

VALENCIA HIPOTECARIO 3 Fondo de Titulización de Activos

Brief report

Date: 02/28/2009
Currency: EUR

Date of constitution
11/15/2006

VAT Reg. no.
G84887579

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

Originator
Banco de Valencia

Servicer
Banco de Valencia

Lead Managers
Bancaja
Deutsche Bank
DZ Bank AG
IXIS Cib

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

Bond Paying Agent
Bancaja

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

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) Current Original		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Fitch / Moody's	
						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	85,236.87 665,444,244.09 85.24%	100,000.00 780,700,000.00	Floating 3-M Euribor+0.150% 22.Mar/Jun/Sep/Dec	3.2750% 03/23/2009 705.631061 Gross 578.617470 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	03/23/2009 "Pass-Through" Securitized / 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	3.4450% 03/23/2009 870.819444 Gross 714.071944 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Securitized / 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	3.6350% 03/23/2009 918.847222 Gross 753.454722 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Securitized / 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	6.6250% 03/23/2009 1,674.652778 Gross 1,373.215278 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined Due to Cash Reserve reduction	CCC Ca	CCC Ca
Total		705,744,244.09		911,000,000.00					

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
Series	Redemption	Average life Years	% Monthly CPR (SMM)							
			0.34	0.51	0.69	0.87	1.06	1.25	1.44	1.64
Series A2	With optional redemption *	Average life	8.23	7.08	6.16	5.40	4.78	4.28	3.84	3.46
	Final Maturity	Years	05/22/2017	03/27/2016	04/27/2015	07/22/2014	08/12/2013	07/06/2013	12/30/2012	12/08/2012
Series B	With optional redemption *	Average life	11.67	10.11	8.84	7.76	6.89	6.18	5.55	4.99
	Final Maturity	Years	10/26/2020	07/04/2019	12/29/2017	01/12/2016	01/17/2016	03/05/2015	09/16/2014	02/24/2014
Series C	With optional redemption *	Average life	11.67	10.11	8.84	7.76	6.89	6.18	5.55	4.99
	Final Maturity	Years	10/26/2020	07/04/2019	12/29/2017	01/12/2016	01/17/2016	03/05/2015	09/16/2014	02/24/2014
Series D	With optional redemption *	Average life	12.56	11.01	9.75	8.61	7.67	6.92	6.22	5.56
	Final Maturity	Years	09/15/2021	02/28/2020	11/25/2018	04/10/2017	10/29/2016	01/30/2016	05/19/2015	09/18/2014

* 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	% CE	% CE
Class A	94.29%	665,444,244.09	5.80%	95.58%	870,700,000.00
Series A1	0.00%	0.00	9.88%		90,000,000.00
Series A2	94.29%	665,444,244.09	85.70%		780,700,000.00
Series B	2.95%	20,800,000.00	2.80%	2.28%	20,800,000.00
Series C	1.29%	9,100,000.00	1.50%	1.00%	9,100,000.00
Series D	1.47%	10,400,000.00	1.14%		10,400,000.00
Issue of Bonds		705,744,244.09			911,000,000.00
Reserve Fund	1.50%	10,400,000.00	1.14%		10,400,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	33,634,208.94	3.125%	
Servicer ppal collect not yet credited	191,929.42		
Servicer ints collect not yet credited	132,115.95		
Liabilities	Available	Balance	Interest
Start-up Loan		550,239.96	5.125%
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		4,560,000.00	
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	7,948	9,544
Principal		
Principal outstanding	683,174,476.92	900,711,214.30
Average loan	85,955.52	94,374.60
Minimum	0.00	161.55
Maximum	825,840.39	944,147.00
Interest rate		
Weighted average (wac)	5.58%	3.83%
Minimum	3.00%	2.17%
Maximum	8.50%	7.00%
Final maturity		
Weighted average (WARM) (months)	241	263
Minimum	03/05/2009	01/01/2007
Maximum	09/05/2041	09/05/2041
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	1.46%	1.59%
1-year EURIBOR/MIBOR (Mortgage Market)	98.54%	98.41%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.42%	0.43%	0.44%	0.47%	0.66%
Annual Percentage Rate (CPR)	4.95%	5.02%	5.17%	5.55%	7.63%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.57	6.99	0.31	7.06
10.01 - 20%	2.85	15.76	1.71	16.20
20.01 - 30%	5.47	25.52	3.60	25.53
30.01 - 40%	8.04	35.44	6.22	35.18
40.01 - 50%	10.88	45.32	9.44	45.31
50.01 - 60%	16.11	55.31	13.46	55.30
60.01 - 70%	22.85	65.40	18.97	65.21
70.01 - 80%	28.99	73.98	37.84	75.74
80.01 - 90%	3.72	83.99	6.61	84.62
90.01 - 100%	0.44	91.59	1.84	93.37
110.01 - 120%			0.01	119.54
Weighted average (WALTV)	58.72		63.48	
Minimum	0.00		0.24	
Maximum	387.18		119.54	

Geographic distribution		
	Current	At constitution date
Andalucia	3.65%	3.72%
Aragon	5.17%	5.21%
Asturias	0.01%	0.01%
Balearic Islands	0.68%	0.69%
Basque Country	0.03%	0.02%
Canary Islands	0.04%	0.04%
Cantabria	0.02%	0.02%
Castilla-La Mancha	0.27%	0.31%
Castilla-Leon	0.07%	0.08%
Catalonia	2.85%	2.82%
Extremadura	0.00%	0.01%
Galicia	0.01%	0.01%
La Rioja	0.98%	0.95%
Madrid	5.89%	6.10%
Murcia	9.99%	9.57%
Navarra	0.38%	0.52%
Valencia	69.96%	69.94%

Current delinquency										
Aging	Assets	Overdue debt				Total	%	Outstanding debt	Total debt	% Total debt / Appraisal Value
		Principal	Interest	Other	Total					
<i>Delinquencies</i>										
Up to 1 month	274	90,410.26	111,861.67	0.00	202,271.93	17.22	25,256,746.37	25,459,018.30	44.65	50.78
from > 1 to ≤ 2 months	106	57,456.14	99,679.01	0.00	157,135.15	13.38	11,279,046.00	11,436,181.15	20.06	57.47
from > 2 to ≤ 3 months	89	67,620.93	137,850.70	0.00	205,471.63	17.49	9,737,082.69	9,942,554.32	17.44	62.72
from > 3 to ≤ 6 months	25	23,622.82	63,754.28	0.00	87,377.10	7.44	2,717,399.08	2,804,776.18	4.92	62.16
from > 6 to < 12 months	23	60,651.84	132,888.91	0.00	193,540.75	16.48	3,627,443.08	3,820,983.83	6.70	68.14
from ≥ 12 to < 18 months	23	75,539.82	178,684.73	0.00	254,224.55	21.64	2,827,078.29	3,081,302.84	5.40	61.56
from ≥ 18 to < 24 months	5	38,677.63	35,903.30	0.00	74,580.93	6.35	400,574.92	475,155.85	0.83	66.12
Subtotal	545	413,979.44	760,622.60	0.00	1,174,602.04	100.00	55,845,370.43	57,019,972.47	100.00	56.05
<i>Doubt debts (subjectives)</i>										
	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	545	413,979.44	760,622.60	0.00	1,174,602.04		55,845,370.43	57,019,972.47		56.05