

VALENCIA HIPOTECARIO 3 Fondo de Titulización de Activos

Brief report

Date: 08/31/2008
Currency: EUR

Date of constitution
 11/15/2006

VAT Reg. no.
 G84887579

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
 IXXIS Cib

Bond Paying Agent
 Bancaja

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Banco de Valencia

Start-up Loan
 Banco de Valencia

Swap
 Banco de Valencia

Swap Collateral
 Bancaja

Assets Custodian
 Banco de Valencia

Fund Auditors
 Ernst&Young

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		
		Current	Original			Final maturity (legal)	Next	Fitch / Moody's 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	AAA Aaa	
Series A2 ES0382476016	11/20/2006 7,807	89,356.31 697,604,712.17 89.36%	100,000.00 780,700,000.00	Floating 3-M Euribor+0.150% 22.Mar/Jun/Sep/Dec	5.1110% 09/22/2008 1,154.436365 Gross 946.637819 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	09/22/2008 "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	5.2810% 09/22/2008 1,334.919444 Gross 1,094.633944 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	5.4710% 09/22/2008 1,382.947222 Gross 1,134.016722 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	8.4610% 09/22/2008 2,138.752778 Gross 1,753.777278 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined Due to Cash Reserve reduction	CCC Ca	CCC Ca	
Total		737,904,712.17		911,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)														
Series	Option	Type	Average life	Years	% Monthly CPR (SMM)									
					0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44		
Series A2	With optional redemption *	Average life	10.07	8.61	7.43	6.46	5.68	5.05	4.51	4.07				
		Final Maturity	10/15/2018	04/29/2017	02/24/2016	07/03/2015	05/27/2014	09/10/2013	03/25/2013	10/14/2012				
Series B	With optional redemption *	Average life	10.48	9.05	7.89	6.95	6.17	5.53	4.98	4.53				
		Final Maturity	03/14/2019	08/10/2017	10/08/2016	02/09/2015	11/22/2014	01/04/2014	09/15/2013	03/31/2013				
Series C	With optional redemption *	Average life	14.11	12.23	10.63	9.28	8.18	7.29	6.50	5.86				
		Final Maturity	10/28/2022	10/12/2020	09/05/2019	01/01/2018	11/25/2016	04/01/2016	03/22/2015	07/31/2014				
Series D	With optional redemption *	Average life	14.77	12.94	11.38	10.08	8.98	8.06	7.27	6.60				
		Final Maturity	06/27/2023	08/27/2021	07/02/2020	10/18/2018	12/09/2017	10/13/2016	12/29/2015	04/29/2015				

* 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	% CE	At issue date			
			% CE		% CE	
Class A	94.54%	697,604,712.17	5.54%	95.58%	870,700,000.00	5.56%
Series A1	0.00%	0.00		9.88%	90,000,000.00	
Series A2	94.54%	697,604,712.17		85.70%	780,700,000.00	
Series B	2.82%	20,800,000.00	2.68%	2.28%	20,800,000.00	3.28%
Series C	1.23%	9,100,000.00	1.43%	1.00%	9,100,000.00	2.28%
Series D	1.41%	10,400,000.00		1.14%	10,400,000.00	1.14%
Issue of Bonds		737,904,712.17			911,000,000.00	
Reserve Fund	1.43%	10,400,000.00	1.14%		10,400,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	30,047,374.30	4.961%	
Servicer ppal collect not yet credited	687,898.91		
Servicer ints collect not yet credited	248,360.50		
Liabilities	Available	Balance	Interest
Start-up Loan	641,946.62	6.961%	

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Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	8,131	9,544	
Principal			
Principal outstanding	713,916,555.36	900,711,214.30	
Average loan	87,801.81	94,374.60	
Minimum	94.60	161.55	
Maximum	852,057.97	944,147.00	
Interest rate			
Weighted average (wac)	5.54%	3.83%	
Minimum	3.11%	2.17%	
Maximum	7.75%	7.00%	
Final maturity			
Weighted average (WARM) (months)	246	263	
Minimum	09/05/2008	01/01/2007	
Maximum	09/05/2041	09/05/2041	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	1.52%	1.59%	
1-year EURIBOR/MIBOR (Mortgage Market)	98.48%	98.41%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.52	7.21	0.31	7.06
10.01 - 20%	2.63	15.94	1.71	16.20
20.01 - 30%	5.05	25.55	3.60	25.53
30.01 - 40%	8.02	35.37	6.22	35.18
40.01 - 50%	10.56	45.27	9.44	45.31
50.01 - 60%	15.51	55.30	13.46	55.30
60.01 - 70%	21.87	65.28	18.97	65.21
70.01 - 80%	30.96	74.28	37.84	75.74
80.01 - 90%	4.30	83.93	6.61	84.62
90.01 - 100%	0.59	91.97	1.84	93.37
110.01 - 120%			0.01	119.54
Weighted average (WALTV)	59.36		63.48	
Minimum	0.07		0.24	
Maximum	95.21		119.54	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month mort. (SMM)	0.40%	0.46%	0.51%	0.62%	0.72%
Annual Percentage Rate (CPR)	4.75%	5.42%	5.93%	7.20%	8.29%

Geographic distribution		
	Current	At constitution date
Andalucia	3.69%	3.72%
Aragon	5.16%	5.21%
Asturias	0.01%	0.01%
Balearic Islands	0.66%	0.69%
Basque Country	0.03%	0.02%
Canary Islands	0.04%	0.04%
Cantabria	0.02%	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	0.01%	0.01%
La Rioja	0.97%	0.95%
Madrid	5.83%	6.10%
Murcia	9.97%	9.57%
Navarra	0.42%	0.52%
Valencia	69.94%	69.94%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		Total	%	
Delinquencies										
Up to 1 month	213	60,565.20	91,889.26	0.00	152,454.46	23.24	19,429,699.90	19,582,154.36	48.84	56.58
from > 1 to ≤ 2 months	86	51,867.15	87,789.64	0.00	139,656.79	21.29	9,376,801.65	9,516,458.44	23.73	56.18
from > 2 to ≤ 3 months	48	35,642.89	67,163.71	0.00	102,806.60	15.67	4,896,886.74	4,999,693.34	12.47	56.42
from > 3 to ≤ 6 months	13	15,172.73	29,194.49	0.00	44,367.22	6.76	2,391,407.88	2,435,775.10	6.08	65.87
from > 6 to < 12 months	24	49,160.22	112,274.85	0.00	161,435.07	24.61	2,931,592.44	3,093,027.51	7.71	60.40
from ≥ 12 to < 18 months	5	27,922.23	27,339.78	0.00	55,262.01	8.42	412,534.48	467,796.49	1.17	65.09
Subtotal	389	240,330.42	415,651.73	0.00	655,982.15	100.00	39,438,923.09	40,094,905.24	100.00	57.32
Doubt debts (subjectives)										
	0	0.00	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	389	240,330.42	415,651.73	0.00	655,982.15		39,438,923.09	40,094,905.24		57.32