

RURAL HIPOTECARIO III Fondo de Titulización Hipotecaria

Brief report

Date: 09/30/2010
Currency: EUR

Date of constitution
05/14/2002

VAT Reg. no.
V83317768

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

Originator
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 Intermediterránea

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 Intermediterránea

Lead Managers

DZ Bank
Société Générale
Banco Cooperativo

Bond Underwriters and Placement Agents

DZ Bank
Société Générale
Banco Cooperativo
Crédit Agricole Indosuez
Caja Castilla La Mancha
Commerz
EBN Banco
Natexis Banques Populaires
Rabobank
Tokyo-Mitsubishi International PLC

Servicer Credit Support Provider

Banco Cooperativo Español

Bond Paying Agent

Banco Cooperativo

Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

Treasury Account

Banco Cooperativo

Start-up Loan

Caixa Rural de Balears
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Subordinated Loan

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Assets Custodian

Banco Cooperativo Español

Fund Auditors

Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Issued securities: Mortgage-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 Moody's		
		Current	Original			Final maturity (legal)	Next	Current	Original	
Series A ES0358282004	05/20/2002 3,123	21,294.56 66,502,910.88 21.29%	100,000.00 312,300,000.00	Floating 3-M Euribor+0.210% 13.Mar/Jun/Sep/Dec	1.0890% 12/13/2010 58.62 Gross 47.48 Net	03/13/2032 Quarterly 13.Mar/Jun/Sep/Dec	12/13/2010 "Pass-Through"	Aaa	Aaa	
Series B ES0358282012	05/20/2002 127	100,000.00 12,700,000.00 100.00%	100,000.00 12,700,000.00	Floating 3-M Euribor+0.500% 13.Mar/Jun/Sep/Dec	1.3790% 12/13/2010 348.58 Gross 282.35 Net	03/13/2032 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	A2	A2	
Total		79,202,910.88		325,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
Series	Option	Average life Years	% Monthly CPR (SMM)							
			2.00	3.19	4.00	2.89	6.00	2.43	10.00	2.10
Series A	With optional redemption *	Final Maturity	12/06/2013	08/19/2013	06/04/2013	03/04/2013	01/01/2013	11/05/2012	09/13/2012	07/26/2012
		Date	03/13/2016	09/13/2015	06/13/2015	12/13/2014	09/13/2014	06/13/2014	03/13/2014	12/13/2013
	Without optional redemption *	Final Maturity	05/15/2014	01/19/2014	10/10/2013	07/14/2013	04/27/2013	02/19/2013	12/21/2012	10/29/2012
		Date	12/13/2019	03/13/2019	09/13/2018	03/13/2018	09/13/2017	03/13/2017	09/13/2016	06/13/2016
Series B	With optional redemption *	Final Maturity	03/13/2016	09/13/2015	06/13/2015	12/13/2014	09/13/2014	06/13/2014	03/13/2014	12/13/2013
		Date	03/13/2016	09/13/2015	06/13/2015	12/13/2014	09/13/2014	06/13/2014	03/13/2014	12/13/2013
	Without optional redemption *	Final Maturity	05/22/2022	10/22/2021	04/01/2021	09/16/2020	03/10/2020	09/09/2019	03/19/2019	10/05/2018
		Date	09/13/2031	09/13/2031	09/13/2031	09/13/2031	09/13/2031	09/13/2031	09/13/2031	09/13/2031

