

# VALENCIA HIPOTECARIO 3 Fondo de Titulización de Activos

## Brief report

**Date:** 10/31/2009  
**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  
 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

**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 Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Fitch / Moody's		
		Current	Original			Final maturity (legal)	Next	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	79,257.05 618,759,789.35 79.26%	100,000.00 780,700,000.00	Floating 3-M Euribor+0.150% 22.Mar/Jun/Sep/Dec	0.9120% 12/22/2009 182.713919 Gross 149.825414 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	12/22/2009 "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	1.0820% 12/22/2009 273.505556 Gross 224.274556 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	1.2720% 12/22/2009 321.533333 Gross 263.657333 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	4.2620% 12/22/2009 1,077.338889 Gross 883.417889 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined Due to Cash Reserve reduction	CCCR 3 Ca	CCC Ca	
Total		659,059,789.35 911,000,000.00								

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	9.05	7.77	6.76	5.91	5.20	4.65	4.17	3.76		
		Final Maturity	Years	11/16/2018	06/08/2017	01/08/2016	09/28/2015	10/01/2015	06/23/2014	01/01/2014	01/08/2013		
		Date		06/22/2027	09/22/2025	03/22/2024	09/22/2022	03/22/2021	03/23/2020	03/22/2019	03/22/2018		
		Date		11/05/2019	12/02/2018	07/02/2017	08/04/2016	07/30/2015	12/29/2014	01/07/2014	01/28/2014		
Series B	With optional redemption *	Average life	Years	12.13	10.50	9.17	8.05	7.08	6.34	5.70			
		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		
	Without optional redemption *	Average life	Years	12.13	10.50	9.17	8.05	7.08	6.34	5.70			
		Final Maturity	Years	12/13/2021	04/29/2020	12/31/2018	11/16/2017	11/28/2016	03/03/2016	12/07/2015	12/14/2014		
		Date		06/22/2027	09/22/2025	03/22/2024	09/22/2022	03/22/2021	03/23/2020	03/22/2019	03/22/2018		
		Date		08/29/2022	01/02/2021	07/10/2019	08/28/2018	09/20/2017	06/12/2016	04/04/2016	05/09/2015		
Series C	With optional redemption *	Average life	Years	12.84	11.27	9.94	8.83	7.89	7.11	6.43	5.85		
		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		
	Without optional redemption *	Average life	Years	12.84	11.27	9.94	8.83	7.89	7.11	6.43	5.85		
		Final Maturity	Years	08/29/2022	01/02/2021	07/10/2019	08/28/2018	09/20/2017	06/12/2016	04/04/2016	05/09/2015		
		Date		06/22/2027	09/22/2025	03/22/2024	09/22/2022	03/22/2021	03/23/2020	03/22/2019	03/22/2018		
		Date		12/22/2041	12/22/2041	12/22/2041	12/22/2041	12/22/2041	12/22/2041	12/22/2041	12/22/2041		
Series D	With optional redemption *	Average life	Years	13.02	11.41	10.11	8.94	7.87	7.11	6.40	5.74		
		Final Maturity	Years	04/11/2022	03/28/2021	08/12/2019	08/10/2018	11/09/2017	08/12/2016	03/24/2016	07/25/2015		
	Without optional redemption *	Average life	Years	13.02	11.41	10.11	8.94	7.87	7.11	6.40	5.74		
		Final Maturity	Years	06/22/2027	09/22/2025	03/22/2024	09/22/2022	03/22/2021	03/23/2020	03/22/2019	03/22/2018		
		Date		04/02/2030	12/05/2029	10/23/2028	05/24/2028	01/27/2028	10/25/2027	10/06/2027	10/06/2027		
		Date		12/22/2041	12/22/2041	12/22/2041	12/22/2041	12/22/2041	12/22/2041	12/22/2041	12/22/2041		

