

# VALENCIA HIPOTECARIO 3 Fondo de Titulización de Activos



## Brief report

Date: 03/31/2023  
Currency: EUR

Constitution date  
11/15/2006

VAT Reg. no.  
V84887579

Management Company  
Europa de Titulización, S.G.F.T

Originator  
Caixabank

Servicer  
Caixabank

Lead Managers  
Bancaja  
Deutsche Bank

Bond Underwriters and Placement Agents  
Bancaja  
Deutsche Bank  
DZ Bank  
IXIS CIB

Bond Paying Agent  
Société Générale

Market  
IAAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Barclays

Start-up Loan  
Caixabank

Swap  
BBVA

Assets Custodian  
Caixabank

Fund Auditor  
KPMG Auditores

### Issued securities: Residential Mortgages Backed Bonds

| Bonds Issue               |                     |  |                              |  |   |   |  |                         |                    |  |
|---------------------------|---------------------|--|------------------------------|--|---|---|--|-------------------------|--------------------|--|
| Series ISIN Code          | Issue date Nº bonds | Principal outstanding (Bond Unit / Series Total / %Factor) |                              | Interest type Reference rate and margin Payment Date | Interest Rate Next coupon                                   | Redemption                                    |  | Rating                  |                    |  |
|                           |                     | Current  | Original                     |  |   | Final maturity (legal)                        | Next   | Current Fitch / Moody's | Original           |  |
| Series A1<br>ES0382746008 | 11/20/2006<br>900   |  | 100,000.00<br>90,000,000.00  | Floating<br>3-M Euribor+0.030%<br>22.Mar/Jun/Sep/Dec | 06/22/2023  | 09/22/2044<br>Quarterly<br>22.Mar/Jun/Sep/Dec | "Pass-Through"   | AAAsf                   | AAA<br>Aaa         |  |
| Series A2<br>ES0382746016 | 11/20/2006<br>7,807 | 13,832.23<br>107,988,219.61<br>13.83%                      | 100,000.00<br>780,700,000.00 | Floating<br>3-M Euribor+0.150%<br>22.Mar/Jun/Sep/Dec | 2.9000%<br>06/22/2023<br>102.512193 Gross<br>83.034876 Net  | 09/22/2044<br>Quarterly<br>22.Mar/Jun/Sep/Dec | 06/22/2023<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances       | AA+sf                   | AAA<br>Aa2 (sf)    |  |
| Series B<br>ES0382746024  | 11/20/2006<br>208   | 25,686.22<br>5,342,733.76<br>25.69%                        | 100,000.00<br>20,800,000.00  | Floating<br>3-M Euribor+0.320%<br>22.Mar/Jun/Sep/Dec | 3.0700%<br>06/22/2023<br>201.522666 Gross<br>163.233359 Net | 09/22/2044<br>Quarterly<br>22.Mar/Jun/Sep/Dec | To Be Determined<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances | A-sf                    | A+ A2<br>Baa3 (sf) |  |
| Series C<br>ES0382746032  | 11/20/2006<br>91    | 25,688.61<br>2,337,663.51<br>25.69%                        | 100,000.00<br>9,100,000.00   | Floating<br>3-M Euribor+0.510%<br>22.Mar/Jun/Sep/Dec | 3.2600%<br>06/22/2023<br>214.014664 Gross<br>173.351878 Net | 09/22/2044<br>Quarterly<br>22.Mar/Jun/Sep/Dec | To Be Determined<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances | BBBsf                   | BBB<br>B2 (sf)     |  |
| Series D<br>ES0382746040  | 11/20/2006<br>104   | 50,000.00<br>5,200,000.00<br>50.00%                        | 100,000.00<br>10,400,000.00  | Floating<br>3-M Euribor+3.500%<br>22.Mar/Jun/Sep/Dec | 6.2500%<br>06/22/2023<br>798.611111 Gross<br>646.875000 Net | 09/22/2044<br>Quarterly<br>22.Mar/Jun/Sep/Dec | To Be Determined<br>Due to Cash<br>Reserve reduction   | CCCsf                   | CCC Ca<br>C (sf)   |  |
| Total                     |                     | 120,868,616.88   | 911,000,000.00               |  |   |   |  |                         |                    |  |

### Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date

| Series    | Option                     | Average life   | Years | % Monthly CPR (SMM) |            |            |            |            |            |            |            |            |  |
|-----------|----------------------------|----------------|-------|---------------------|------------|------------|------------|------------|------------|------------|------------|------------|--|
|           |                            |                |       | 0.17                | 0.25       | 0.34       | 0.43       | 0.51       | 0.60       | 0.69       | 0.78       |            |  |
| Series A2 | With optional redemption * | Average life   | Years | 1.76                | 1.56       | 1.55       | 1.54       | 1.34       | 1.33       | 1.33       | 1.32       | 1.32       |  |
|           |                            | Final Maturity | Years | 12/24/2024          | 10/12/2024 | 10/08/2024 | 10/04/2024 | 07/24/2024 | 07/20/2024 | 07/17/2024 | 07/14/2024 | 07/14/2024 |  |
| Series B  | With optional redemption * | Average life   | Years | 1.76                | 1.56       | 1.55       | 1.54       | 1.34       | 1.33       | 1.33       | 1.32       | 1.32       |  |
|           |                            | Final Maturity | Years | 12/24/2024          | 10/12/2024 | 10/08/2024 | 10/04/2024 | 07/24/2024 | 07/20/2024 | 07/17/2024 | 07/14/2024 | 07/14/2024 |  |
| Series C  | With optional redemption * | Average life   | Years | 1.76                | 1.56       | 1.55       | 1.54       | 1.34       | 1.33       | 1.33       | 1.32       | 1.32       |  |
|           |                            | Final Maturity | Years | 12/24/2024          | 10/12/2024 | 10/08/2024 | 10/04/2024 | 07/24/2024 | 07/20/2024 | 07/17/2024 | 07/14/2024 | 07/14/2024 |  |
| Series D  | With optional redemption * | Average life   | Years | 2.00                | 1.76       | 1.76       | 1.76       | 1.51       | 1.51       | 1.51       | 1.51       | 1.51       |  |
|           |                            | Final Maturity | Years | 03/22/2025          | 12/22/2024 | 12/22/2024 | 12/22/2024 | 09/22/2024 | 09/22/2024 | 09/22/2024 | 09/22/2024 | 09/22/2024 |  |

\* 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                 | 89.34%  | 107,988,219.61 | 11.14%        | 95.58% | 870,700,000.00 | 4.47% |
| Series A1               | 0.00%   | 0.00           |               | 9.88%  | 90,000,000.00  |       |
| Series A2               | 89.34%  | 107,988,219.61 |               | 85.70% | 780,700,000.00 |       |
| Series B                | 4.42%   | 5,342,733.76   | 6.52%         | 2.28%  | 20,800,000.00  | 2.17% |
| Series C                | 1.93%   | 2,337,663.51   | 4.50%         | 1.00%  | 9,100,000.00   | 1.15% |
| Series D                | 4.30%   | 5,200,000.00   |               | 1.14%  | 10,400,000.00  |       |
| Issue of Bonds          |         | 120,868,616.88 |               |        | 911,000,000.00 |       |
| Reserve Fund            | 4.50%   | 5,200,000.00   | 1.15%         |        | 10,400,000.00  |       |

| Other financial operations (current)   |              |            |          |
|--|--------------|------------|----------|
| Assets                                 | Balance      | Interest   |          |
| Treasury Account                       | 6,895,600.52 | 0.000%     |          |
| Servicer ppal collect not yet credited | 10,209.43    |            |          |
| Servicer ints collect not yet credited | 1,167.53     |            |          |
| 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                                   |              | 780,000.00 |          |
| Securities                             |              | 0.00       |          |

\* Credit Support Amount in favour of the Fund

#### Additional information

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### Collateral: Residential mortgage loans (PTCs)

| General                                    |                |                      |  |
|--|----------------|----------------------|--|
|  | Current        | At constitution date |  |
| Count                                      | 3,158          | 9,544                |  |
| Principal                                  |                |                      |  |
| Principal outstanding                      | 116,737,324.84 | 900,711,214.30       |  |
| Average loan                               | 36,965.59      | 94,374.60            |  |
| Minimum                                    | 31.89          | 161.55               |  |
| Maximum                                    | 333,975.06     | 944,147.00           |  |
| Interest rate                              |                |                      |  |
| Weighted average (wac)                     | 2.38%          | 3.83%                |  |
| Minimum                                    | 0.02%          | 2.17%                |  |
| Maximum                                    | 6.69%          | 7.00%                |  |
| Final maturity                             |                |                      |  |
| Weighted average (WARM) (months)           | 117            | 263                  |  |
| Minimum                                    | 04/01/2023     | 01/01/2007           |  |
| Maximum                                    | 09/05/2041     | 09/05/2041           |  |
| Index (principal outstanding distribution) |                |                      |  |
| 1-year EURIBOR/MIBOR                       | 0.99%          | 1.59%                |  |
| 1-year EURIBOR/MIBOR (Mortgage Market)     | 99.01%         | 98.41%               |  |

