

Brief report

Date: 12/31/2011
 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 Santander

Start-up Loan
 Banco de Valencia

Swap
 BBVA

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			Current
					Payment Date				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	62,975.43	100,000.00	Floating	1.5680%	09/22/2044	03/22/2012	AAA
			491,649,182.01	780,700,000.00	3-M Euribor+0.150%	249.606615 Gross	Quarterly	"Pass-Through"	A1sf
			62.98%		22.Mar/Jun/Sep/Dec	202.181358 Net	22.Mar/Jun/Sep/Dec	Secuential / Pro rata under certain circumstances	Aaa
Series B	ES0382476024	11/20/2006	100,000.00	100,000.00	Floating	1.7380%	09/22/2044	To Be Determined	A+
			20,800,000.00	20,800,000.00	3-M Euribor+0.320%	439.327778 Gross	Quarterly	"Pass-Through"	Baa1sf
			100.00%		22.Mar/Jun/Sep/Dec	355.855500 Net	22.Mar/Jun/Sep/Dec	Secuential / Pro rata under certain circumstances	A2
Series C	ES0382476032	11/20/2006	100,000.00	100,000.00	Floating	1.9280%	09/22/2044	To Be Determined	BBB
			9,100,000.00	9,100,000.00	3-M Euribor+0.510%	487.355556 Gross	Quarterly	"Pass-Through"	Baa3sf
			100.00%		22.Mar/Jun/Sep/Dec	394.758000 Net	22.Mar/Jun/Sep/Dec	Secuential / Pro rata under certain circumstances	Baa3
Series D	ES0382476040	11/20/2006	100,000.00	100,000.00	Floating	4.9180%	09/22/2044	To Be Determined	CCRR
			10,400,000.00	10,400,000.00	3-M Euribor+3.500%	1,243.161111 Gross	Quarterly	Due to Cash Reserve reduction	3
			100.00%		22.Mar/Jun/Sep/Dec	1,006.960500 Net	22.Mar/Jun/Sep/Dec		Csf
Total			531,949,182.01	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)						Final Maturity	Date
				0.17	0.34	0.51	0.69	0.87	1.06		
				% 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	7.77	6.73	5.90	5.21	4.62	4.17	3.75	3.44
		Final Maturity	Years	09/25/2019	09/13/2018	11/15/2017	03/07/2017	08/03/2016	02/21/2016	09/21/2015	05/30/2015
	Without optional redemption *	Average life	Years	8.01	6.98	6.14	5.45	4.87	4.39	3.98	3.63
		Final Maturity	Years	12/22/2019	12/14/2018	02/09/2018	06/01/2017	11/02/2016	05/10/2016	12/12/2015	08/07/2015
Series B	With optional redemption *	Average life	Years	15.01	13.51	12.26	11.01	9.76	9.01	8.01	7.50
		Final Maturity	Years	12/22/2026	06/22/2025	03/22/2024	12/22/2022	09/22/2021	12/22/2020	12/22/2019	06/22/2019
	Without optional redemption *	Average life	Years	19.26	18.01	16.76	15.51	14.26	13.26	12.26	11.26
		Final Maturity	Years	03/22/2031	12/22/2029	06/22/2028	06/22/2027	03/22/2026	03/22/2025	03/22/2024	03/22/2023
Series C	With optional redemption *	Average life	Years	15.01	13.51	12.26	11.01	9.76	9.01	8.01	7.50
		Final Maturity	Years	12/22/2026	06/22/2025	03/22/2024	12/22/2022	09/22/2021	12/22/2020	12/22/2019	06/22/2019
	Without optional redemption *	Average life	Years	20.94	19.65	18.40	17.20	16.03	14.88	13.82	12.83
		Final Maturity	Years	11/22/2032	08/12/2031	05/13/2030	02/27/2029	12/27/2027	11/05/2026	10/12/2025	10/18/2024
Series D	With optional redemption *	Average life	Years	15.01	13.51	12.26	11.01	9.76	9.01	8.01	7.50
		Final Maturity	Years	12/22/2026	06/22/2025	03/22/2024	12/22/2022	09/22/2021	12/22/2020	12/22/2019	06/22/2019
	Without optional redemption *	Average life	Years	29.52	29.52	29.52	29.52	29.52	29.52	29.52	29.52
		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	92.42%	491,649,182.01	7.62%	95.58%	870,700,000.00	5.56%
Series A1	0.00%	0.00		9.88%	90,000,000.00	
Series A2	92.42%	491,649,182.01		85.70%	780,700,000.00	
Series B	3.91%	20,800,000.00	3.63%	2.28%	20,800,000.00	3.28%
Series C	1.71%	9,100,000.00	1.88%	1.00%	9,100,000.00	2.28%
Series D	1.96%	10,400,000.00		1.14%	10,400,000.00	1.14%
Issue of Bonds		531,949,182.01			911,000,000.00	
Reserve Fund	1.88%	9,820,827.69		1.14%	10,400,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	19,770,919.00	1.823%	
Servicer ppal collect not yet credited	279,678.40		
Servicer ints collect not yet credited	22,007.43		
Liabilities	Available	Balance	Interest
Start-up Loan L/P		0.00	
Start-up Loan C/P		0.00	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		0.00	
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	6,995	9,544
Principal		
Principal outstanding	525,156,698.99	900,711,214.30
Average loan	75,076.01	94,374.60
Minimum	62.69	161.55
Maximum	684,396.40	944,147.00
Interest rate		
Weighted average (wac)	2.71%	3.83%
Minimum	1.82%	2.17%
Maximum	6.23%	7.00%
Final maturity		
Weighted average (WARM) (months)	215	263
Minimum	01/05/2012	01/01/2007
Maximum	09/05/2041	09/05/2041
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	1.31%	1.59%
1-year EURIBOR/MIBOR (Mortgage Market)	98.69%	98.41%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.05	7.04	0.31	7.06
10.01 - 20%	3.81	15.47	1.71	16.20
20.01 - 30%	6.67	25.52	3.60	25.53
30.01 - 40%	9.78	35.48	6.22	35.18
40.01 - 50%	14.91	45.38	9.44	45.31
50.01 - 60%	22.30	55.28	13.46	55.30
60.01 - 70%	32.42	65.36	18.97	65.21
70.01 - 80%	8.12	72.41	37.84	75.74
80.01 - 90%	0.94	82.65	6.61	84.62
90.01 - 100%			1.84	93.37
110.01 - 120%			0.01	119.54
Weighted average (WALTV)	52.77		63.48	
Minimum	0.03		0.24	
Maximum	87.75		119.54	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.33%	0.23%	0.19%	0.23%	0.48%
Annual Percentage Rate (CPR)	3.91%	2.67%	2.31%	2.73%	5.62%

