

# VALENCIA HIPOTECARIO 3 Fondo de Titulización de Activos

## Brief report

Date: 11/30/2024  
Currency: EUR

Constitution date  
11/15/2006

VAT Reg. no.  
V84887579

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

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	Original	
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	12/23/2024	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	"Pass-Through"	AAAsf Aaa (sf)	AAA Aaa	
Series A2 ES0382746016	11/20/2006 7,807	10,179.61 79,472,215.27 10.18%	100,000.00 780,700,000.00	Floating 3-M Euribor+0.150% 22.Mar/Jun/Sep/Dec	3.6050% 12/23/2024 92.763110 Gross 75.138119 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	12/23/2024 "Pass-Through" Secutorial / Pro rata under certain circumstances	AAAsf Aa1 (sf)	AAA Aaa	
Series B ES0382746024	11/20/2006 208	19,906.66 4,140,585.28 19.91%	100,000.00 20,800,000.00	Floating 3-M Euribor+0.320% 22.Mar/Jun/Sep/Dec	3.7750% 12/23/2024 189.956538 Gross 153.864796 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	AAsf A3 (sf)	A+ A2	
Series C ES0382746032	11/20/2006 91	19,908.51 1,811,674.41 19.91%	100,000.00 9,100,000.00	Floating 3-M Euribor+0.510% 22.Mar/Jun/Sep/Dec	3.9650% 12/23/2024 199.535807 Gross 161.624004 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A+sf Ba1 (sf)	BBB Baa3	
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	6.9550% 12/23/2024 879.034722 Gross 712.016125 Net	09/22/2044 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined Due to Cash Reserve reduction	CCCSf C (sf)	CCC Ca	
Total		90,624,474.96	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		
		% Annual equivalent CPR		2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00		
Series A2	With optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25		
		Final Maturity	Years	12/22/2024	12/22/2024	12/22/2024	12/22/2024	12/22/2024	12/22/2024	12/22/2024	12/22/2024		
	Without optional redemption *	Average life	Years	4.06	3.91	3.77	3.63	3.50	3.37	3.26	3.14		
		Final Maturity	Years	10/15/2028	08/21/2028	06/29/2028	05/09/2028	03/23/2028	02/06/2028	12/25/2027	11/14/2027		
Series B	With optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25		
		Final Maturity	Years	12/22/2024	12/22/2024	12/22/2024	12/22/2024	12/22/2024	12/22/2024	12/22/2024	12/22/2024		
	Without optional redemption *	Average life	Years	10.67	10.55	10.41	10.27	10.13	9.96	9.80	9.62		
		Final Maturity	Years	05/24/2035	04/08/2035	02/17/2035	12/29/2034	11/06/2034	09/07/2034	07/09/2034	05/06/2034		
Series C	With optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25		
		Final Maturity	Years	12/22/2024	12/22/2024	12/22/2024	12/22/2024	12/22/2024	12/22/2024	12/22/2024	12/22/2024		
	Without optional redemption *	Average life	Years	12.75	12.57	12.40	12.23	12.08	11.94	11.79	11.66		
		Final Maturity	Years	06/22/2037	04/15/2037	02/13/2037	12/14/2036	10/19/2036	08/28/2036	07/05/2036	05/18/2036		
Series D	With optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25		
		Final Maturity	Years	12/22/2024	12/22/2024	12/22/2024	12/22/2024	12/22/2024	12/22/2024	12/22/2024	12/22/2024		
	Without optional redemption *	Average life	Years	16.76	16.76	16.76	16.76	16.76	16.76	16.76	16.76		
		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	87.69%	79,472,215.27	13.06%	95.58%	870,700,000.00	4.47%
Series A1	0.00%	0.00		9.88%	90,000,000.00	
Series A2	87.69%	79,472,215.27		85.70%	780,700,000.00	
Series B	4.57%	4,140,585.28	8.21%	2.28%	20,800,000.00	2.17%
Series C	2.00%	1,811,674.41	6.09%	1.00%	9,100,000.00	1.15%
Series D	5.74%	5,200,000.00		1.14%	10,400,000.00	
Issue of Bonds		90,624,474.96			911,000,000.00	
Reserve Fund	6.09%	5,200,000.00	1.15%		10,400,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	8,604,406.42	0.000%	
Servicer ppal collect not yet credited	122,349.07		
Servicer ints collect not yet credited	8,422.11		
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

#### Additional information

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### Collateral: Residential mortgage loans (PTCs)

General			
	Current	At constitution date	
Count	2,586	9,544	
Principal			
Principal outstanding	83,854,274.12	900,711,214.30	
Average loan	32,426.25	94,374.60	
Minimum	75.76	161.55	
Maximum	283,920.02	944,147.00	
Interest rate			
Weighted average (wac)	4.44%	3.83%	
Minimum	3.00%	2.17%	
Maximum	7.68%	7.00%	
Final maturity			
Weighted average (WARM) (months)	103	263	
Minimum	12/01/2024	01/01/2007	
Maximum	09/05/2041	09/05/2041	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	0.74%	1.59%	
1-year EURIBOR/MIBOR (Mortgage Market)	99.26%	98.41%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	7.62	6.09	0.31	7.06
10.01 - 20%	23.31	15.65	1.71	16.20
20.01 - 30%	33.46	24.43	3.60	25.53
30.01 - 40%	33.52	34.18	6.22	35.18
40.01 - 50%	2.09	42.05	9.44	45.31
50.01 - 60%			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)	24.62		63.48	
Minimum	0.12		0.24	
Maximum	46.40		119.54	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.59%	0.53%	0.57%	0.61%	0.42%
Annual Percentage Rate (CPR)	6.90%	6.20%	6.64%	7.04%	4.94%

Geographic distribution		
	Current	At constitution date
Andalucia	2.67%	3.72%
Aragon	4.53%	5.21%
Asturias		0.01%
Balearic Islands	1.05%	0.70%
Basque Country		0.02%
Canary Islands		0.04%
Cantabria	0.09%	0.02%
Castilla-La Mancha	0.18%	0.31%
Castilla-Leon	0.00%	0.08%
Catalonia	2.86%	2.82%
Extremadura		0.01%
Galicia		0.01%
La Rioja	0.88%	0.95%
Madrid	6.38%	6.10%
Murcia	10.21%	9.57%
Navarra	0.62%	0.52%
Valencia	70.51%	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	12	4,035.13	1,271.89	0.00	5,307.02	0.22	377,195.20	382,502.22	7.32	19.48
from > 1 to = 2 months	5	3,373.95	1,141.98	0.00	4,515.93	0.19	176,999.11	181,515.04	3.47	16.62
from > 2 to = 3 months	2	3,465.01	469.25	0.00	3,934.26	0.16	53,930.17	57,864.43	1.11	10.56
from > 3 to = 6 months	4	10,554.92	3,296.72	0.00	13,851.64	0.58	216,793.77	230,645.41	4.41	26.48
from > 6 to < 12 months	9	31,773.74	9,658.01	0.00	41,431.75	1.73	247,332.77	288,764.52	5.53	17.20
from = 12 to < 18 months	4	22,503.37	9,186.78	0.00	31,690.15	1.32	153,547.85	185,238.00	3.55	31.75
from ≥ 2 years	54	1,961,158.71	332,869.55	0.00	2,294,028.26	95.79	1,604,256.72	3,898,284.98	74.61	40.75
Subtotal	90	2,036,864.83	357,894.18	0.00	2,394,759.01	100.00	2,830,055.59	5,224,814.60	100.00	32.05
Total	90	2,036,864.83	357,894.18	0.00	2,394,759.01		2,830,055.59	5,224,814.60		