

Brief report

Date: 07/31/2011
 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		Fitch / Moody's
			Current	Original	Reference rate and margin	Next coupon			Current	Original
Series A1	ES0382476008	11/20/2006	0.00	100,000.00	Floating		09/22/2044		AAA	
			0.00	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	65,977.80	100,000.00	Floating	1.6600%	09/22/2044	09/22/2011	AAA	AAA
			515,088,684.60	780,700,000.00	3-M Euribor+0.150%	279.892489 Gross	Quarterly	"Pass-Through"	Aa1sf	Aaa
			65.98%		22.Mar/Jun/Sep/Dec	226.712916 Net	22.Mar/Jun/Sep/Dec	Secutorial / Pro rata under certain circumstances		
Series B	ES0382476024	11/20/2006	100,000.00	100,000.00	Floating	1.8300%	09/22/2044	To Be Determined	A+	A+
			20,800,000.00	20,800,000.00	3-M Euribor+0.320%	467.666667 Gross	Quarterly	"Pass-Through"	Baa1sf	A2
			100.00%		22.Mar/Jun/Sep/Dec	378.810000 Net	22.Mar/Jun/Sep/Dec	Secutorial / Pro rata under certain circumstances		
Series C	ES0382476032	11/20/2006	100,000.00	100,000.00	Floating	2.0200%	09/22/2044	To Be Determined	BBB	BBB
			9,100,000.00	9,100,000.00	3-M Euribor+0.510%	516.222222 Gross	Quarterly	"Pass-Through"	Baa3sf	Baa3
			100.00%		22.Mar/Jun/Sep/Dec	418.140000 Net	22.Mar/Jun/Sep/Dec	Secutorial / Pro rata under certain circumstances		
Series D	ES0382476040	11/20/2006	100,000.00	100,000.00	Floating	5.0100%	09/22/2044	To Be Determined	CCCR	CCC
			10,400,000.00	10,400,000.00	3-M Euribor+3.500%	1,280.333333 Gross	Quarterly	Due to Cash Reserve reduction	3	Ca
			100.00%		22.Mar/Jun/Sep/Dec	1,037.070000 Net	22.Mar/Jun/Sep/Dec		Csf	
Total			555,388,684.60	911,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series	Option	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	7.88	6.81	5.98	5.29	4.70	4.25	3.83	3.49
		Final Maturity	Years	05/08/2019	04/12/2018	06/13/2017	10/03/2016	03/02/2016	09/20/2015	04/21/2015	12/17/2014
		Date	12/22/2026	03/22/2025	12/22/2023	09/22/2022	06/22/2021	09/22/2020	09/22/2019	12/22/2018	
	Without optional redemption *	Average life	Years	8.11	7.07	6.22	5.52	4.94	4.46	4.05	3.70
		Final Maturity	Years	07/28/2019	07/15/2018	09/09/2017	12/29/2016	05/30/2016	12/05/2015	07/08/2015	03/03/2015
		Date	12/22/2026	03/22/2025	12/22/2023	09/22/2022	06/22/2021	09/22/2020	09/22/2019	12/22/2018	
Series B	With optional redemption *	Average life	Years	15.51	13.76	12.51	11.26	10.01	9.26	8.26	7.51
		Final Maturity	Years	12/22/2026	03/22/2025	12/22/2023	09/22/2022	06/22/2021	09/22/2020	09/22/2019	12/22/2018
		Date	12/22/2026	03/22/2025	12/22/2023	09/22/2022	06/22/2021	09/22/2020	09/22/2019	12/22/2018	
	Without optional redemption *	Average life	Years	21.37	19.90	18.61	17.40	16.18	15.01	13.90	12.90
		Final Maturity	Years	10/30/2032	05/09/2031	01/25/2030	11/09/2028	08/24/2027	06/20/2026	05/11/2025	05/13/2024
		Date	06/22/2034	12/22/2032	06/22/2031	03/22/2030	03/22/2029	12/22/2027	09/22/2026	09/22/2025	
Series C	With optional redemption *	Average life	Years	15.51	13.76	12.51	11.26	10.01	9.26	8.26	7.51
		Final Maturity	Years	12/22/2026	03/22/2025	12/22/2023	09/22/2022	06/22/2021	09/22/2020	09/22/2019	12/22/2018
		Date	12/22/2026	03/22/2025	12/22/2023	09/22/2022	06/22/2021	09/22/2020	09/22/2019	12/22/2018	
	Without optional redemption *	Average life	Years	24.23	48.20	69.53	88.57	105.52	120.59	134.24	146.20
		Final Maturity	Years	09/09/2035	08/22/2059	12/14/2080	12/25/2099	12/01/2116	12/25/2131	08/17/2145	07/29/2157
		Date	06/22/2041	06/22/2034	12/22/2032	06/22/2031	03/22/2030	03/22/2029	03/22/2028	03/22/2027	
Series D	With optional redemption *	Average life	Years	15.51	13.76	12.51	11.26	10.01	9.26	8.26	7.51
		Final Maturity	Years	12/22/2026	03/22/2025	12/22/2023	09/22/2022	06/22/2021	09/22/2020	09/22/2019	12/22/2018
		Date	12/22/2026	03/22/2025	12/22/2023	09/22/2022	06/22/2021	09/22/2020	09/22/2019	12/22/2018	
	Without optional redemption *	Average life	Years	30.02	30.02	30.02	30.02	30.02	30.02	30.02	30.02
		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
		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)					
Class	Current		At issue date		% CE
	%	Value	%	Value	
Class A	92.74%	515,088,684.60	7.39%	95.58%	870,700,000.00
Series A1	0.00%	0.00	9.88%	9.88%	90,000,000.00
Series A2	92.74%	515,088,684.60	85.70%	85.70%	780,700,000.00
Series B	3.75%	20,800,000.00	3.58%	2.28%	20,800,000.00
Series C	1.64%	9,100,000.00	1.91%	1.00%	9,100,000.00
Series D	1.87%	10,400,000.00	1.14%	1.14%	10,400,000.00
Issue of Bonds		555,388,684.60			911,000,000.00
Reserve Fund	1.91%	10,400,000.00	1.14%		10,400,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	53,042,224.16	2.160%	
Servicer ppal collect not yet credited	257,686.41		
Servicer ints collect not yet credited	29,349.12		
Liabilities	Available	Balance	Interest
Start-up Loan L/P		91,706.66	3.510%
Start-up Loan C/P		0.00	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash	27,230,000.00		
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	7,098	9,544
Principal		
Principal outstanding	543,668,003.69	900,711,214.30
Average loan	76,594.53	94,374.60
Minimum	47.45	161.55
Maximum	694,337.03	944,147.00
Interest rate		
Weighted average (wac)	2.42%	3.83%
Minimum	1.58%	2.17%
Maximum	6.23%	7.00%
Final maturity		
Weighted average (WARM) (months)	219	263
Minimum	08/03/2011	01/01/2007
Maximum	09/05/2041	09/05/2041
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	1.32%	1.59%
1-year EURIBOR/MIBOR (Mortgage Market)	98.68%	98.41%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.96	7.02	0.31	7.06
10.01 - 20%	3.67	15.55	1.71	16.20
20.01 - 30%	6.28	25.52	3.60	25.53
30.01 - 40%	9.35	35.37	6.22	35.18
40.01 - 50%	14.22	45.28	9.44	45.31
50.01 - 60%	21.41	55.30	13.46	55.30
60.01 - 70%	30.88	65.37	18.97	65.21
70.01 - 80%	12.20	72.38	37.84	75.74
80.01 - 90%	1.02	83.47	6.61	84.62
90.01 - 100%			1.84	93.37
110.01 - 120%			0.01	119.54
Weighted average (WALTV)	53.70		63.48	
Minimum	0.15		0.24	
Maximum	88.90		119.54	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.22%	0.21%	0.25%	0.33%	0.51%
Annual Percentage Rate (CPR)	2.63%	2.51%	3.00%	3.93%	5.90%