| LTV Distribution         |         |       |                      |        |
|--------------------------|---------|-------|----------------------|--------|
|                          | Current |       | At constitution date |        |
|                          | % Pool  | % LTV | % Pool               | % LTV  |
| 0.01 - 10%               | 6.54    | 6.71  | 0.31                 | 7.06   |
| 10.01 - 20%              | 17.70   | 15.62 | 1.71                 | 16.20  |
| 20.01 - 30%              | 33.75   | 25.47 | 3.60                 | 25.53  |
| 30.01 - 40%              | 34.57   | 35.81 | 6.22                 | 35.18  |
| 40.01 - 50%              | 7.33    | 42.67 | 9.44                 | 45.31  |
| 50.01 - 60%              | 0.11    | 54.31 | 13.46                | 55.30  |
| 60.01 - 70%              |         |       | 18.97                | 65.21  |
| 70.01 - 80%              |         |       | 37.84                | 75.74  |
| 80.01 - 90%              |         |       | 6.61                 | 84.62  |
| 90.01 - 100%             |         |       | 1.84                 | 93.37  |
| 110.01 - 120%            |         |       | 0.01                 | 119.54 |
| Weighted average (WALTV) | 27.36   |       | 63.48                |        |
| Minimum                  | 0.03    |       | 0.24                 |        |
| Maximum                  | 55.88   |       | 119.54               |        |

| Prepayments                  |               |               |               |                |            |
|------------------------------|---------------|---------------|---------------|----------------|------------|
|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM)    | 1.14%         | 0.86%         | 0.77%         | 0.66%          | 0.40%      |
| Annual Percentage Rate (CPR) | 12.90%        | 9.86%         | 8.89%         | 7.63%          | 4.74%      |

| Geographic distribution |         |                      |
|-------------------------|---------|----------------------|
|                         | Current | At constitution date |
| Andalucia               | 2.79%   | 3.72%                |
| Aragon                  | 4.57%   | 5.21%                |
| Asturias                |         | 0.01%                |
| Balearic Islands        | 1.00%   | 0.70%                |
| Basque Country          |         | 0.02%                |
| Canary Islands          |         | 0.04%                |
| Cantabria               | 0.08%   | 0.02%                |
| Castilla-La Mancha      | 0.24%   | 0.31%                |
| Castilla-Leon           | 0.01%   | 0.08%                |
| Catalonia               | 3.04%   | 2.82%                |
| Extremadura             |         | 0.01%                |
| Galicia                 |         | 0.01%                |
| La Rioja                | 0.83%   | 0.95%                |
| Madrid                  | 6.42%   | 6.10%                |
| Murcia                  | 10.44%  | 9.57%                |
| Navarra                 | 0.52%   | 0.52%                |
| Valencia                | 70.07%  | 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            | 7      | 2,217.50     | 244.28     | 0.00  | 2,461.78     | 0.11   | 194,512.96       | 196,974.74   | 3.64                           | 22.93 |
| from > 1 to = 2 months   | 4      | 2,787.23     | 508.21     | 0.00  | 3,295.44     | 0.15   | 174,495.58       | 177,791.02   | 3.28                           | 27.19 |
| from > 2 to = 3 months   | 4      | 5,731.75     | 323.37     | 0.00  | 6,055.12     | 0.28   | 153,597.65       | 159,652.77   | 2.95                           | 23.10 |
| from > 3 to = 6 months   | 7      | 13,249.29    | 895.18     | 0.00  | 14,144.47    | 0.66   | 336,690.61       | 350,835.08   | 6.48                           | 29.09 |
| from > 6 to < 12 months  | 7      | 37,024.18    | 1,847.56   | 0.00  | 38,871.74    | 1.80   | 313,338.22       | 352,208.96   | 6.50                           | 21.89 |
| from = 12 to < 18 months | 2      | 3,322.96     | 247.52     | 0.00  | 3,570.48     | 0.17   | 11,299.91        | 14,870.39    | 0.27                           | 5.69  |
| from = 18 to < 24 months | 2      | 9,318.68     | 421.96     | 0.00  | 9,740.64     | 0.45   | 29,448.38        | 39,187.02    | 0.72                           | 17.04 |
| from ≥ 2 years           | 53     | 1,845,572.46 | 235,151.20 | 0.00  | 2,080,723.66 | 96.38  | 2,042,331.49     | 4,123,055.15 | 76.15                          | 43.14 |
| Subtotal                 | 86     | 1,919,224.05 | 239,639.28 | 0.00  | 2,158,863.33 | 100.00 | 3,255,712.80     | 5,414,576.13 | 100.00                         | 35.93 |
| Total                    | 86     | 1,919,224.05 | 239,639.28 | 0.00  | 2,158,863.33 |        | 3,255,712.80     | 5,414,576.13 |                                |       |