\* 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	93.89%	618,759,789.35	6.14%	95.58%	870,700,000.00
Series A1	0.00%	0.00		9.88%	90,000,000.00
Series A2	93.89%	618,759,789.35		85.70%	780,700,000.00
Series B	3.16%	20,800,000.00	2.93%	2.28%	20,800,000.00
Series C	1.38%	9,100,000.00	1.53%	1.00%	9,100,000.00
Series D	1.58%	10,400,000.00		1.14%	10,400,000.00
Issue of Bonds		659,059,789.35			911,000,000.00
Reserve Fund	1.53%	9,905,942.38	1.14%		10,400,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	52,326,777.47	0.762%	
Servicer ppal collect not yet credited	214,382.01		
Servicer ints collect not yet credited	92,229.21		
Liabilities	Available	Balance	Interest
Start-up Loan		412,679.97	2.762%
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		35,180,000.00	
Securities		0.00	

\* Credit Support Amount in favour of the Fund

# VALENCIA HIPOTECARIO 3 Fondo de Titulización de Activos

## Brief report

**Date:** 10/31/2009  
**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  
 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

**Assets Custodian**  
 Banco de Valencia

**Fund Auditors**  
 Ernst&Young

**Treasury Account Collateral**  
 Bancaja

### Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	7,692	9,544	
Principal			
Principal outstanding	646,233,812.67	900,711,214.30	
Average loan	84,013.76	94,374.60	
Minimum	182.03	161.55	
Maximum	786,334.03	944,147.00	
Interest rate			
Weighted average (wac)	3.61%	3.83%	
Minimum	1.73%	2.17%	
Maximum	7.88%	7.00%	
Final maturity			
Weighted average (WARM) (months)	235	263	
Minimum	11/05/2009	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%	0.66	7.07	0.31	7.06
10.01 - 20%	3.04	15.67	1.71	16.20
20.01 - 30%	5.79	25.50	3.60	25.53
30.01 - 40%	8.51	35.40	6.22	35.18
40.01 - 50%	11.36	45.47	9.44	45.31
50.01 - 60%	16.50	55.23	13.46	55.30
60.01 - 70%	24.77	65.33	18.97	65.21
70.01 - 80%	25.98	73.51	37.84	75.74
80.01 - 90%	3.13	83.96	6.61	84.62
90.01 - 100%	0.20	91.25	1.84	93.37
110.01 - 120%			0.01	119.54
Weighted average (WALTV)		57.95		63.48
Minimum		0.13		0.24
Maximum		8,154.64		119.54

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.25%	0.24%	0.33%	0.38%	0.59%
Annual Percentage Rate (CPR)	2.98%	2.87%	3.90%	4.43%	6.89%

Geographic distribution		
	Current	At constitution date
Andalucia	3.60%	3.72%
Aragon	5.22%	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	2.87%	2.82%
Extremadura	0.00%	0.01%
Galicia	0.01%	0.01%
La Rioja	1.00%	0.95%
Madrid	5.85%	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	235	66,961.79	58,346.90	0.00	125,308.69	7.40	19,415,073.11	19,540,381.80	32.23	48.78
from > 1 to ≤ 2 months	130	86,473.49	89,011.58	0.00	175,485.07	10.37	13,359,557.52	13,535,042.59	22.33	52.00
from > 2 to ≤ 3 months	86	87,059.70	83,650.27	0.00	170,709.97	10.09	8,632,670.14	8,803,380.11	14.52	54.37
from > 3 to ≤ 6 months	54	63,880.94	79,751.76	0.00	143,632.70	8.49	5,500,194.22	5,643,826.92	9.31	57.75
from > 6 to < 12 months	38	77,694.96	132,064.69	0.00	209,759.65	12.39	4,180,447.60	4,390,207.25	7.24	63.92
from ≥ 12 to < 18 months	29	114,275.50	224,296.98	0.00	338,572.48	20.00	3,473,884.61	3,812,457.09	6.29	66.43
from ≥ 18 to < 24 months	16	75,090.81	172,184.62	0.00	247,275.43	14.61	2,784,836.25	3,032,111.68	5.00	64.80
from ≥ 2 years	15	107,688.37	174,063.79	0.00	281,752.16	16.65	1,581,635.95	1,863,388.11	3.07	68.28
Subtotal	603	679,125.56	1,013,370.59	0.00	1,692,496.15	100.00	58,928,299.40	60,620,795.55	100.00	54.09
<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>603</b>	<b>679,125.56</b>	<b>1,013,370.59</b>	<b>0.00</b>	<b>1,692,496.15</b>		<b>58,928,299.40</b>	<b>60,620,795.55</b>		<b>54.09</b>