

RURAL HIPOTECARIO III FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 29th FEB, 2004



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
SERVICER GUARANTEE: BANCO COOPERATIVO ESPAÑOL
SUBORDINATED LOAN: CAIXA RURAL DE BALEARS, CAJA RURAL DE
STAR-UP LOAN: 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,
PAYING AGENT: BANCO COOPERATIVO
SECONDARY MARKET: AIAF MERCADO DE RENTA FIJA
REGISTER OF BOOK SECURITIES: IBERCLEAR
DEPOSITARY: BANCO COOPERATIVO ESPAÑOL
AUDITORS: ERNST & YOUNG

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

SERIES ISIN CODE PRIORITY	ISSUE DATE	PRINCIPAL OUTSTANDING (UNIT /Nº 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	79.991,74 3.123 249.814.204,02	100.000,00 3.123 312.300.000,00	FLOATING EURIBOR 3M + 0,21% 13.03/13.06/13.09/13.12	2,3600% NEXT COUPON: 15.03.2004 477,2 GROS 405,62 NET	13.03.2032 QUARTERLY 13.03/06/09/12	15.03.2004 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	2,6500% NEXT COUPON: 15.03.2004 669,86 GROS 569,38 NET	13.03.2032 QUARTERLY 13.03/06/09/12	To be determined Sequential Amortization "pass-through"	A2	A2
TOTALS		262.514.204,02	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%	7,90	18,55	7,81	15,55	20,53	27,56	15,55	15,55	
		(21/01/2012)	(13/09/2022)	(19/12/2011)	(13/09/2019)	(03/09/2024)	(13/09/2031)	(13/09/2019)	(13/09/2019)	
0,50%	5,84%	5,60	15,30	5,49	12,30	17,85	27,56	12,30	12,30	
		(03/10/2009)	(13/06/2019)	(26/08/2009)	(13/06/2016)	(29/12/2021)	(13/09/2031)	(13/06/2016)	(13/06/2016)	
0,60%	6,97%	5,27	14,80	5,15	11,55	17,33	27,56	11,55	11,55	
		(04/06/2009)	(13/12/2018)	(23/04/2009)	(13/09/2015)	(25/06/2021)	(13/09/2031)	(13/09/2015)	(13/09/2015)	
0,70%	8,08%	4,97	14,30	4,86	11,04	16,83	27,56	11,04	11,04	
		(16/02/2009)	(13/06/2018)	(07/01/2009)	(13/03/2015)	(23/12/2020)	(13/09/2031)	(13/03/2015)	(13/03/2015)	
0,80%	9,19%	4,70	13,80	4,59	10,55	16,33	27,56	10,55	10,55	
		(10/11/2008)	(13/12/2017)	(02/10/2008)	(13/09/2014)	(24/06/2020)	(13/09/2031)	(13/09/2014)	(13/09/2014)	
0,90%	10,28%	4,46	13,30	4,37	10,29	15,84	27,56	10,29	10,29	
		(13/08/2008)	(13/06/2017)	(11/07/2008)	(13/06/2014)	(27/12/2019)	(13/09/2031)	(13/06/2014)	(13/06/2014)	
1,00%	11,36%	4,24	12,80	4,15	9,79	15,35	27,56	9,79	9,79	
		(24/05/2008)	(13/12/2016)	(21/04/2008)	(13/12/2013)	(03/07/2019)	(13/09/2031)	(13/12/2013)	(13/12/2013)	
1,10%	12,43%	4,03	12,30	3,94	9,29	14,87	27,56	9,29	9,29	
		(11/03/2008)	(13/06/2016)	(05/02/2008)	(13/06/2013)	(10/01/2019)	(13/09/2031)	(13/06/2013)	(13/06/2013)	

