

RURAL HIPOTECARIO III FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 30th SEP, 2003



DATE OF CONSTITUTION: 14th May, 2002
MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T.
ORIGINATOR/SERVICER:

CAIXA RURAL DE BALEARS
 CAJA RURAL DE ASTURIAS
 CAJA RURAL DE NAVARRA
 CAJA RURAL DE SORIA
 CAJA RURAL DE ZAMORA
 CAJA RURAL DEL SUR
 CAJA RURAL INTERMEDITERRANEA
 BANCO COOPERATIVO ESPAÑOL
 CAIXA RURAL DE BALEARS, CAJA RURAL DE
 ASTURIAS, CAJA RURAL DE NAVARRA, CAJA RURAL
 DE SORIA, CAJA RURAL DE ZAMORA, CAJA RURAL
 DEL SUR, CAJA RURAL INTERMEDITERRANEA

TREASURY C.: BANCOVAL
LEAD MANAGERS: DZ BANK, SOCIÉTÉ GÉNÉRALE, BANCO COOPERATIVO,
 BANCO COOPERATIVO
PAYING AGENT: AIAF MERCADO DE RENTA FIJA
SECONDARY MARKET: IBERCLEAR
REGISTER OF BOOK SECURITIES: BANCO COOPERATIVO ESPAÑOL
DEPOSITARY: ERNST & YOUNG
AUDITORS:

SERVICER GUARANTEE:
SUBORDINATED LOAN:
STAR-UP LOAN

MORTGAGE BACKED SECURITIES: BONOS DE TITULIZACIÓN HIPOTECARIA (STRUCTURE SENIOR/MEZZANINE)

SERIES ISIN CODE PRIORITY	ISSUE DATE	PRINCIPAL OUTSTANDING (UNIT N° BONDS /TOTAL)		INTEREST TYPE REF. RATE AND MARGIN PAYMENT DATE	INTEREST RATE CURRENT (EUROS)	REDEMPTION (EUROS)		RATING MOODY'S	
		CURRENT	ORIGINAL			FINAL MATURITY FREQUENCY	NEXT UNIT%/OUTST.	CURRENT	ORIGINAL
A ES0358282004 SENIOR	20.05.2002	83.348,01 3.123 260.295.835,23	100.000,00 3.123 312.300.000,00	FLOATING EURIBOR 3M + 0,21% 13.03/13.06/13.09/13.12	2,3620% NEXT COUPON: 15.12.2003 497,64 GROS 422,99 NET	13.03.2032 QUARTERLY 13.03/06/09/12	15.12.2003 Amortization "pass-through"	Aaa	Aaa
B ES0358282012 MEZZANINE	20.05.2002	100.000,00 127 12.700.000,00	100.000,00 127 12.700.000,00	FLOATING EURIBOR 3M + 0,50% 13.03/13.06/13.09/13.12	2,6520% NEXT COUPON: 15.12.2003 670,37 GROS 569,81 NET	13.03.2032 QUARTERLY 13.03/06/09/12	To be determined Sequential Amortization "pass-through"	A2	A2
TOTALS		272.995.835,23	325.000.000,00						

AVERAGE LIFE (IN YEARS) AND MATURITY ACCORDING TO DIFFERENT HYPOTHESIS OF PREPAYMENT RATES

PREPAYMENTS		CLASS A BONDS				CLASS B BONDS			
% CONSTANT MONTHLY (SMM)	% ANNUAL EQUIVALENT (CPR)	WITHOUT OPTIONAL REDEMPTION 1		WITH OPTIONAL REDEMPTION 1		WITHOUT OPTIONAL REDEMPTION 1		WITH OPTIONAL REDEMPTION 1	
		AVERAGE LIFE	FINAL MATURITY	AVERAGE LIFE	FINAL MATURITY	AVERAGE LIFE	FINAL MATURITY	AVERAGE LIFE	FINAL MATURITY
0,00%	0,00%	8,12 (10/11/2011)	19,22 (13/12/2022)	8,03 (10/10/2011)	16,21 (13/12/2019)	21,11 (01/11/2024)	27,97 (13/09/2031)	16,21 (13/12/2019)	16,21 (13/12/2019)
0,20%	2,37%	6,99 (22/09/2010)	17,72 (13/06/2021)	6,90 (24/08/2010)	14,96 (13/09/2018)	20,05 (14/10/2023)	27,97 (13/09/2031)	14,96 (13/09/2018)	14,96 (13/09/2018)
0,30%	3,54%	6,51 (03/04/2010)	16,97 (13/09/2020)	6,42 (28/02/2010)	14,21 (13/12/2017)	19,49 (21/03/2023)	27,97 (13/09/2031)	14,21 (13/12/2017)	14,21 (13/12/2017)
0,40%	4,70%	6,09 (30/10/2009)	16,46 (13/03/2020)	5,99 (24/09/2009)	13,46 (13/03/2017)	18,94 (01/09/2022)	27,97 (13/09/2031)	13,46 (13/03/2017)	13,46 (13/03/2017)
0,50%	5,84%	5,71 (13/06/2009)	15,96 (13/09/2019)	5,60 (05/05/2009)	12,71 (13/06/2016)	18,40 (18/02/2022)	27,97 (13/09/2031)	12,71 (13/06/2016)	12,71 (13/06/2016)
0,60%	6,97%	5,37 (08/02/2009)	15,46 (13/03/2019)	5,27 (03/01/2009)	12,21 (13/12/2015)	17,87 (10/08/2021)	27,97 (13/09/2031)	12,21 (13/12/2015)	12,21 (13/12/2015)
0,70%	8,08%	5,06 (18/10/2008)	14,96 (13/09/2018)	4,97 (15/09/2008)	11,71 (13/06/2015)	17,36 (02/02/2021)	27,97 (13/09/2031)	11,71 (13/06/2015)	11,71 (13/06/2015)
0,80%	9,19%	4,78 (09/07/2008)	14,21 (13/12/2017)	4,69 (07/06/2008)	11,21 (13/12/2014)	16,84 (29/07/2020)	27,97 (13/09/2031)	11,21 (13/12/2014)	11,21 (13/12/2014)

