

# VALENCIA HIPOTECARIO 3 Fondo de Titulización de Activos



## Brief report

Date: 06/30/2023  
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  
AIAF 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 N° 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	Moody's	
Series A1 ES0382746008	11/20/2006 900		100,000.00 90,000,000.00	Floating 3-M Euribor+0.030% 22.Mar/Jun/Sep/Dec	09/22/2023	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	"Pass-Through"	AAAsf	AAA	
Series A2 ES0382746016	11/20/2006 7,807	13,155.42 102,704,363.94 13.16%	100,000.00 780,700,000.00	Floating 3-M Euribor+0.150% 22.Mar/Jun/Sep/Dec	3.7370% 09/22/2023 125.635723 Gross 101.764936 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	09/22/2023 "Pass-Through" Secutorial / Pro rata under certain circumstances	AA+sf	AAA	
Series B ES0382746024	11/20/2006 208	24,429.40 5,081,315.20 24.43%	100,000.00 20,800,000.00	Floating 3-M Euribor+0.320% 22.Mar/Jun/Sep/Dec	3.9070% 09/22/2023 243.916701 Gross 197.572528 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A-sf	A+ A2	
Series C ES0382746032	11/20/2006 91	24,431.67 2,223,281.97 24.43%	100,000.00 9,100,000.00	Floating 3-M Euribor+0.510% 22.Mar/Jun/Sep/Dec	4.0970% 09/22/2023 255.802300 Gross 207.199863 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A+sf	BBB	
Series D ES0382746040	11/20/2006 104	50,000.00 5,200,000.00 50.00%	100,000.00 10,400,000.00	Floating 3-M Euribor+3.500% 22.Mar/Jun/Sep/Dec	7.0870% 09/22/2023 905.561111 Gross 733.504500 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined Due to Cash Reserve reduction	CCCSf	CCC Ca	
Total		115,208,961.11	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	Date	% 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	01/15/2025	1.57	1.37	1.36	1.35	1.15	1.14	1.13	1.13		
		Final Maturity	Years	03/22/2025	1.75	1.50	1.50	1.50	1.25	1.25	1.25	1.25		
	Without optional redemption *	Average life	Years	12/19/2027	4.50	4.31	4.15	3.99	3.82	3.69	3.56	3.44		
		Final Maturity	Years	11/51	11.25	11.01	10.76	10.51	10.25	10.01	10.01	10.01		
	Series B	With optional redemption *	Average life	Years	01/15/2025	1.57	1.37	1.36	1.35	1.15	1.14	1.13	1.13	
			Final Maturity	Years	03/22/2025	1.75	1.50	1.50	1.50	1.25	1.25	1.25	1.25	
Without optional redemption *		Average life	Years	03/11/2033	9.73	9.81	9.58	9.35	9.46	9.23	8.99	8.76		
		Final Maturity	Years	12/26	12.76	12.51	12.51	12.26	12.03	12.01	12.01	11.76		
Series C		With optional redemption *	Average life	Years	01/15/2025	1.57	1.37	1.36	1.35	1.15	1.14	1.13	1.13	
			Final Maturity	Years	03/22/2025	1.75	1.50	1.50	1.50	1.25	1.25	1.25	1.25	
	Without optional redemption *	Average life	Years	11/27/2034	11.44	11.50	11.22	10.94	11.13	10.88	10.65	10.43		
		Final Maturity	Years	06/22/2041	18.01	18.01	18.01	18.01	18.01	18.01	18.01	18.01		
	Series D	With optional redemption *	Average life	Years	03/22/2025	1.75	1.50	1.50	1.50	1.25	1.25	1.25	1.25	
			Final Maturity	Years	03/22/2025	1.75	1.50	1.50	1.50	1.25	1.25	1.25	1.25	
Without optional redemption *		Average life	Years	06/22/2041	18.01	18.01	18.01	18.01	18.01	18.01	18.01	18.01		
		Final Maturity	Years	06/22/2041	18.01	18.01	18.01	18.01	18.01	18.01	18.01	18.01		

