

# VALENCIA HIPOTECARIO 3 Fondo de Titulización de Activos

## Brief report

**Date:** 04/30/2009  
**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  
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**Bond Paying Agent**  
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**Market**  
 AIAF Mercado de Renta Fija

**Register of Book Securities**  
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**Treasury Account**  
 Banco Popular Español S.A

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**Swap**  
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**Swap Collateral**  
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**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%	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	83,234.54 649,812,053.78 83.23%	100,000.00 780,700,000.00	Floating 3-M Euribor+0.150% 22.Mar/Jun/Sep/Dec	1.7520% 06/22/2009 368.618033 Gross 302.268787 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	06/22/2009 "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	1.9220% 06/22/2009 485.838889 Gross 398.387889 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	2.1120% 06/22/2009 533.866667 Gross 437.770667 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	5.1020% 06/22/2009 1,289.672222 Gross 1,057.531222 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined Due to Cash Reserve reduction	CCCR 3 Ca	CCC Ca	
<b>Total</b>		690,112,053.78		911,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	Optional redemption *	Average life	Years	% Monthly CPR (SMM)									
				% Annual equivalent CPR									
Series A2	With optional redemption *	Average life	Years	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
		Final Maturity	Years	2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00		
	Without optional redemption *	Average life	Years	9.59	8.20	7.07	6.17	5.42	4.80	4.31	3.87		
		Final Maturity	Years	11/27/2018	08/07/2017	05/23/2016	06/29/2015	09/27/2014	02/16/2014	08/19/2013	03/14/2013		
		Average life	Years	18.66	16.91	15.16	13.65	12.15	10.90	9.90	8.90		
		Final Maturity	Years	12/22/2027	03/23/2026	06/24/2024	12/22/2022	06/22/2021	03/23/2020	03/22/2019	03/22/2018		
Series B	With optional redemption *	Average life	Years	10.02	8.67	7.57	6.67	5.93	5.31	4.79	4.34		
		Final Maturity	Years	07/05/2019	12/29/2017	11/23/2016	12/31/2015	03/04/2015	08/20/2014	10/02/2014	01/09/2013		
	Without optional redemption *	Average life	Years	32.67	32.67	32.67	32.67	32.67	32.67	32.67	32.67		
		Final Maturity	Years	12/22/2041	12/22/2041	12/22/2041	12/22/2041	12/22/2041	12/22/2041	12/22/2041	12/22/2041		
		Average life	Years	13.19	11.41	9.91	8.68	7.64	6.78	6.08	5.47		
		Final Maturity	Years	06/07/2022	09/24/2020	03/24/2019	02/01/2018	12/16/2016	07/02/2016	05/30/2015	10/19/2014		
Series C	With optional redemption *	Average life	Years	13.87	12.15	10.68	9.46	8.44	7.56	6.83	6.20		
		Final Maturity	Years	11/03/2023	06/19/2021	02/01/2020	10/14/2018	03/10/2017	11/19/2016	02/25/2016	10/07/2015		
	Without optional redemption *	Average life	Years	32.67	32.67	32.67	32.67	32.67	32.67	32.67	32.67		
		Final Maturity	Years	12/22/2041	12/22/2041	12/22/2041	12/22/2041	12/22/2041	12/22/2041	12/22/2041	12/22/2041		
		Average life	Years	13.19	11.41	9.91	8.68	7.64	6.78	6.09	5.47		
		Final Maturity	Years	06/07/2022	09/24/2020	03/24/2019	02/01/2018	12/16/2016	07/02/2016	05/30/2015	10/19/2014		
Series D	With optional redemption *	Average life	Years	14.07	12.34	10.83	9.59	8.47	7.55	6.82	6.12		
		Final Maturity	Years	05/21/2023	08/29/2021	02/23/2020	11/30/2018	10/16/2017	11/15/2016	02/20/2016	12/06/2015		
	Without optional redemption *	Average life	Years	18.66	16.91	15.16	13.65	12.15	10.90	9.90	8.90		
		Final Maturity	Years	12/22/2027	03/23/2026	06/24/2024	12/22/2022	06/22/2021	03/23/2020	03/22/2019	03/22/2018		
		Average life	Years	21.07	20.22	19.58	19.10	18.73	18.43	18.20	18.01		
		Final Maturity	Years	05/21/2030	07/15/2029	11/23/2028	05/31/2028	01/16/2028	01/10/2027	08/07/2027	04/28/2027		