Geographic distribution		
	Current	At constitution date
Andalucia	3.62%	3.72%
Aragon	5.05%	5.21%
Asturias	0.01%	0.01%
Balearic Islands	0.76%	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	2.98%	2.82%
Extremadura	0.00%	0.01%
Galicia	0.00%	0.01%
La Rioja	0.99%	0.95%
Madrid	5.75%	6.10%
Murcia	10.14%	9.57%
Navarra	0.39%	0.52%
Valencia	69.87%	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	261	98,585.67	32,721.58	0.00	131,307.25	7.73	22,790,839.50	22,922,146.75	41.06	46.56
from > 1 to ≤ 2 months	109	77,366.57	29,321.80	0.00	106,688.37	6.28	9,006,238.21	9,112,926.58	16.32	49.47
from > 2 to ≤ 3 months	125	143,869.09	66,424.85	0.00	210,293.94	12.38	11,958,523.72	12,168,817.66	21.80	50.34
from > 3 to ≤ 6 months	13	26,776.01	14,764.90	0.00	41,540.91	2.45	1,642,000.05	1,663,540.96	3.02	56.13
from > 6 to < 12 months	14	56,559.13	33,313.86	0.00	89,872.99	5.29	1,786,456.80	1,878,329.79	3.36	54.61
from ≥ 12 to < 18 months	22	114,294.66	63,609.73	0.00	177,904.39	10.47	2,189,812.16	2,347,716.55	4.21	61.44
from ≥ 18 to < 24 months	10	62,496.38	42,944.10	0.00	105,440.48	6.21	903,453.96	1,008,894.44	1.81	73.45
from ≥ 2 years	36	415,332.79	420,389.97	0.00	835,722.76	49.20	3,867,342.43	4,703,065.19	8.42	67.21
Subtotal	590	995,280.30	703,490.79	0.00	1,698,771.09	100.00	54,126,666.83	55,825,437.92	100.00	50.54
<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	590	995,280.30	703,490.79	0.00	1,698,771.09		54,126,666.83	55,825,437.92		50.54