

VALENCIA HIPOTECARIO 3 Fondo de Titulización de Activos

Brief report

Date: 11/30/2009
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
 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 N° 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	8.92	7.69	6.71	5.89	5.23	4.69	4.22	3.85		
		Final Maturity	Years	11/21/2018	08/30/2017	05/09/2016	11/11/2015	03/13/2015	08/30/2014	12/03/2014	10/25/2013		
	Without optional redemption *	Average life	Years	9.42	8.23	7.26	6.45	5.78	5.21	4.73	4.32		
		Final Maturity	Years	05/23/2019	03/15/2018	03/24/2017	03/06/2016	01/10/2015	08/03/2015	09/14/2014	04/16/2014		
	Series B	With optional redemption *	Average life	Years	11.74	10.19	8.92	7.84	6.97	6.28	5.64	5.13	
			Final Maturity	Years	09/15/2021	02/25/2020	11/21/2018	10/24/2017	09/12/2016	03/25/2016	10/08/2015	05/02/2015	
Without optional redemption *		Average life	Years	12.46	10.96	9.71	8.65	7.77	7.01	6.37	5.81		
		Final Maturity	Years	05/06/2022	05/12/2020	05/09/2019	08/15/2018	09/25/2017	12/24/2016	02/05/2016	12/10/2015		
Series C		With optional redemption *	Average life	Years	11.74	10.19	8.92	7.84	6.97	6.28	5.64	5.13	
			Final Maturity	Years	09/15/2021	02/25/2020	11/21/2018	10/24/2017	09/12/2016	03/25/2016	10/08/2015	05/02/2015	
	Without optional redemption *	Average life	Years	12.46	10.96	9.71	8.65	7.77	7.01	6.37	5.81		
		Final Maturity	Years	05/06/2022	05/12/2020	05/09/2019	08/15/2018	09/25/2017	12/24/2016	02/05/2016	12/10/2015		
	Series D	With optional redemption *	Average life	Years	12.64	11.09	9.82	8.68	7.76	7.01	6.32	5.79	
			Final Maturity	Years	10/08/2022	01/19/2021	10/16/2019	08/26/2018	09/21/2017	12/25/2016	04/14/2016	04/10/2015	
Without optional redemption *		Average life	Years	20.02	19.34	18.83	18.44	18.14	17.90	17.70	17.55		
		Final Maturity	Years	12/25/2029	04/21/2029	10/16/2028	05/26/2028	06/02/2028	10/11/2027	08/31/2027	05/07/2027		

* 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	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	57,220,484.95	0.771%	
Servicer ppal collect not yet credited	214,342.29		
Servicer ints collect not yet credited	57,283.60		
Liabilities	Available	Balance	Interest
Start-up Loan		412,679.97	2.762%
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		34,100,000.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

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Treasury Account Collateral
Bancaja

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	7,662	9,544	
Principal			
Principal outstanding	641,442,781.05	900,711,214.30	
Average loan	83,717.41	94,374.60	
Minimum	91.85	161.55	
Maximum	780,899.07	944,147.00	
Interest rate			
Weighted average (wac)	3.28%	3.83%	
Minimum	1.66%	2.17%	
Maximum	7.33%	7.00%	
Final maturity			
Weighted average (WARM) (months)	234	263	
Minimum	12/05/2009	01/01/2007	
Maximum	09/05/2041	09/05/2041	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	1.42%	1.59%	
1-year EURIBOR/MIBOR (Mortgage Market)	98.58%	98.41%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.72	6.77	0.31	7.06
10.01 - 20%	3.07	15.64	1.71	16.20
20.01 - 30%	5.88	25.49	3.60	25.53
30.01 - 40%	8.48	35.38	6.22	35.18
40.01 - 50%	11.60	45.44	9.44	45.31
50.01 - 60%	16.52	55.25	13.46	55.30
60.01 - 70%	25.05	65.33	18.97	65.21
70.01 - 80%	25.50	73.45	37.84	75.74
80.01 - 90%	3.01	83.95	6.61	84.62
90.01 - 100%	0.18	91.25	1.84	93.37
110.01 - 120%			0.01	119.54
Weighted average (WALTV)	57.20		63.48	
Minimum	0.04		0.24	
Maximum	93.37		119.54	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.31%	0.26%	0.30%	0.37%	0.59%
Annual Percentage Rate (CPR)	3.60%	3.05%	3.59%	4.40%	6.80%

Geographic distribution		
	Current	At constitution date
Andalucia	3.62%	3.72%
Aragon	5.21%	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	0.00%	0.01%
La Rioja	0.96%	0.95%
Madrid	5.84%	6.10%
Murcia	9.98%	9.57%
Navarra	0.38%	0.52%
Valencia	69.99%	69.94%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		%		
Delinquencies										
Up to 1 month	464	154,298.85	145,775.53	0.00	300,074.38	14.74	44,088,558.83	44,388,633.21	45.88	51.22
from > 1 to ≤ 2 months	193	89,171.35	84,701.09	0.00	173,872.44	8.54	16,156,972.54	16,330,844.98	16.88	49.93
from > 2 to ≤ 3 months	126	114,435.76	108,428.27	0.00	222,864.03	10.95	13,366,525.18	13,589,389.21	14.05	52.64
from > 3 to ≤ 6 months	86	103,247.52	115,987.72	0.00	219,235.24	10.77	8,983,992.25	9,203,227.49	9.51	58.98
from > 6 to < 12 months	39	87,201.48	134,362.42	0.00	221,563.90	10.89	4,220,300.47	4,441,864.37	4.59	60.76
from ≥ 12 to < 18 months	28	113,048.31	199,402.64	0.00	312,450.95	15.35	3,126,980.17	3,439,431.12	3.55	65.01
from ≥ 18 to < 24 months	16	83,483.27	186,217.15	0.00	269,700.42	13.25	3,044,195.37	3,313,895.79	3.43	71.91
from ≥ 2 years	18	118,391.47	197,341.44	0.00	315,732.91	15.51	1,732,433.24	2,048,166.15	2.12	60.05
Subtotal	970	863,278.01	1,172,216.26	0.00	2,035,494.27	100.00	94,719,958.05	96,755,452.32	100.00	53.33
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	970	863,278.01	1,172,216.26	0.00	2,035,494.27		94,719,958.05	96,755,452.32		53.33