\* 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		Current		At issue date	
		% CE	% CE	% CE	% CE
Class A	94.16%	649,812,053.78	5.93%	95.58%	870,700,000.00
Series A1	0.00%	0.00		9.88%	90,000,000.00
Series A2	94.16%	649,812,053.78		85.70%	780,700,000.00
Series B	3.01%	20,800,000.00	2.87%	2.28%	20,800,000.00
Series C	1.32%	9,100,000.00	1.53%	1.00%	9,100,000.00
Series D	1.51%	10,400,000.00		1.14%	10,400,000.00
Issue of Bonds		690,112,053.78			911,000,000.00
Reserve Fund	1.53%	10,400,000.00	1.14%		10,400,000.00

Other financial operations (current)			
Assets		Balance	
		Interest	Interest
Treasury Account		26,999,397.92	1.650%
Servicer ppal collect not yet credited		290,020.32	
Servicer ints collect not yet credited		70,476.47	
Liabilities	Available	Balance	Interest
Start-up Loan		504,386.63	3.602%
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		6,710,000.00	
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	7,875	9,544	
Principal			
Principal outstanding	673,175,471.26	900,711,214.30	
Average loan	85,482.60	94,374.60	
Minimum	70.80	161.55	
Maximum	816,945.42	944,147.00	
Interest rate			
Weighted average (wac)	5.13%	3.83%	
Minimum	2.31%	2.17%	
Maximum	8.50%	7.00%	
Final maturity			
Weighted average (WARM) (months)	240	263	
Minimum	05/05/2009	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%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.61	7.14	0.31	7.06
10.01 - 20%	2.88	15.75	1.71	16.20
20.01 - 30%	5.56	25.54	3.60	25.53
30.01 - 40%	8.07	35.42	6.22	35.18
40.01 - 50%	10.97	45.35	9.44	45.31
50.01 - 60%	16.10	55.26	13.46	55.30
60.01 - 70%	23.56	65.41	18.97	65.21
70.01 - 80%	28.33	73.92	37.84	75.74
80.01 - 90%	3.51	84.14	6.61	84.62
90.01 - 100%	0.34	91.62	1.84	93.37
110.01 - 120%			0.01	119.54
Weighted average (WALTV)	58.48		63.48	
Minimum	0.07		0.24	
Maximum	384.46		119.54	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.37%	0.44%	0.42%	0.46%	0.65%
Annual Percentage Rate (CPR)	4.30%	5.21%	4.95%	5.34%	7.48%

Geographic distribution		
	Current	At constitution date
Andalucia	3.66%	3.72%
Aragon	5.16%	5.21%
Asturias	0.01%	0.01%
Balearic Islands	0.69%	0.69%
Basque Country	0.03%	0.02%
Canary Islands	0.04%	0.04%
Cantabria	0.03%	0.02%
Castilla-La Mancha	0.27%	0.31%
Castilla-Leon	0.07%	0.08%
Catalonia	2.86%	2.82%
Extremadura	0.00%	0.01%
Galicia	0.01%	0.01%
La Rioja	0.99%	0.95%
Madrid	5.89%	6.10%
Murcia	9.99%	9.57%
Navarra	0.39%	0.52%
Valencia	69.91%	69.94%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
<b>Delinquencies</b>										
Up to 1 month	266	72,833.04	91,951.70	0.00	164,784.74	12.27	22,760,883.49	22,925,668.23	38.52	52.65
from > 1 to ≤ 2 months	122	70,169.70	112,794.19	0.00	182,963.89	13.62	12,966,602.18	13,149,566.07	22.09	55.35
from > 2 to ≤ 3 months	99	96,546.69	156,851.21	0.00	253,397.90	18.87	11,546,736.87	11,800,134.77	19.83	57.45
from > 3 to ≤ 6 months	22	18,056.94	47,990.38	0.00	66,047.32	4.92	2,206,473.85	2,272,521.17	3.82	60.28
from > 6 to < 12 months	34	72,705.39	164,036.24	0.00	236,741.63	17.63	4,010,915.02	4,247,656.65	7.14	64.20
from ≥ 12 to < 18 months	17	56,582.40	142,544.08	0.00	199,126.48	14.83	2,970,725.87	3,169,852.35	5.33	64.01
from ≥ 18 to < 24 months	17	90,735.95	149,215.77	0.00	239,951.72	17.87	1,716,127.89	1,956,079.61	3.29	64.52
Subtotal	577	477,630.11	865,383.57	0.00	1,343,013.68	100.00	58,178,465.17	59,521,478.85	100.00	56.04
<b>Doubt debts (subjectives)</b>										
	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
<b>Total</b>	<b>577</b>	<b>477,630.11</b>	<b>865,383.57</b>	<b>0.00</b>	<b>1,343,013.68</b>		<b>58,178,465.17</b>	<b>59,521,478.85</b>		<b>56.04</b>