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)					
Series	Current	% CE		At issue date	
		% CE	% CE	% CE	% CE
Series A	83.97%	66,502,910.88	22.56%	96.09%	312,300,000.00
Series B	16.03%	12,700,000.00	6.53%	3.91%	12,700,000.00
Issue of Bonds		79,202,910.88			325,000,000.00
Reserve Fund	6.53%	5,172,306.67	2.00%		6,500,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	5,970,940.60	0.799%	
Servicer ppal collect not yet credited	312,186.92		
Servicer ints collect not yet credited	62,987.11		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		4,625,443.30	1.879%
Subordinated Loan S/T		546,863.37	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	2,810	6,541	
Principal			
Principal outstanding	77,930,891.86	325,017,181.99	
Average loan	27,733.41	49,689.22	
Minimum	0.23	2,972.77	
Maximum	199,112.12	294,139.49	
Interest rate			
Weighted average (wac)	2.77%	5.25%	
Minimum	1.64%	3.50%	
Maximum	6.00%	8.03%	
Final maturity			
Weighted average (WARM) (months)	122	199	
Minimum	10/04/2010	05/05/2004	
Maximum	07/27/2031	07/27/2031	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	3.41%	3.83%	
1-year EURIBOR/MIBOR (Mortgage Market)	50.58%	48.74%	
Mortgage Market: Banks	2.37%	2.64%	
Mortgage Market: Savings Banks	30.67%	31.24%	
Mortgage Market: All Institutions	12.84%	13.21%	
Savings Banks Lending Rate (CECA Indicator)	0.13%	0.34%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	3.91	6.80	0.13	8.10
10.01 - 20%	11.30	15.50	1.71	16.29
20.01 - 30%	18.98	25.35	5.18	25.66
30.01 - 40%	23.86	35.04	10.63	35.34
40.01 - 50%	23.09	45.40	15.13	45.40
50.01 - 60%	17.65	54.71	16.51	54.95
60.01 - 70%	1.21	61.33	19.68	65.19
70.01 - 80%			31.01	75.21
Weighted average (WALTV)	36.08		57.47	
Minimum	0.00		5.13	
Maximum	68.63		79.55	

Additional information

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.35%	0.36%	0.41%	0.45%	0.73%
Annual Percentage Rate (CPR)	4.14%	4.27%	4.79%	5.32%	8.39%

Geographic distribution

	Current	At constitution date
Andalucia	34.63%	37.42%
Aragon	0.04%	0.11%
Asturias	6.86%	5.25%
Balearic Islands	2.96%	3.53%
Basque Country	5.88%	4.80%
Canary Islands	0.04%	0.03%
Cantabria	0.02%	0.08%
Castilla-La Mancha	0.07%	0.03%
Castilla-Leon	11.54%	10.72%
Catalonia	1.75%	2.51%
Ceuta	0.04%	0.06%
Galicia	0.19%	0.24%
La Rioja	1.80%	1.22%
Madrid	0.52%	0.77%
Melilla	1.14%	1.12%
Murcia	13.26%	13.03%
Navarra	19.20%	18.87%
Valencia	0.06%	0.19%

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	138	31,604.42	6,272.76	0.00	37,877.18	9.96	4,202,121.31	4,239,998.49	67.85	31.66
from > 1 to ≤ 2 months	19	11,612.82	3,750.80	0.00	15,363.62	4.04	707,833.23	723,196.85	11.57	40.54
from > 2 to ≤ 3 months	13	10,621.11	2,461.81	0.00	13,082.92	3.44	316,830.57	329,913.49	5.28	33.81
from > 3 to ≤ 6 months	5	8,349.06	2,250.79	0.00	10,599.85	2.79	157,278.14	167,877.99	2.69	34.36
from > 6 to < 12 months	3	7,644.54	1,816.42	0.00	9,460.96	2.49	83,382.07	92,843.03	1.49	30.85
from ≥ 12 to < 18 months	3	13,395.37	5,541.40	0.00	18,936.77	4.98	169,023.13	187,959.90	3.01	29.13
from ≥ 18 to < 24 months	4	15,218.37	10,375.71	0.00	25,594.08	6.73	88,868.54	114,462.62	1.83	26.51
from ≥ 2 years	16	170,072.91	79,491.08	0.00	249,563.99	65.59	143,644.67	393,208.66	6.29	41.67
Subtotal	201	268,518.60	111,960.77	0.00	380,479.37	100.00	5,868,981.66	6,249,461.03	100.00	32.96
<i>Doubt debts (subjectives)</i>										
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	201	268,518.60	111,960.77	0.00	380,479.37		5,868,981.66	6,249,461.03		32.96

Additional information