Geographic distribution		
	Current	At constitution date
Andalucia	3.53%	3.72%
Aragon	5.03%	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	0.27%	0.31%
Castilla-Leon	0.07%	0.08%
Catalonia	3.01%	2.82%
Extremadura		0.01%
Galicia		0.01%
La Rioja	1.00%	0.95%
Madrid	5.77%	6.10%
Murcia	10.16%	9.57%
Navarra	0.38%	0.52%
Valencia	69.89%	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	237	81,525.84	27,557.70	0.00	109,083.54	5.64	17,860,305.92	17,969,389.46	32.37	44.06
from > 1 to ≤ 2 months	128	100,035.43	46,790.90	0.00	146,826.33	7.59	11,720,280.92	11,867,107.25	21.38	47.63
from > 2 to ≤ 3 months	134	148,860.98	76,717.09	0.00	225,578.07	11.66	12,044,528.29	12,270,106.36	22.10	50.07
from > 3 to ≤ 6 months	24	47,982.92	29,989.79	0.00	77,972.71	4.03	2,736,205.95	2,814,178.56	5.07	53.12
from > 6 to < 12 months	17	62,205.40	41,075.42	0.00	103,280.82	5.34	2,133,778.75	2,237,059.57	4.03	56.97
from ≥ 12 to < 18 months	11	70,246.52	43,954.08	0.00	114,200.60	5.90	1,377,960.82	1,492,161.42	2.69	59.11
from ≥ 18 to < 24 months	19	130,508.99	69,608.02	0.00	200,117.01	10.34	1,651,998.69	1,852,115.70	3.34	60.36
from ≥ 2 years	39	499,465.22	458,221.21	0.00	957,686.43	49.50	4,051,131.67	5,008,818.10	9.02	67.66
Subtotal	609	1,140,831.30	793,914.21	0.00	1,934,745.51	100.00	53,576,190.91	55,510,936.42	100.00	49.37
<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	609	1,140,831.30	793,914.21	0.00	1,934,745.51		53,576,190.91	55,510,936.42		49.37

Additional information