

# VALENCIA HIPOTECARIO 3 Fondo de Titulización de Activos

## Brief report

**Date:** 07/31/2009  
**Currency:** EUR

**Date of constitution**  
11/15/2006

**VAT Reg. no.**  
V84887579

**Management Company**  
Europa 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**  
Bancaja

**Market**  
AIAF Mercado de Renta Fija

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

**Start-up Loan**  
Banco de Valencia

**Swap**  
Banco de Valencia

**Assets Custodian**  
Banco de Valencia

**Fund Auditors**  
Ernst&Young

**Treasury Account Collateral**  
Bancaja

### 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 Current Original		
						Final maturity (legal) Next	Next			
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	81,048.02 632,741,892.14 0.00%	100,000.00 780,700,000.00	Floating 3-M Euribor+0.150% 22.Mar/Jun/Sep/Dec	1.3850% 09/22/2009 286.864964 Gross 235.229270 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	09/22/2009 "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	1.5550% 09/22/2009 397.388889 Gross 325.858889 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	1.7450% 09/22/2009 445.944444 Gross 365.674444 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	4.7350% 09/22/2009 1,210.055556 Gross 992.245556 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined Due to Cash Reserve reduction	CCCR 3 Ca	CCC Ca	
Total		673,041,892.14 911,000,000.00								

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	9.38	8.01	6.95	6.04	5.33	4.73	4.25	3.82		
		Final Maturity	Years	12/16/2018	01/08/2017	09/07/2016	12/08/2015	11/28/2014	04/23/2014	10/27/2013	05/25/2013		
		Average life	Years	18.41	16.41	14.91	13.15	11.90	10.65	9.65	8.65		
		Final Maturity	Years	12/22/2027	12/22/2025	06/24/2024	09/22/2022	06/22/2021	03/23/2020	03/22/2019	03/22/2018		
Series B	With optional redemption *	Average life	Years	9.82	8.51	7.45	6.58	5.86	5.25	4.74	4.30		
		Final Maturity	Years	05/24/2019	01/02/2018	09/01/2017	02/26/2016	07/06/2015	10/29/2014	04/26/2014	11/18/2013		
	Without optional redemption *	Average life	Years	12.74	10.97	9.57	8.35	7.39	6.57	5.90	5.31		
		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	18.41	16.41	14.91	13.15	11.90	10.65	9.65	8.65		
		Final Maturity	Years	12/22/2027	12/22/2025	06/24/2024	09/22/2022	06/22/2021	03/23/2020	03/22/2019	03/22/2018		
Series C	With optional redemption *	Average life	Years	13.40	11.73	10.33	9.16	8.18	7.35	6.64	6.03		
		Final Maturity	Years	12/19/2022	04/20/2021	11/27/2019	09/26/2018	01/10/2017	02/12/2016	03/20/2016	11/08/2015		
	Without optional redemption *	Average life	Years	32.42	32.42	32.42	32.42	32.42	32.42	32.42	32.42		
		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	13.68	11.88	10.53	9.21	8.23	7.33	6.61	5.93		
		Final Maturity	Years	02/04/2023	06/14/2021	08/02/2020	12/10/2018	10/21/2017	11/26/2016	07/03/2016	02/07/2015		
Series D	With optional redemption *	Average life	Years	20.69	19.89	19.29	18.84	18.49	18.21	17.99	17.81		
		Final Maturity	Years	02/04/2030	06/14/2029	08/11/2028	05/27/2028	01/21/2028	10/13/2027	07/24/2027	05/18/2027		
	Without optional redemption *	Average life	Years	32.42	32.42	32.42	32.42	32.42	32.42	32.42	32.42		
		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	13.68	11.88	10.53	9.21	8.23	7.33	6.61	5.93		
		Final Maturity	Years	02/04/2023	06/14/2021	08/02/2020	12/10/2018	10/21/2017	11/26/2016	07/03/2016	02/07/2015		

