

Brief report

Date: 07/31/2012
 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
 Barclays Bank PLC

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Barclays Bank PLC

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			Fitch / Moody's
					Payment Date				Current Original
Series A1	ES0382476008	11/20/2006	0.00	100,000.00	Floating	0.030%	09/22/2044	Amortized	AAA
			0.00	90,000,000.00	3-M Euribor+0.030%	22.Mar/Jun/Sep/Dec	Quarterly		Aaa
			0.00%				22.Mar/Jun/Sep/Dec		
Series A2	ES0382476016	11/20/2006	59,917.97	100,000.00	Floating	0.150%	09/22/2044	09/24/2012	AA-sf
			467,779,591.79	780,700,000.00	3-M Euribor+0.150%	22.Mar/Jun/Sep/Dec	Quarterly	"Pass-Through"	Aaa
			59.92%				22.Mar/Jun/Sep/Dec	Secutorial /	
								Pro rata under	
								certain	
								circumstances	
Series B	ES0382476024	11/20/2006	100,000.00	100,000.00	Floating	0.320%	09/22/2044	To Be Determined	Asf
			20,800,000.00	20,800,000.00	3-M Euribor+0.320%	22.Mar/Jun/Sep/Dec	Quarterly	"Pass-Through"	A+
			100.00%				22.Mar/Jun/Sep/Dec	Secutorial /	A2
								Pro rata under	
								certain	
								circumstances	
Series C	ES0382476032	11/20/2006	100,000.00	100,000.00	Floating	0.510%	09/22/2044	To Be Determined	BB+sf
			9,100,000.00	9,100,000.00	3-M Euribor+0.510%	22.Mar/Jun/Sep/Dec	Quarterly	"Pass-Through"	BBB
			100.00%				22.Mar/Jun/Sep/Dec	Secutorial /	Baa3
								Pro rata under	
								certain	
								circumstances	
Series D	ES0382476040	11/20/2006	100,000.00	100,000.00	Floating	3.500%	09/22/2044	To Be Determined	CCCR
			10,400,000.00	10,400,000.00	3-M Euribor+3.500%	22.Mar/Jun/Sep/Dec	Quarterly	Due to Cash	3
			100.00%				22.Mar/Jun/Sep/Dec	Reserve reduction	Csf
									Ca
Total			508,079,591.79	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	7.26	7.26	7.26	7.26	7.26	7.26	7.26	7.26		
		Final Maturity	Years	09/25/2019	09/25/2019	09/25/2019	09/25/2019	09/25/2019	09/25/2019	09/25/2019	09/25/2019		
	Without optional redemption *	Average life	Years	7.82	6.85	6.05	5.38	4.83	4.36	3.97	3.63		
		Final Maturity	Years	04/17/2020	04/27/2019	07/08/2018	11/07/2017	04/19/2017	10/31/2016	06/09/2016	02/07/2016		
	Series B	With optional redemption *	Average life	Years	14.01	14.01	14.01	14.01	14.01	14.01	14.01	14.01	
			Final Maturity	Years	06/22/2026	06/22/2026	06/22/2026	06/22/2026	06/22/2026	06/22/2026	06/22/2026	06/22/2026	
Without optional redemption *		Average life	Years	20.46	19.21	17.99	16.81	15.68	14.58	13.55	12.60		
		Final Maturity	Years	12/02/2032	09/01/2031	06/13/2030	04/11/2029	02/23/2028	01/16/2027	01/05/2026	01/24/2025		
Series C		With optional redemption *	Average life	Years	14.01	14.01	14.01	14.01	14.01	14.01	14.01	14.01	
			Final Maturity	Years	06/22/2026	06/22/2026	06/22/2026	06/22/2026	06/22/2026	06/22/2026	06/22/2026	06/22/2026	
	Without optional redemption *	Average life	Years	23.32	22.71	21.97	20.09	19.10	18.12	17.15			
		Final Maturity	Years	10/12/2035	03/02/2035	06/06/2034	07/14/2033	07/18/2032	07/31/2030	08/10/2029			
	Series D	With optional redemption *	Average life	Years	14.51	13.01	11.76	10.51	9.51	8.75	7.75		
			Final Maturity	Years	12/22/2026	06/22/2025	03/22/2024	12/22/2022	12/22/2021	03/22/2021	03/22/2020		
Without optional redemption *		Average life	Years	29.02	29.02	29.02	29.02	29.02	29.02	29.02			
		Final Maturity	Years	06/22/2041	06/22/2041	06/22/2041	06/22/2041	06/22/2041	06/22/2041	06/22/2041			