\* 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	89.15%	102,704,363.94	11.37%	95.58%	870,700,000.00	4.47%
Series A1	0.00%	0.00		9.88%	90,000,000.00	
Series A2	89.15%	102,704,363.94		85.70%	780,700,000.00	
Series B	4.41%	5,081,315.20	6.75%	2.28%	20,800,000.00	2.17%
Series C	1.93%	2,223,281.97	4.73%	1.00%	9,100,000.00	1.15%
Series D	4.51%	5,200,000.00		1.14%	10,400,000.00	
Issue of Bonds		115,208,961.11			911,000,000.00	
Reserve Fund	4.73%	5,200,000.00	1.15%		10,400,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	6,493,095.72	0.000%	
Servicer ppal collect not yet credited	44,479.74		
Servicer ints collect not yet credited	3,908.35		
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		730,000.00	
Securities		0.00	

\* Credit Support Amount in favour of the Fund

Europa 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 Europa de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

#### Additional information

Europa de Titulización: C/Jorge Juan 68 - 28009 Madrid [www.edt-sg.com](http://www.edt-sg.com) [info@edt-sg.com](mailto:info@edt-sg.com)  
Official register CNMV: C/ Edison, 4 - 28006 Madrid [www.cnmv.com](http://www.cnmv.com)

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### Collateral: Residential mortgage loans (PTCs)

General			
	Current	At constitution date	
Count	3,059	9,544	
Principal			
Principal outstanding	111,212,857.25	900,711,214.30	
Average loan	36,355.95	94,374.60	
Minimum	37.59	161.55	
Maximum	325,839.79	944,147.00	
Interest rate			
Weighted average (wac)	3.15%	3.83%	
Minimum	0.78%	2.17%	
Maximum	7.26%	7.00%	
Final maturity			
Weighted average (WARM) (months)	115	263	
Minimum	07/01/2023	01/01/2007	
Maximum	09/05/2041	09/05/2041	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	0.88%	1.59%	
1-year EURIBOR/MIBOR (Mortgage Market)	99.12%	98.41%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	7.03	6.75	0.31	7.06
10.01 - 20%	18.11	15.74	1.71	16.20
20.01 - 30%	33.75	25.23	3.60	25.53
30.01 - 40%	35.21	35.65	6.22	35.18
40.01 - 50%	5.86	42.71	9.44	45.31
50.01 - 60%	0.04	50.47	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)	26.92		63.48	
Minimum	0.04		0.24	
Maximum	50.47		119.54	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.75%	0.59%	0.72%	0.65%	0.41%
Annual Percentage Rate (CPR)	8.67%	6.81%	8.35%	7.47%	4.77%

Geographic distribution		
	Current	At constitution date
Andalucia	2.75%	3.72%
Aragon	4.64%	5.21%
Asturias		0.01%
Balearic Islands	1.01%	0.70%
Basque Country		0.02%
Canary Islands		0.04%
Cantabria	0.08%	0.02%
Castilla-La Mancha	0.19%	0.31%
Castilla-Leon	0.01%	0.08%
Catalonia	3.03%	2.82%
Extremadura		0.01%
Galicia		0.01%
La Rioja	0.84%	0.95%
Madrid	6.39%	6.10%
Murcia	10.42%	9.57%
Navarra	0.54%	0.52%
Valencia	70.11%	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	1,384.07	232.54	0.00	1,616.61	0.07	159,206.61	160,823.22	3.08	21.96
from > 1 to = 2 months	4	2,172.95	226.61	0.00	2,399.56	0.11	81,886.65	84,286.21	1.61	15.55
from > 2 to = 3 months	2	1,207.95	253.54	0.00	1,461.49	0.07	76,477.64	77,939.13	1.49	14.19
from > 3 to = 6 months	9	16,765.13	2,327.07	0.00	19,092.20	0.88	289,647.06	306,739.26	5.91	20.46
from > 6 to < 12 months	5	19,489.96	3,843.94	0.00	23,343.90	1.07	331,910.55	355,254.45	6.80	28.44
from = 12 to < 18 months	4	24,427.58	1,880.32	0.00	26,307.90	1.21	121,546.51	147,854.41	2.83	23.30
from = 18 to < 24 months	3	9,746.37	675.14	0.00	10,421.51	0.48	28,212.36	38,633.87	0.74	8.98
from ≥ 24 months	52	1,846,124.84	243,928.06	0.00	2,090,052.90	96.11	1,958,098.80	4,048,151.70	77.53	42.92
Subtotal	86	1,921,328.85	253,367.22	0.00	2,174,696.07	100.00	3,046,986.18	5,221,682.25	100.00	34.63
Total	86	1,921,328.85	253,367.22	0.00	2,174,696.07		3,046,986.18	5,221,682.25		