\* 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)						
Class	Current	% CE	At issue date			
			% CE		% CE	
Class A	94.01%	632,741,892.14	5.96%	95.58%	870,700,000.00	5.56%
Series A1	0.00%	0.00		9.88%	90,000,000.00	
Series A2	94.01%	632,741,892.14		85.70%	780,700,000.00	
Series B	3.09%	20,800,000.00	2.82%	2.28%	20,800,000.00	3.28%
Series C	1.35%	9,100,000.00	1.44%	1.00%	9,100,000.00	2.28%
Series D	1.55%	10,400,000.00		1.14%	10,400,000.00	1.14%
Issue of Bonds		673,041,892.14			911,000,000.00	
Reserve Fund	1.44%	9,572,437.68	1.14%		10,400,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	28,765,231.88	1.235%	
Servicer ppal collect not yet credited	405,360.22		
Servicer ints collect not yet credited	27,619.00		
Liabilities	Available	Balance	Interest
Start-up Loan	458,533.30	3.235%	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash	9,700,000.00		
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	7,755	9,544	
Principal			
Principal outstanding	657,935,260.46	900,711,214.30	
Average loan	84,840.14	94,374.60	
Minimum	74.27	161.55	
Maximum	802,577.40	944,147.00	
Interest rate			
Weighted average (wac)	4.50%	3.83%	
Minimum	1.98%	2.17%	
Maximum	8.50%	7.00%	
Final maturity			
Weighted average (WARM) (months)	238	263	
Minimum	08/01/2009	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%	0.63	7.17	0.31	7.06
10.01 - 20%	2.93	15.68	1.71	16.20
20.01 - 30%	5.76	25.56	3.60	25.53
30.01 - 40%	8.43	35.56	6.22	35.18
40.01 - 50%	10.96	45.53	9.44	45.31
50.01 - 60%	16.15	55.23	13.46	55.30
60.01 - 70%	24.06	65.35	18.97	65.21
70.01 - 80%	27.49	73.74	37.84	75.74
80.01 - 90%	3.23	84.14	6.61	84.62
90.01 - 100%	0.29	91.33	1.84	93.37
110.01 - 120%			0.01	119.54
Weighted average (WALTV)	58.08		63.48	
Minimum	0.04		0.24	
Maximum	379.97		119.54	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.47%	0.42%	0.43%	0.44%	0.63%
Annual Percentage Rate (CPR)	5.50%	4.92%	5.06%	5.10%	7.25%

Geographic distribution		
	Current	At constitution date
Andalucia	3.61%	3.72%
Aragon	5.19%	5.21%
Asturias	0.01%	0.01%
Balearic Islands	0.70%	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	2.88%	2.82%
Extremadura	0.00%	0.01%
Galicia	0.01%	0.01%
La Rioja	1.00%	0.95%
Madrid	5.86%	6.10%
Murcia	9.99%	9.57%
Navarra	0.38%	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	%				
<b>Delinquencies</b>										
Up to 1 month	210	69,062.93	75,246.21	0.00	144,309.14	9.97	19,588,319.47	19,732,628.61	35.72	51.31
from > 1 to ≤ 2 months	129	72,819.27	102,428.70	0.00	175,247.97	12.11	12,857,464.39	13,032,712.36	23.59	54.79
from > 2 to ≤ 3 months	81	72,617.87	100,513.33	0.00	173,131.20	11.96	8,319,877.45	8,493,008.65	15.37	57.84
from > 3 to ≤ 6 months	22	30,018.54	47,441.03	0.00	77,459.57	5.35	2,559,509.78	2,636,969.35	4.77	63.88
from > 6 to < 12 months	43	86,924.65	190,094.49	0.00	277,019.14	19.14	4,566,696.32	4,843,715.46	8.77	61.61
from ≥ 12 to < 18 months	19	65,606.20	157,740.31	0.00	223,346.51	15.43	3,098,344.46	3,321,690.97	6.01	67.82
from ≥ 18 to < 24 months	21	115,117.27	205,248.20	0.00	320,365.47	22.13	2,453,067.54	2,773,433.01	5.02	62.07
from ≥ 2 years	3	18,890.25	37,887.29	0.00	56,777.54	3.92	354,217.42	410,994.96	0.74	85.68
Subtotal	528	531,056.98	916,599.56	0.00	1,447,656.54	100.00	53,797,496.83	55,245,153.37	100.00	55.94
<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>528</b>	<b>531,056.98</b>	<b>916,599.56</b>	<b>0.00</b>	<b>1,447,656.54</b>		<b>53,797,496.83</b>	<b>55,245,153.37</b>		<b>55.94</b>