51      | 16.26      | 16.01      | 15.76      | 15.26      | 15.01      | 14.26      |
| Series B                                                                                                            | With optional redemption *    | Average life   | Years | 4.84       | 4.52       | 4.32       | 4.12       | 3.84       | 3.66       | 3.49       |
|                                                                                                                     |                               | Date           |       | 04/23/2023 | 12/28/2022 | 10/14/2022 | 08/02/2022 | 04/22/2022 | 02/15/2022 | 10/15/2021 |
|                                                                                                                     |                               | Final Maturity | Years | 7.26       | 6.75       | 6.51       | 6.26       | 5.75       | 5.50       | 5.00       |
|                                                                                                                     | Without optional redemption * | Average life   | Years | 6.23       | 5.95       | 5.69       | 5.45       | 5.22       | 5.00       | 4.61       |
|                                                                                                                     |                               | Date           |       | 09/11/2024 | 06/02/2024 | 02/28/2024 | 12/01/2023 | 09/09/2023 | 06/22/2023 | 04/10/2023 |
|                                                                                                                     |                               | Final Maturity | Years | 16.51      | 16.26      | 16.01      | 15.76      | 15.51      | 15.01      | 14.26      |
| Series C                                                                                                            | With optional redemption *    | Average life   | Years | 7.26       | 6.75       | 6.51       | 6.26       | 5.75       | 5.50       | 5.25       |
|                                                                                                                     |                               | Date           |       | 09/22/2025 | 03/22/2025 | 12/22/2024 | 09/22/2024 | 03/22/2024 | 12/22/2023 | 09/22/2023 |
|                                                                                                                     |                               | Final Maturity | Years | 7.26       | 6.75       | 6.51       | 6.26       | 5.75       | 5.50       | 5.25       |
|                                                                                                                     | Without optional redemption * | Average life   | Years | 17.73      | 17.51      | 17.29      | 17.06      | 16.82      | 16.57      | 16.31      |
|                                                                                                                     |                               | Date           |       | 03/09/2036 | 12/20/2035 | 09/30/2035 | 07/09/2035 | 04/13/2035 | 01/12/2035 | 10/07/2034 |
|                                                                                                                     |                               | Final Maturity | Years | 23.02      | 23.02      | 23.02      | 23.02      | 23.02      | 23.02      | 23.02      |
| Series D                                                                                                            | With optional redemption *    | Average life   | Years | 3.76       | 3.51       | 3.39       | 3.26       | 3.01       | 2.88       | 2.76       |
|                                                                                                                     |                               | Date           |       | 03/26/2022 | 12/24/2021 | 11/09/2021 | 09/24/2021 | 06/24/2021 | 05/09/2021 | 03/24/2021 |
|                                                                                                                     |                               | Final Maturity | Years | 7.26       | 6.75       | 6.51       | 6.26       | 5.75       | 5.50       | 5.25       |
|                                                                                                                     | Without optional redemption * | Average life   | Years | 11.64      | 11.64      | 11.64      | 11.64      | 11.64      | 11.64      | 11.64      |
|                                                                                                                     |                               | Date           |       | 02/08/2030 | 02/08/2030 | 02/08/2030 | 02/07/2030 | 02/07/2030 | 02/07/2030 | 02/07/2030 |
|                                                                                                                     |                               | Final Maturity | Years | 23.02      | 23.02      | 23.02      | 23.02      | 23.02      | 23.02      | 23.02      |

\* 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                 | 91.19% | 225,132,410.75 | 9.01% | 95.58%        | 870,700,000.00 |
| Series A1               | 0.00%  | 0.00           |       | 9.88%         | 90,000,000.00  |
| Series A2               | 91.19% | 225,132,410.75 |       | 85.70%        | 780,700,000.00 |
| Series B                | 4.52%  | 11,146,591.04  | 4.39% | 2.28%         | 20,800,000.00  |
| Series C                | 2.04%  | 5,041,397.27   | 2.30% | 1.00%         | 9,100,000.00   |
| Series D                | 2.25%  | 5,550,369.76   |       | 1.14%         | 10,400,000.00  |
| Issue of Bonds          |        | 246,870,768.82 |       |               | 911,000,000.00 |
| Reserve Fund            | 2.30%  | 5,550,369.76   |       | 1.15%         | 10,400,000.00  |

Other financial operations (current)

| Assets                                 | Balance       | Interest         |
|----------------------------------------|---------------|------------------|
| Treasury Account                       | 17,812,668.74 | 0.000%           |
| Servicer ppal collect not yet credited | 104,194.38    |                  |
| Servicer ints collect not yet credited | 1,464.06      |                  |
| Liabilities                            | Available     | Balance Interest |
| Start-up Loan L/P                      |               | 0.00             |
| Start-up Loan C/P                      |               | 0.00             |
| Swap collateralized amount             | Amount        | Credited         |
| CSA *                                  | 0.00          |                  |
| Cash                                   | 1,940,000.00  |                  |
| Securities                             | 0.00          |                  |

