VALENCIA HIPOTECARIO 3 Fondo de Titulización de Activos

Brief report

Date: 09/30/2010
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
Banco Cooperativo

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
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Issued securities: Residential Mortgages Backed Bonds

Bonds issue

Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current	 Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	 Next	Rating Fitch / Moody´s 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	71,286.22 556,531,519.54 71.29%	100,000.00 780,700,000.00	Floating 3-M Euribor+0.150% 22.Mar/Jun/Sep/Dec	1.0260% 12/22/2010 184.880812 Gross 149.753458 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	12/22/2010 "Pass-Through" Secuential / 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	1.1960% 12/22/2010 302.322222 Gross 244.881000 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / 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	1.3860% 12/22/2010 350.350000 Gross 283.783500 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / 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	4.3760% 12/22/2010 1,106.155556 Gross 895.986000 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined Due to Cash Reserve reduction	CCCRR 3 Ca	CCC Ca
Total		596,831,519.54	911,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

				0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44
	% Monthly CPR (SMM)			0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44
	% Annual equivalent CPR			2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00
Series A2	With optional redemption *	Average life	Years	8.12	7.00	6.11	5.39	4.79	4.29	3.89	3.55
			Date	11/02/2018	09/21/2017	10/30/2016	02/11/2016	07/05/2015	01/06/2015	08/13/2014	04/08/2014
		Final Maturity	Years	16.26	14.51	13.01	11.76	10.50	9.50	8.75	8.01
			Date	12/22/2026	03/22/2025	09/22/2023	06/22/2022	03/22/2021	03/22/2020	06/22/2019	09/22/2018
	Without optional redemption *	Average life	Years	8.32	7.23	6.34	5.61	5.01	4.50	4.08	3.72
			Date	01/15/2019	12/13/2017	01/22/2017	04/30/2016	09/23/2015	03/23/2015	10/19/2014	06/09/2014
		Final Maturity	Years	20.51	19.26	17.76	16.51	15.26	14.01	13.01	12.01
			Date	03/22/2031	12/22/2029	06/22/2028	03/22/2027	12/22/2025	09/22/2024	09/22/2023	09/22/2022
Series B	With optional redemption *	Average life	Years	16.26	14.51	13.01	11.76	10.50	9.50	8.75	8.01
			Date	12/22/2026	03/22/2025	09/22/2023	06/22/2022	03/22/2021	03/22/2020	06/22/2019	09/22/2018
		Final Maturity	Years	16.26	14.51	13.01	11.76	10.50	9.50	8.75	8.01
			Date	12/22/2026	03/22/2025	09/22/2023	06/22/2022	03/22/2021	03/22/2020	06/22/2019	09/22/2018
	Without optional redemption *	Average life	Years	22.08	20.56	19.24	17.94	16.67	15.43	14.30	13.24
			Date	10/15/2032	04/10/2031	12/13/2029	08/26/2028	05/21/2027	02/22/2026	01/05/2025	12/16/2023
		Final Maturity	Years	23.76	22.02	20.76	19.51	18.26	17.01	15.76	14.76
			Date	06/22/2034	09/22/2032	06/22/2031	03/22/2030	12/22/2028	09/22/2027	06/22/2026	06/22/2025
Series C	With optional redemption *	Average life	Years	16.26	14.51	13.01	11.76	10.50	9.50	8.75	8.01
			Date	12/22/2026	03/22/2025	09/22/2023	06/22/2022	03/22/2021	03/22/2020	06/22/2019	09/22/2018
		Final Maturity	Years	16.26	14.51	13.01	11.76	10.50	9.50	8.75	8.01
			Date	12/22/2026	03/22/2025	09/22/2023	06/22/2022	03/22/2021	03/22/2020	06/22/2019	09/22/2018
	Without optional redemption *	Average life	Years	24.97	50.22	72.49	93.26	111.39	127.68	141.89	154.77
			Date	09/03/2035	11/29/2060	02/28/2083	12/03/2103	01/14/2122	04/26/2138	07/07/2152	05/22/2165
		Final Maturity	Years	30.77	23.76	22.02	20.51	19.51	18.26	17.26	16.01
			Date	06/22/2041	06/22/2034	09/22/2032	03/22/2031	03/22/2030	12/22/2028	12/22/2027	09/22/2026
Series D	With optional redemption *	Average life	Years	16.26	14.51	13.01	11.76	10.50	9.50	8.75	8.01
			Date	12/22/2026	03/22/2025	09/22/2023	06/22/2022	03/22/2021	03/22/2020	06/22/2019	09/22/2018
		Final Maturity	Years	16.26	14.51	13.01	11.76	10.50	9.50	8.75	8.01
			Date	12/22/2026	03/22/2025	09/22/2023	06/22/2022	03/22/2021	03/22/2020	06/22/2019	09/22/2018
	Without optional redemption *	Average life	Years	30.77	30.77	30.77	30.77	30.77	30.77	30.77	30.77
			Date	06/22/2041	06/22/2041	06/22/2041	06/22/2041	06/22/2041	06/22/2041	06/22/2041	06/22/2041
		Final Maturity	Years	30.77	30.77	30.77	30.77	30.77	30.77	30.77	30.77
			Date	06/22/2041	06/22/2041	06/22/2041	06/22/2041	06/22/2041	06/22/2041	06/22/2041	06/22/2041