* 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	92.07%	467,779,591.79	7.99%	95.58%	870,700,000.00	5.56%
Series A1	0.00%	0.00		9.88%	90,000,000.00	
Series A2	92.07%	467,779,591.79		85.70%	780,700,000.00	
Series B	4.09%	20,800,000.00	3.82%	2.28%	20,800,000.00	3.28%
Series C	1.79%	9,100,000.00	1.99%	1.00%	9,100,000.00	2.28%
Series D	2.05%	10,400,000.00		1.14%	10,400,000.00	1.14%
Issue of Bonds		508,079,591.79			911,000,000.00	
Reserve Fund	1.99%	9,886,526.93		1.14%	10,400,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	23,874,359.90	0.851%	
Servicer ppal collect not yet credited	35,673.47		
Servicer ints collect not yet credited	13,841.98		
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

Brief report

Date: 07/31/2012
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
Barclays Bank PLC

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Barclays Bank PLC

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)

Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	6,786	9,544
Principal		
Principal outstanding	497,824,302.55	900,711,214.30
Average loan	73,360.49	94,374.60
Minimum	7.26	161.55
Maximum	670,546.86	944,147.00
Interest rate		
Weighted average (wac)	2.67%	3.83%
Minimum	1.03%	2.17%
Maximum	6.23%	7.00%
Final maturity		
Weighted average (WARM) (months)	210	263
Minimum	08/01/2012	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%	1.15	6.96	0.31	7.06
10.01 - 20%	4.05	15.55	1.71	16.20
20.01 - 30%	6.74	25.43	3.60	25.53
30.01 - 40%	10.52	35.38	6.22	35.18
40.01 - 50%	16.42	45.41	9.44	45.31
50.01 - 60%	23.57	55.38	13.46	55.30
60.01 - 70%	32.63	65.20	18.97	65.21
70.01 - 80%	4.24	73.25	37.84	75.74
80.01 - 90%	0.69	81.82	6.61	84.62
90.01 - 100%			1.84	93.37
110.01 - 120%			0.01	119.54
Weighted average (WALTV)	51.59		63.48	
Minimum	0.01		0.24	
Maximum	86.26		119.54	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.21%	0.30%	0.25%	0.23%	0.46%
Annual Percentage Rate (CPR)	2.45%	3.52%	2.97%	2.67%	5.35%

Geographic distribution		
	Current	At constitution date
Andalucia	3.43%	3.72%
Aragon	5.02%	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	0.27%	0.31%
Castilla-Leon	0.07%	0.08%
Catalonia	3.05%	2.82%
Extremadura		0.01%
Galicia		0.01%
La Rioja	0.99%	0.95%
Madrid	5.83%	6.10%
Murcia	10.11%	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	249	89,620.98	33,104.27	0.00	122,725.25	5.62	19,928,189.71	20,050,914.96	34.94	45.91
from > 1 to ≤ 2 months	120	91,353.94	38,578.42	0.00	129,932.36	5.95	10,350,934.71	10,480,867.07	18.26	44.95
from > 2 to ≤ 3 months	126	145,314.89	80,997.98	0.00	226,312.87	10.36	11,816,620.44	12,042,933.31	20.99	48.88
from > 3 to ≤ 6 months	25	54,955.22	30,119.08	0.00	85,074.30	3.90	2,468,157.89	2,553,232.19	4.45	41.44
from > 6 to < 12 months	30	111,179.70	77,329.12	0.00	188,508.82	8.63	3,301,974.24	3,490,483.08	6.08	61.35
from ≥ 12 to < 18 months	12	70,466.47	55,590.04	0.00	126,056.51	5.77	1,563,098.10	1,689,154.61	2.94	66.59
from ≥ 18 to < 24 months	10	102,449.84	62,280.97	0.00	164,730.81	7.54	1,255,694.88	1,420,425.69	2.48	55.25
from ≥ 24 months	46	650,794.42	490,025.75	0.00	1,140,820.17	52.23	4,514,154.75	5,654,974.92	9.85	64.27
Subtotal	618	1,316,135.46	868,025.63	0.00	2,184,161.09	100.00	55,198,824.72	57,382,985.81	100.00	48.88
<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	618	1,316,135.46	868,025.63	0.00	2,184,161.09		55,198,824.72	57,382,985.81		48.88