

Brief report

Date: 01/31/2011
 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
 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	Principal outstanding		Interest type	Interest Rate	Redemption		Rating
			(Bond Unit / Series Total / %Factor)				Final maturity (legal)	Next	
			Current	Original	Reference rate and margin	Next coupon			Fitch / Moody's
					Payment Date				Current Original
Series A1	ES0382476008	11/20/2006	0.00	100,000.00	Floating		09/22/2044		AAA
			900	90,000,000.00	3-M Euribor+0.030%		Quarterly	Amortized	Aaa
			0.00%		22.Mar/Jun/Sep/Dec		22.Mar/Jun/Sep/Dec		
Series A2	ES0382476016	11/20/2006	69,338.93	100,000.00	Floating	1.1720%	09/22/2044	03/22/2011	AAA
			541,329,026.51	780,700,000.00	3-M Euribor+0.150%	203.163065 Gross	Quarterly	"Pass-Through"	Aaa
			69.34%		22.Mar/Jun/Sep/Dec	164.562083 Net	22.Mar/Jun/Sep/Dec	Secutorial / Pro rata under certain circumstances	Aaa
Series B	ES0382476024	11/20/2006	100,000.00	100,000.00	Floating	1.3420%	09/22/2044	To Be Determined	A+
			208	20,800,000.00	3-M Euribor+0.320%	335.500000 Gross	Quarterly	"Pass-Through"	A2
			100.00%		22.Mar/Jun/Sep/Dec	271.755000 Net	22.Mar/Jun/Sep/Dec	Secutorial / Pro rata under certain circumstances	A2
Series C	ES0382476032	11/20/2006	100,000.00	100,000.00	Floating	1.5320%	09/22/2044	To Be Determined	BBB
			91	9,100,000.00	3-M Euribor+0.510%	383.000000 Gross	Quarterly	"Pass-Through"	Baa3
			100.00%	9,100,000.00	22.Mar/Jun/Sep/Dec	310.230000 Net	22.Mar/Jun/Sep/Dec	Secutorial / Pro rata under certain circumstances	Baa3
Series D	ES0382476040	11/20/2006	100,000.00	100,000.00	Floating	4.5220%	09/22/2044	To Be Determined	CCCR
			104	10,400,000.00	3-M Euribor+3.500%	1,130.500000 Gross	Quarterly	Due to Cash Reserve reduction	3
			100.00%	10,400,000.00	22.Mar/Jun/Sep/Dec	915.705000 Net	22.Mar/Jun/Sep/Dec		Ca
Total			581,629,026.51	911,000,000.00					

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)												
Series	With optional redemption *	Average life	Years	% 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	8.02	6.94	6.06	5.36	4.79	4.31	3.89	3.55	
		Final Maturity	Years	12/28/2018	11/26/2017	01/11/2017	04/30/2016	10/06/2015	04/13/2015	11/11/2014	07/09/2014	
	Without optional redemption *	Average life	Years	8.23	7.17	6.31	5.59	5.00	4.51	4.10	3.74	
		Final Maturity	Years	03/14/2019	02/20/2018	04/10/2017	07/24/2016	12/22/2015	06/25/2015	01/25/2015	09/18/2014	
	Series B	With optional redemption *	Average life	Years	16.01	14.26	12.76	11.51	10.51	9.51	8.50	7.76
			Final Maturity	Years	12/22/2026	03/22/2025	09/22/2023	06/22/2022	06/22/2021	06/22/2020	06/22/2019	09/22/2018
Without optional redemption *		Average life	Years	21.85	20.34	19.04	17.77	16.50	15.30	14.16	13.15	
		Final Maturity	Years	10/20/2032	04/20/2031	12/29/2029	09/22/2028	06/19/2027	04/06/2026	02/16/2025	02/11/2024	
Series C		With optional redemption *	Average life	Years	16.01	14.26	12.76	11.51	10.51	9.51	8.50	7.76
			Final Maturity	Years	12/22/2026	03/22/2025	09/22/2023	06/22/2022	06/22/2021	06/22/2020	06/22/2019	09/22/2018
	Without optional redemption *	Average life	Years	24.73	49.50	71.36	91.49	109.48	125.27	139.53	151.94	
		Final Maturity	Years	09/10/2035	06/07/2060	04/14/2082	05/27/2102	05/20/2120	02/28/2136	05/31/2150	10/22/2162	
	Series D	With optional redemption *	Average life	Years	16.01	14.26	12.76	11.51	10.51	9.51	8.50	7.76
			Final Maturity	Years	12/22/2026	03/22/2025	09/22/2023	06/22/2022	06/22/2021	06/22/2020	06/22/2019	09/22/2018
Without optional redemption *		Average life	Years	30.52	30.52	30.52	30.52	30.52	30.52	30.52	30.52	
		Final Maturity	Years	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)						
Class	Current	% CE	At issue date			
			% CE		% CE	
Class A	93.07%	541,329,026.51	7.01%	95.58%	870,700,000.00	5.56%
Series A1	0.00%	0.00		9.88%	90,000,000.00	
Series A2	93.07%	541,329,026.51		85.70%	780,700,000.00	
Series B	3.58%	20,800,000.00	3.37%	2.28%	20,800,000.00	3.28%
Series C	1.56%	9,100,000.00	1.77%	1.00%	9,100,000.00	2.28%
Series D	1.79%	10,400,000.00		1.14%	10,400,000.00	1.14%
Issue of Bonds		581,629,026.51			911,000,000.00	
Reserve Fund	1.77%	10,130,274.06		1.14%	10,400,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	60,747,911.30	1.026%	
Servicer ppal collect not yet credited	121,910.69		
Servicer ints collect not yet credited	39,888.36		
Liabilities	Available	Balance	Interest
Start-up Loan L/P		0.00	
Start-up Loan C/P		183,413.32	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash	42,559,019.00		
Securities		0.00	

