VALENCIA HIPOTECARIO 3 Fondo de Titulización de Activos

Brief report

Date: 05/31/2012
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 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 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	61,512.61 480,228,946.27 61.51%	100,000.00 780,700,000.00	Floating 3-M Euribor+0.150% 22.Mar/Jun/Sep/Dec	0.9820% 06/22/2012 154.369312 Gross 125.039143 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	06/22/2012 "Pass-Through" Secuential / Pro rata under certain circumstances	AAA A1sf	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	1.1520% 06/22/2012 294.400000 Gross 238.464000 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Asf Baa1sf	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	1.3420% 06/22/2012 342.955556 Gross 277.794000 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	BB+sf Ba3sf	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	4.3320% 06/22/2012 1,107.066667 Gross 896.724000 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined Due to Cash Reserve reduction	CCCRR 3 Csf	CCC Ca
Total		520,528,946.27	911,000,000.00						

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

			% 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	3.45	3.45	3.45	3.45	3.45	3.45	3.45	3.45
			Date	09/01/2015	09/01/2015	09/01/2015	09/01/2015	09/01/2015	09/01/2015	09/01/2015	09/01/2015
		Final Maturity	Years	7.25	7.25	7.25	7.25	7.25	7.25	7.25	7.25
			Date	06/22/2019	06/22/2019	06/22/2019	06/22/2019	06/22/2019	06/22/2019	06/22/2019	06/22/2019
	Without optional redemption *	Average life	Years	7.93	6.94	6.14	5.47	4.91	4.44	4.05	3.71
			Date	02/21/2020	02/28/2019	05/09/2018	09/07/2017	02/15/2017	08/29/2016	04/06/2016	12/05/2015
		Final Maturity	Years	19.26	18.01	16.76	15.51	14.26	13.26	12.26	11.26
			Date	06/22/2031	03/22/2030	12/22/2028	09/22/2027	06/22/2026	06/22/2025	06/22/2024	06/22/2023
Series B	With optional redemption *	Average life	Years	7.25	7.25	7.25	7.25	7.25	7.25	7.25	7.25
			Date	06/22/2019	06/22/2019	06/22/2019	06/22/2019	06/22/2019	06/22/2019	06/22/2019	06/22/2019
		Final Maturity	Years	7.25	7.25	7.25	7.25	7.25	7.25	7.25	7.25
			Date	06/22/2019	06/22/2019	06/22/2019	06/22/2019	06/22/2019	06/22/2019	06/22/2019	06/22/2019
	Without optional redemption *	Average life	Years	20.72	19.46	18.23	17.05	15.91	14.80	13.75	12.79
			Date	12/05/2032	09/02/2031	06/11/2030	04/05/2029	02/14/2028	01/03/2027	12/19/2025	01/02/2025
		Final Maturity	Years	22.52	21.52	20.52	19.01	18.01	17.01	16.01	15.01
			Date	09/22/2034	09/22/2033	09/22/2032	03/22/2031	03/22/2030	03/22/2029	03/22/2028	03/22/2027
Series C	With optional redemption *	Average life	Years	7.25	7.25	7.25	7.25	7.25	7.25	7.25	7.25
			Date	06/22/2019	06/22/2019	06/22/2019	06/22/2019	06/22/2019	06/22/2019	06/22/2019	06/22/2019
		Final Maturity	Years	7.25	7.25	7.25	7.25	7.25	7.25	7.25	7.25
			Date	06/22/2019	06/22/2019	06/22/2019	06/22/2019	06/22/2019	06/22/2019	06/22/2019	06/22/2019
	Without optional redemption *	Average life	Years	23.56	22.95	22.21	21.31	20.31	19.32	18.33	17.35
			Date	10/06/2035	02/25/2035	06/01/2034	07/07/2033	07/08/2032	07/12/2031	07/16/2030	07/24/2029
		Final Maturity	Years	29.27	29.27	29.27	29.27	29.27	29.27	29.27	29.27
			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
Series D	With optional redemption *	Average life	Years	14.76	13.26	12.01	10.76	9.76	8.76	8.01	7.51
			Date	12/22/2026	06/22/2025	03/22/2024	12/22/2022	12/22/2021	12/22/2020	03/22/2020	09/22/2019
		Final Maturity	Years	14.76	13.26	12.01	10.76	9.76	8.76	8.01	7.51
			Date	12/22/2026	06/22/2025	03/22/2024	12/22/2022	12/22/2021	12/22/2020	03/22/2020	09/22/2019
	Without optional redemption *	Average life	Years	29.27	29.27	29.27	29.27	29.27	29.27	29.27	29.27
			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	29.27	29.27	29.27	29.27	29.27	29.27	29.27	29.27
			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	92.26%	480,228,946.27	7.90%	95.58%	870,700,000.00	5.56%
Series A1	0.00%	0.00		9.88%	90,000,000.00	
Series A2	92.26%	480,228,946.27		85.70%	780,700,000.00	
Series B	4.00%	20,800,000.00	3.82%	2.28%	20,800,000.00	3.28%
Series C	1.75%	9,100,000.00	2.04%	1.00%	9,100,000.00	2.28%
Series D	2.00%	10,400,000.00		1.14%	10,400,000.00	1.14%
Issue of Bonds		520,528,946.27			911,000,000.00	
Reserve Fund	2.04%	10,400,000.00		1.14%	10,400,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		29,182,612.06	1.271%
Servicer ppal collect not yet credited		28,701.08	
Servicer ints collect not yet credited		13,203.07	
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