* 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)

		Current	% CE		At issue date	% CE
Class A	93.25%	556,531,519.54	6.85%	95.58%	870,700,000.00	5.56%
Series A1	0.00%	0.00		9.88%	90,000,000.00	
Series A2	93.25%	556,531,519.54		85.70%	780,700,000.00	
Series B	3.49%	20,800,000.00	3.30%	2.28%	20,800,000.00	3.28%
Series C	1.52%	9,100,000.00	1.75%	1.00%	9,100,000.00	2.28%
Series D	1.74%	10,400,000.00		1.14%	10,400,000.00	1.14%
Issue of Bonds		596,831,519.54			911,000,000.00	
Reserve Fund	1.75%	10,254,660.44		1.14%	10,400,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		54,050,972.82	0.877%
Servicer ppal collect not yet credited		71,915.24	
Servicer ints collect not yet credited		22,939.98	
Liabilities	**Available**	**Balance**	**Interest**
Start-up Loan L/P		45,853.33	2.876%
Start-up Loan C/P		183,413.32	
Swap collateralized amount	**Amount**	**Credited**	
CSA *	0.00		
Cash		42,121,502.00	
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	7,369	9,544
Principal		
Principal outstanding	589,633,554.87	900,711,214.30
Average loan	80,015.41	94,374.60
Minimum	46.79	161.55
Maximum	725,518.48	944,147.00
Interest rate		
Weighted average (wac)	2.07%	3.83%
Minimum	1.53%	2.17%
Maximum	6.23%	7.00%
Final maturity		
Weighted average (WARM) (months)	227	263
Minimum	10/05/2010	01/01/2007
Maximum	09/05/2041	09/05/2041
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	1.35%	1.59%
1-year EURIBOR/MIBOR (Mortgage Market)	98.65%	98.41%

LTV Distribution

	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.93	6.97	0.31	7.06
10.01 - 20%	3.44	15.66	1.71	16.20
20.01 - 30%	6.08	25.38	3.60	25.53
30.01 - 40%	8.98	35.23	6.22	35.18
40.01 - 50%	12.57	45.25	9.44	45.31
50.01 - 60%	19.05	55.27	13.46	55.30
60.01 - 70%	28.48	65.52	18.97	65.21
70.01 - 80%	18.60	72.85	37.84	75.74
80.01 - 90%	1.83	83.59	6.61	84.62
90.01 - 100%	0.05	91.16	1.84	93.37
110.01 - 120%			0.01	119.54
Weighted average (WALTV)		55.30		63.48
Minimum		0.02		0.24
Maximum		91.18		119.54

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.61%	0.38%	0.38%	0.38%	0.55%
Annual Percentage Rate (CPR)	7.10%	4.50%	4.52%	4.45%	6.36%

Geographic distribution

	Current	At constitution date
Andalucia	3.65%	3.72%
Aragon	5.16%	5.21%
Asturias	0.01%	0.01%
Balearic Islands	0.74%	0.69%
Basque Country	0.03%	0.02%
Canary Islands	0.05%	0.04%
Cantabria	0.03%	0.02%
Castilla-La Mancha	0.26%	0.31%
Castilla-Leon	0.07%	0.08%
Catalonia	2.89%	2.82%
Extremadura	0.00%	0.01%
Galicia	0.00%	0.01%
La Rioja	0.96%	0.95%
Madrid	5.76%	6.10%
Murcia	10.05%	9.57%
Navarra	0.39%	0.52%
Valencia	69.96%	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	167	57,888.95	19,565.09	0.00	77,454.04	4.50	13,521,845.91	13,599,299.95	26.61	47.29
from > 1 to ≤ 2 months	102	79,926.31	31,442.51	0.00	111,368.82	6.47	9,601,937.96	9,713,306.78	19.00	52.91
from > 2 to ≤ 3 months	118	131,307.01	60,752.17	0.00	192,059.18	11.16	11,622,707.48	11,814,766.66	23.12	55.94
from > 3 to ≤ 6 months	20	34,691.21	19,025.49	0.00	53,716.70	3.12	2,057,409.68	2,111,126.38	4.13	57.27
from > 6 to < 12 months	68	148,233.70	65,008.56	0.00	213,242.26	12.39	4,921,430.93	5,134,673.19	10.05	49.28
from ≥ 12 to < 18 months	22	123,827.04	99,387.40	0.00	223,214.44	12.97	2,423,921.50	2,647,135.94	5.18	65.43
from ≥ 18 to < 24 months	15	87,233.21	100,723.51	0.00	187,956.72	10.92	1,652,564.12	1,840,520.84	3.60	63.69
from ≥ 2 years	28	277,295.88	385,349.92	0.00	662,645.80	38.49	3,589,076.32	4,251,722.12	8.32	72.45
Subtotal	540	940,403.31	781,254.65	0.00	1,721,657.96	100.00	49,390,893.90	51,112,551.86	100.00	53.72
Doubt debts (subjectives)										
	0	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	540	940,403.31	781,254.65	0.00	1,721,657.96		49,390,893.90	51,112,551.86		53.72

Additional information
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