

# RURAL HIPOTECARIO III Fondo de Titulización Hipotecaria

## Brief report

Date: 01/31/2013  
Currency: EUR

Date of constitution  
05/14/2002

VAT Reg. no.  
V83317788

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

Servicer Credit Support Provider  
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Bond Paying Agent  
Barclays Bank PLC

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Barclays Bank PLC

Start-up Loan  
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Subordinated Loan  
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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	12,905.68 40,304,438.64 12.91%	100,000.00 312,300,000.00	Floating 3-M Euribor+0.210% 13.Mar/Jun/Sep/Dec	0.3910% 03/13/2013 12.62 Gross 9.97 Net	03/13/2032 Quarterly 13.Mar/Jun/Sep/Dec	03/13/2013 "Pass-Through"	A3sf	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	0.6810% 03/13/2013 170.25 Gross 134.50 Net	03/13/2032 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutorial	Baa1sf	A2
Total		53,004,438.64	325,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)															
Series	Optional redemption *	Average life	Years	Date	% Monthly CPR (SMM)										
					0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44			
					% Annual equivalent CPR										
					2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00			
Series A	With optional redemption *	Average life	Years	Date	2.02	1.85	1.68	1.63	1.48	1.33	1.30	1.27			
		Final Maturity	Years	Date	02/07/2015	12/05/2014	10/05/2014	09/18/2014	07/25/2014	06/02/2014	05/21/2014	05/10/2014			
	Without optional redemption *	Average life	Years	Date	2.87	2.62	2.36	2.36	2.11	1.87	1.87	1.87			
		Final Maturity	Years	Date	12/13/2015	09/13/2015	06/13/2015	06/13/2015	03/13/2015	12/13/2014	12/13/2014	12/13/2014			
Series B	With optional redemption *	Average life	Years	Date	2.79	2.56	2.36	2.19	2.03	1.89	1.77	1.66			
		Final Maturity	Years	Date	11/15/2015	08/24/2015	06/12/2015	04/08/2015	02/11/2015	12/22/2014	11/08/2014	09/30/2014			
	Without optional redemption *	Average life	Years	Date	6.62	6.12	5.87	5.37	5.12	4.62	4.37	4.12			
		Final Maturity	Years	Date	09/13/2019	03/13/2019	12/13/2018	06/13/2018	03/13/2018	09/13/2017	06/13/2017	03/13/2017			
Series B	With optional redemption *	Average life	Years	Date	2.87	2.62	2.36	2.36	2.11	1.87	1.87	1.87			
		Final Maturity	Years	Date	12/13/2015	09/13/2015	06/13/2015	06/13/2015	03/13/2015	12/13/2014	12/13/2014	12/13/2014			
	Without optional redemption *	Average life	Years	Date	9.16	8.71	8.28	7.87	7.48	7.10	6.75	6.41			
		Final Maturity	Years	Date	03/26/2022	10/14/2021	05/11/2021	12/11/2020	07/21/2020	03/07/2020	10/28/2019	06/27/2019			
					18.63	18.63	18.63	18.63	18.63	18.63	18.63	18.63			
					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)					
		Current		At issue date	
		% CE	% CE	% CE	% CE
Series A	76.04%	40,304,438.64	30.11%	96.09%	312,300,000.00
Series B	23.96%	12,700,000.00	6.15%	3.91%	12,700,000.00
Issue of Bonds		53,004,438.64			325,000,000.00
Reserve Fund	6.15%	3,261,719.56	2.00%		6,500,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	5,082,046.93	0.104%	
Servicer ppal collect not yet credited	286,975.40		
Servicer ints collect not yet credited	46,318.28		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		3,250,171.82	1.184%
Subordinated Loan S/T		11,547.74	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

### Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	2,158	6,541	
Principal			
Principal outstanding	50,894,951.86	325,017,181.99	
Average loan	23,584.32	49,689.22	
Minimum	20.74	2,972.77	
Maximum	174,402.75	294,139.49	
Interest rate			
Weighted average (wac)	3.11%	5.25%	
Minimum	1.00%	3.50%	
Maximum	6.75%	8.03%	
Final maturity			
Weighted average (WARM) (months)	105	199	
Minimum	02/03/2013	05/05/2004	
Maximum	07/19/2031	07/27/2031	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	2.59%	3.83%	
1-year EURIBOR/MIBOR (Mortgage Market)	50.62%	48.74%	
Mortgage Market: Banks	2.21%	2.64%	
Mortgage Market: Savings Banks	31.48%	31.24%	
Mortgage Market: All Institutions	12.98%	13.21%	
Savings Banks Lending Rate (CECA Indicator)	0.12%	0.34%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	5.69	6.83	0.13	8.10
10.01 - 20%	16.60	15.40	1.71	16.29
20.01 - 30%	22.54	25.29	5.18	25.66
30.01 - 40%	27.01	35.15	10.63	35.34
40.01 - 50%	19.31	44.17	15.13	45.40
50.01 - 60%	8.73	51.79	16.51	54.85
60.01 - 70%	0.12	62.67	19.68	65.19
70.01 - 80%			31.01	75.21
Weighted average (WALTV)		31.26		57.47
Minimum		0.03		5.13
Maximum		62.67		79.55

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.44%	0.49%	0.42%	0.38%	0.66%
Annual Percentage Rate (CPR)	5.13%	5.71%	4.91%	4.44%	7.67%

Geographic distribution		
	Current	At constitution date
Andalucia	35.17%	37.42%
Aragon	0.04%	0.11%
Asturias	7.35%	5.25%
Balearic Islands	3.28%	3.53%
Basque Country	6.01%	4.80%
Canary Islands	0.03%	0.03%
Cantabria	0.00%	0.08%
Castilla-La Mancha	0.07%	0.03%
Castilla-Leon	10.94%	10.72%
Catalonia	1.43%	2.51%
Ceuta	0.06%	0.06%
Galicia	0.20%	0.24%
La Rioja	1.73%	1.22%
Madrid	0.57%	0.77%
Melilla	1.10%	1.12%
Murcia	14.21%	13.03%
Navarra	17.79%	18.87%
Valencia	0.02%	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	116	27,569.84	5,056.60	0.00	32,626.44	10.08	2,689,352.11	2,721,978.55	59.56	23.26
from > 1 to ≤ 2 months	28	17,226.66	4,361.24	0.00	21,587.90	6.67	748,531.03	770,118.93	16.85	27.20
from > 2 to ≤ 3 months	11	11,751.96	3,449.20	0.00	15,201.16	4.70	385,263.57	400,464.73	8.76	37.38
from > 3 to ≤ 6 months	3	3,064.49	1,022.67	0.00	4,087.16	1.26	95,109.70	99,196.86	2.17	30.40
from > 6 to < 12 months	4	10,870.85	2,921.75	0.00	13,792.60	4.26	105,080.41	118,873.01	2.60	36.93
from ≥ 12 to < 18 months	2	4,974.45	1,347.70	0.00	6,322.15	1.95	29,083.10	35,405.25	0.77	30.96
from ≥ 18 to < 24 months	3	14,706.14	4,791.53	0.00	19,497.67	6.03	74,632.29	94,129.96	2.06	48.08
from ≥ 2 years	15	141,215.49	69,212.20	0.00	210,427.69	65.04	119,826.33	330,254.02	7.23	31.04
Subtotal	182	231,379.88	92,162.89	0.00	323,542.77	100.00	4,246,878.54	4,570,421.31	100.00	25.93
<i>Doubt debts (subjectives)</i>										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>182</b>	<b>231,379.88</b>	<b>92,162.89</b>	<b>0.00</b>	<b>323,542.77</b>		<b>4,246,878.54</b>	<b>4,570,421.31</b>		<b>25.93</b>

### Additional information