(1) Optional Clean up call when the amount of the Outstanding Balance of the Mortgage Loans is less than 10 per 100 of the initial Outstanding Balance.
 Hypothesis of delinquency and default assumptions of the Mortgage Loans: 0%.

COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		5.876	6.541
PRINCIPAL: (EURO)	TOTAL OUTSTANDING	269.465.550,27	325.017.181,99
	AVERAGE LOAN	45.858,67	49.689,22
	MINIMUM	1.018,55	2.972,77
	MAXIMUM	279.593,84	294.139,49
INTEREST RATE:	WEIGHTED AVERAGE (WAC)	4,10%	5,24%
	MINIMUM	2,51%	3,50%
	MAXIMUM	7,00%	8,03%
REMAINING MATURITY	WEIGHTED AV.(WARM)(MONTHS)	185	199
	MINIMUM	29.02.04	20.06.03
	MAXIMUM	27.07.31	27.07.31
INDEX (DISTRIBUTION)			
	EURIBOR / MIBOR 1 YEAR	52,63%	51,39%
	MH BANKS	2,61%	2,66%
	MH SAVINGS BANKS	31,12%	31,93%
	MH BANKS & SAVINGS BANKS	13,35%	13,66%
	MH CECA	0,29%	0,36%

LTV DISTRIBUTION		CURRENT		AT CONSTITUTION DATE	
		% POOL	% LTV	% POOL	% LTV
OVER 80%		-	-	-	-
70,01 - 80%		20,08	73,32	30,92	75,19
60,01 - 70%		22,70	65,26	19,70	65,19
50,01 - 60%		17,84	55,14	16,51	54,87
40,01 - 50%		16,97	45,12	15,18	45,41
30,01 - 40%		12,15	35,25	10,68	35,32
30% & BELOW		10,27	22,49	7,01	23,02
WEIGHTED AVERAGE (WALTV)			53,62		57,43
MINIMUM			0,65		5,13
MAXIMUM			77,47		84,47

GEOGRAPHIC DISTRIBUTION		CURRENT	AT ICONSTITUTION DATE
ANDALUCIA		36,69%	37,37%
NAVARRA		19,09%	2,51%
MURCIA		12,98%	13,01%
CASTILLA - LEON		10,94%	18,87%
ASTURIAS		5,63%	0,19%
OTHER 14 REGIONS		14,67%	28,06%

PREPAYMENTS					
	CURRENT MONTH	LAST 3 MONTHS	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTHLY MORTALITY (SMM)	0,77%	0,75%	0,72%	0,73%	0,67%
ANNUAL EQUIVALENT (CPR)	8,80%	8,68%	8,26%	8,41%	7,80%

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CURRENT DELINQUENCY (EURO)									
AGING	NUMBER MORTGAGE PARTICIPATIONS	UNPAID AMOUNTS				REMAINING DEBT TO MATURE	TOTAL DEBT		% LOAN TO VALUE
		PRINCIPAL	INTEREST AND OTHERS	TOTALS	%		%		
• Up to a month	358	73.798,52	47.217,94	121.016,46	37,57	16.521.432,36	16.642.448,82	75,58	53,03
• From 1 to 2 months	59	29.158,73	17.321,04	46.479,77	14,43	2.694.700,15	2.741.179,92	12,45	52,33
• From 2 to 3 months	16	9.424,60	6.628,25	16.052,85	4,98	716.708,64	732.761,49	3,33	54,42
• From 3 to 6 months	17	13.042,68	11.725,59	24.768,27	7,69	691.859,07	716.627,34	3,25	57,88
• From 6 to 12 months	23	56.966,69	34.319,07	91.285,76	28,34	883.645,31	974.931,07	4,43	49,24
• Over 1 year	7	9.386,85	13.115,22	22.502,07	6,99	188.127,32	210.629,39	0,96	61,96
TOTALS	480	191.778,07	130.327,11	322.105,18	100,00	21.696.472,85	22.018.578,03	100,00	53,03

CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)						
	CURRENT			AT ISSUE DATE		
			% CE			% CE
SERIES A	95,35%	260.295.835,23	7,03%	96,09%	312.300.000,00	5,91%
SERIES B	4,65%	12.700.000,00	2,38%	3,91%	12.700.000,00	2,00%
ISSUE BONDS		272.995.835,23			325.000.000,00	
RESERVE FUND	2,38%	6.500.000,00		2,00%	6.500.000,00	

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)		
	BALANCE	INTEREST
ASSETS		
TREASURY C.	9.099.930,64	2,072%
SERVICER PPAL COLLECT NOT YET CREDITED	1.302.043,92	
SERVICER INTS COLLECT NOT YET CREDITED	362.315,95	
LIABILITIES		
STARTING EXPENSES LOAN	890.489,20	3,152%
SUBORDINATED LOAN	6.500.000,00	3,152%

ADDITIONAL INFORMATION

MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T

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