(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		5.645	6.541
PRINCIPAL:	TOTAL OUTSTANDING	251.195.364,88	325.017.181,99
(EURO)	AVERAGE LOAN	44.498,74	49.689,22
	MINIMUM	25,15	2.972,77
	MAXIMUM	274,75	294.139,49
INTEREST	WEIGHTED AVERAGE (WAC)	3,75%	5,24%
RATE:	MINIMUM	2,51%	3,50%
	MAXIMUM	7,00%	8,03%
REMAINING			
MATURITY	WEIGHTED AV.(WARM)(MONTHS)	181	199
	MINIMUM	03:03:04	20:06:03
	MAXIMUM	27:07:31	27:07:31
INDEX (DISTRIBUTION)			
	EURIBOR / MIBOR 1 YEAR	52,90%	51,39%
	MH BANKS	2,54%	2,66%
	MH SAVINGS BANKS	31,04%	31,93%
	MH BANKS & SAVINGS BANKS	13,24%	13,66%
	MH CECA	0,28%	0,36%

LTV DISTRIBUTION				
	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	16,42	72,79	30,92	75,19
60,01 - 70%	23,30	65,23	19,70	65,19
50,01 - 60%	18,74	55,23	16,51	54,87
40,01 - 50%	17,29	45,10	15,18	45,41
30,01 - 40%	12,73	35,30	10,68	35,32
30% & BELOW	11,52	22,21	7,01	23,02
WEIGHTED AVERAGE (WALTV)		52,35		57,43
MINIMUM		0,08		5,13
MAXIMUM		77,10		84,47

GEOGRAPHIC DISTRIBUTION		
	CURRENT	AT CONSTITUTION DATE
ANDALUCIA	36,70%	37,37%
NAVARRA	19,02%	2,51%
MURCIA	12,85%	13,01%
CASTILLA - LEON	11,05%	18,87%
ASTURIAS	5,76%	0,19%
OTHER 14 REGIONS	14,62%	28,06%

PREPAYMENTS					
	CURRENT	LAST 3	LAST 6	LAST 12	HISTORICAL
	MONTH	MONTHS	MONTHS	MONTHS	
SINGLE MONTHLY	0,71%	0,91%	0,84%	0,77%	0,72%
MORTALITY (SMM)	8,21%	10,42%	9,67%	8,90%	8,26%
ANNUAL EQUIVALENT (CPR)					

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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	380	78.516,55	44.134,48	122.651,03	30,02	16.910.688,88	17.033.339,91	72,91	48,94
• From 1 to 2 months	63	24.843,44	17.543,66	42.387,10	10,37	2.720.898,50	2.763.285,60	11,83	53,11
• From 2 to 3 months	22	15.271,24	10.425,36	25.696,60	6,29	998.343,86	1.024.040,46	4,38	47,41
• From 3 to 6 months	23	20.093,17	14.576,23	34.669,40	8,48	921.260,86	955.930,26	4,09	48,22
• From 6 to 12 months	13	19.698,41	16.766,24	36.464,65	8,92	494.138,88	530.603,53	2,27	56,61
• Over 1 year	26	88.215,35	58.524,03	146.739,38	35,91	906.679,08	1.053.418,46	4,51	56,35
TOTALS	527	246.638,16	161.970,00	408.608,16	100,00	22.952.010,06	23.360.618,22	100,00	49,75

CREDIT ENHANCEMENT AND FINANCIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)						
		CURRENT			AT ISSUE DATE	
			% CE			% CE
SERIES A	95,16%	249.814.204,02	7,31%	96,09%	312.300.000,00	5,91%
SERIES B	4,84%	12.700.000,00	2,48%	3,91%	12.700.000,00	2,00%
ISSUE BONDS		262.514.204,02			325.000.000,00	
RESERVE FUND	2,48%	6.500.000,00		2,00%	6.500.000,00	

OTHER FINANCIAL OPERATIONS (CURRENT) (EUROS)		
ASSETS	BALANCE	INTEREST
TREASURY C.	18.411.762,36	2,070%
SERVICER PPAL COLLECT NOT YET CREDITED	1.352.555,75	
SERVICER INTS COLLECT NOT YET CREDITED	276.098,83	
LIABILITIES	BALANCE	INTEREST
STARTING EXPENSES LOAN	830.489,17	3,150%
SUBORDINATED LOAN	6.500.000,00	3,150%

ADDITIONAL INFORMATION

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

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OFFICIAL REGISTER:

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