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.
Only the information communicated by Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

Additional information

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Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com

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Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	6,866	9,544
Principal		
Principal outstanding	506,166,144.58	900,711,214.30
Average loan	73,720.67	94,374.60
Minimum	11.37	161.55
Maximum	674,529.79	944,147.00
Interest rate		
Weighted average (wac)	2.79%	3.83%
Minimum	1.36%	2.17%
Maximum	6.23%	7.00%
Final maturity		
Weighted average (WARM) (months)	212	263
Minimum	06/04/2012	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%	1.12	6.97	0.31	7.06
10.01 - 20%	3.96	15.53	1.71	16.20
20.01 - 30%	6.70	25.43	3.60	25.53
30.01 - 40%	10.23	35.37	6.22	35.18
40.01 - 50%	15.88	45.33	9.44	45.31
50.01 - 60%	23.55	55.33	13.46	55.30
60.01 - 70%	33.19	65.37	18.97	65.21
70.01 - 80%	4.62	73.24	37.84	75.74
80.01 - 90%	0.75	82.10	6.61	84.62
90.01 - 100%			1.84	93.37
110.01 - 120%			0.01	119.54
Weighted average (WALTV)		51.94		63.48
Minimum		0.01		0.24
Maximum		86.69		119.54

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.29%	0.22%	0.25%	0.22%	0.46%
Annual Percentage Rate (CPR)	3.37%	2.60%	2.91%	2.65%	5.41%

Geographic distribution

	Current	At constitution date
Andalucia	3.44%	3.72%
Aragon	5.04%	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	0.27%	0.31%
Castilla-Leon	0.07%	0.08%
Catalonia	3.03%	2.82%
Extremadura		0.01%
Galicia		0.01%
La Rioja	0.98%	0.95%
Madrid	5.80%	6.10%
Murcia	10.17%	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	271	86,638.30	34,688.35	0.00	121,326.65	5.61	20,961,356.08	21,082,682.73	34.59	44.55
from > 1 to ≤ 2 months	121	92,630.85	40,291.27	0.00	132,922.12	6.14	9,928,681.51	10,061,603.63	16.51	44.80
from > 2 to ≤ 3 months	158	196,315.59	103,569.77	0.00	299,885.36	13.86	15,096,909.05	15,396,794.41	25.26	48.06
from > 3 to ≤ 6 months	17	31,511.11	21,680.87	0.00	53,191.98	2.46	1,878,924.71	1,932,116.69	3.17	57.83
from > 6 to < 12 months	32	113,659.97	81,276.14	0.00	194,936.11	9.01	3,682,514.96	3,877,451.07	6.36	59.37
from ≥ 12 to < 18 months	15	116,734.72	63,690.72	0.00	180,425.44	8.34	1,820,366.54	2,000,791.98	3.28	52.63
from ≥ 18 to < 24 months	10	71,339.87	61,798.50	0.00	133,138.37	6.15	1,286,774.98	1,419,913.35	2.33	72.15
from ≥ 2 years	43	596,894.20	451,210.66	0.00	1,048,104.86	48.44	4,136,156.90	5,184,261.76	8.50	63.79
Subtotal	667	1,305,724.61	858,206.28	0.00	2,163,930.89	100.00	58,791,684.73	60,955,615.62	100.00	48.54
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	667	1,305,724.61	858,206.28	0.00	2,163,930.89		58,791,684.73	60,955,615.62		48.54

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