\* Credit Support Amount in favour of the Fund

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Collateral: Residential mortgage loans (PTCs)

| General                                    |                |                      |
|--------------------------------------------|----------------|----------------------|
|                                            | Current        | At constitution date |
| Count                                      | 4,666          | 9,544                |
| Principal                                  |                |                      |
| Principal outstanding                      | 242,483,053.51 | 900,711,214.30       |
| Average loan                               | 51,968.08      | 94,374.60            |
| Minimum                                    | 267.41         | 161.55               |
| Maximum                                    | 489,431.99     | 944,147.00           |
| Interest rate                              |                |                      |
| Weighted average (wac)                     | 0.62%          | 3.83%                |
| Minimum                                    | 0.00%          | 2.17%                |
| Maximum                                    | 3.85%          | 7.00%                |
| Final maturity                             |                |                      |
| Weighted average (WARM) (months)           | 156            | 263                  |
| Minimum                                    | 08/05/2018     | 01/01/2007           |
| Maximum                                    | 09/05/2041     | 09/05/2041           |
| Index (principal outstanding distribution) |                |                      |
| 1-year EURIBOR/MIBOR                       | 1.29%          | 1.59%                |
| 1-year EURIBOR/MIBOR (Mortgage Market)     | 98.71%         | 98.41%               |

| Prepayments                  |               |               |               |                |            |
|------------------------------|---------------|---------------|---------------|----------------|------------|
|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM)    | 0.42%         | 0.37%         | 0.31%         | 0.28%          | 0.41%      |
| Annual Percentage Rate (CPR) | 4.89%         | 4.36%         | 3.84%         | 3.31%          | 4.77%      |

| LTV Distribution         |         |       |                      |        |
|--------------------------|---------|-------|----------------------|--------|
|                          | Current |       | At constitution date |        |
|                          | % Pool  | % LTV | % Pool               | % LTV  |
| 0.01 - 10%               | 2.79    | 6.77  | 0.31                 | 7.06   |
| 10.01 - 20%              | 8.22    | 15.41 | 1.71                 | 16.20  |
| 20.01 - 30%              | 16.06   | 25.58 | 3.60                 | 25.53  |
| 30.01 - 40%              | 23.46   | 35.11 | 6.22                 | 35.18  |
| 40.01 - 50%              | 31.32   | 44.54 | 9.44                 | 45.31  |
| 50.01 - 60%              | 17.30   | 52.83 | 13.46                | 55.30  |
| 60.01 - 70%              | 0.85    | 62.87 | 18.97                | 65.21  |
| 70.01 - 80%              |         |       | 37.84                | 75.74  |
| 80.01 - 90%              |         |       | 6.61                 | 84.62  |
| 90.01 - 100%             |         |       | 1.84                 | 93.37  |
| 110.01 - 120%            |         |       | 0.01                 | 119.54 |
| Weighted average (WALTV) | 37.42   |       |                      | 63.48  |
| Minimum                  | 0.19    |       |                      | 0.24   |
| Maximum                  | 69.67   |       |                      | 119.54 |

| Geographic distribution |         |                      |
|-------------------------|---------|----------------------|
|                         | Current | At constitution date |
| Andalucia               | 3.05%   | 3.72%                |
| Aragon                  | 4.76%   | 5.21%                |
| Asturias                | 0.01%   | 0.01%                |
| Balearic Islands        | 0.78%   | 0.70%                |
| Basque Country          |         | 0.02%                |
| Canary Islands          | 0.05%   | 0.04%                |
| Cantabria               | 0.05%   | 0.02%                |
| Castilla-La Mancha      | 0.29%   | 0.31%                |
| Castilla-Leon           | 0.03%   | 0.08%                |
| Catalonia               | 3.07%   | 2.82%                |
| Extremadura             |         | 0.01%                |
| Galicia                 |         | 0.01%                |
| La Rioja                | 0.72%   | 0.95%                |
| Madrid                  | 6.04%   | 6.10%                |
| Murcia                  | 10.24%  | 9.57%                |
| Navarra                 | 0.42%   | 0.52%                |
| Valencia                | 70.51%  | 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             | 21     | 6,906.48     | 444.11     | 0.00  | 7,350.59     | 0.36   | 1,045,644.25     | 1,052,994.84  | 10.00  | 31.19                          |
| from > 1 to = 2 months    | 11     | 9,023.26     | 576.84     | 0.00  | 9,600.10     | 0.47   | 642,996.96       | 652,597.06    | 6.20   | 32.77                          |
| from > 2 to = 3 months    | 6      | 4,834.69     | 342.73     | 0.00  | 5,177.42     | 0.25   | 212,608.73       | 217,786.15    | 2.07   | 24.43                          |
| from > 3 to = 6 months    | 7      | 18,236.27    | 2,126.00   | 0.00  | 20,362.27    | 0.99   | 724,210.50       | 744,572.77    | 7.07   | 28.11                          |
| from > 6 to < 12 months   | 13     | 50,550.81    | 4,514.09   | 0.00  | 55,064.90    | 2.68   | 625,587.09       | 680,651.99    | 6.47   | 31.22                          |
| from = 12 to < 18 months  | 6      | 37,811.84    | 3,854.91   | 0.00  | 41,666.75    | 2.03   | 270,871.97       | 312,538.72    | 2.97   | 40.99                          |
| from = 18 to < 24 months  | 6      | 64,450.21    | 5,395.50   | 0.00  | 69,845.71    | 3.41   | 338,979.72       | 408,825.43    | 3.88   | 37.84                          |
| from = 2 years            | 65     | 1,476,006.24 | 365,889.50 | 0.00  | 1,841,895.74 | 89.81  | 4,615,833.26     | 6,457,729.00  | 61.34  | 49.84                          |
| Subtotal                  | 135    | 1,667,819.80 | 383,143.68 | 0.00  | 2,050,963.48 | 100.00 | 8,476,732.48     | 10,527,695.96 | 100.00 | 40.67                          |
| 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                     | 135    | 1,667,819.80 | 383,143.68 | 0.00  | 2,050,963.48 |        | 8,476,732.48     | 10,527,695.96 |        | 40.67                          |