* Credit Support Amount in favour of the Fund

VALENCIA HIPOTECARIO 3 Fondo de Titulización de Activos

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Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	7,250	9,544
Principal		
Principal outstanding	569,435,308.13	900,711,214.30
Average loan	78,542.80	94,374.60
Minimum	32.41	161.55
Maximum	707,090.56	944,147.00
Interest rate		
Weighted average (wac)	2.14%	3.83%
Minimum	1.53%	2.17%
Maximum	6.23%	7.00%
Final maturity		
Weighted average (WARM) (months)	224	263
Minimum	02/04/2011	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%	0.84	7.01	0.31	7.06
10.01 - 20%	3.59	15.70	1.71	16.20
20.01 - 30%	5.85	25.44	3.60	25.53
30.01 - 40%	9.11	35.29	6.22	35.18
40.01 - 50%	13.17	45.21	9.44	45.31
50.01 - 60%	20.37	55.24	13.46	55.30
60.01 - 70%	29.85	65.52	18.97	65.21
70.01 - 80%	15.62	72.62	37.84	75.74
80.01 - 90%	1.54	83.18	6.61	84.62
90.01 - 100%	0.05	90.24	1.84	93.37
110.01 - 120%			0.01	119.54
Weighted average (WALTV)	54.76		63.48	
Minimum	0.02		0.24	
Maximum	90.26		119.54	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.23%	0.41%	0.41%	0.38%	0.53%
Annual Percentage Rate (CPR)	2.73%	4.76%	4.85%	4.48%	6.23%

Geographic distribution		
	Current	At constitution date
Andalucia	3.64%	3.72%
Aragon	5.07%	5.21%
Asturias	0.01%	0.01%
Balearic Islands	0.75%	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	2.92%	2.82%
Extremadura	0.00%	0.01%
Galicia	0.00%	0.01%
La Rioja	0.96%	0.95%
Madrid	5.76%	6.10%
Murcia	10.09%	9.57%
Navarra	0.39%	0.52%
Valencia	69.98%	69.94%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
<i>Delinquencies</i>										
Up to 1 month	217	76,904.56	24,915.74	0.00	101,820.30	5.62	18,597,481.81	18,699,302.11	34.81	47.64
from > 1 to ≤ 2 months	105	76,374.28	30,796.31	0.00	107,170.59	5.92	9,411,136.87	9,518,307.46	17.72	48.99
from > 2 to ≤ 3 months	107	135,790.80	57,361.08	0.00	193,151.88	10.66	10,971,381.83	11,164,533.71	20.78	52.51
from > 3 to ≤ 6 months	12	14,129.89	9,518.15	0.00	23,648.04	1.31	1,221,279.56	1,244,927.60	2.32	54.39
from > 6 to < 12 months	33	113,253.16	58,881.57	0.00	172,134.73	9.50	3,349,146.08	3,521,280.81	6.55	60.60
from ≥ 12 to < 18 months	27	91,769.35	47,762.67	0.00	139,532.02	7.70	2,119,205.74	2,258,737.76	4.20	55.40
from ≥ 18 to < 24 months	16	132,661.36	103,647.91	0.00	236,309.27	13.05	1,924,787.79	2,161,097.06	4.02	64.10
from ≥ 2 years	37	377,691.83	459,782.12	0.00	837,473.95	46.24	4,315,695.05	5,153,169.00	9.59	70.11
Subtotal	554	1,018,575.23	792,665.55	0.00	1,811,240.78	100.00	51,910,114.73	53,721,355.51	100.00	52.24
<i>Doubt debts (subjectives)</i>										
	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	554	1,018,575.23	792,665.55	0.00	1,811,240.78		51,910,114.73	53,721,355.51		52.24

Additional information