

# RURAL HIPOTECARIO III Fondo de Titulización Hipotecaria

## Brief report

Date: 02/28/2013  
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  
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

Barclays Bank PLC

### Market

AIAF Mercado de Renta Fija

### Register of Book Securities

Iberclear

### Treasury Account

Barclays Bank PLC

### Start-up Loan

Caixa Rural de Balears  
Caja Rural de Asturias  
Caja Rural de Navarra  
Caja Rural de Soria  
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### Subordinated Loan

Caixa Rural de Balears  
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Caja Rural de Navarra  
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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 Nº 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	Optionality	Average life Years	% 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	1.94	1.77	1.61	1.56	1.41	1.38	1.24	1.22
		Final Maturity	02/05/2015	12/05/2014	10/07/2014	09/20/2014	07/28/2014	07/16/2014	05/27/2014	05/17/2014
	Without optional redemption *	Average life	2.79	2.54	2.29	2.29	2.04	2.04	1.79	1.79
		Final Maturity	12/13/2015	09/13/2015	06/13/2015	06/13/2015	03/13/2015	03/13/2015	12/13/2014	12/13/2014
Series B	With optional redemption *	Average life	2.70	2.48	2.29	2.12	1.97	1.84	1.72	1.62
		Final Maturity	11/11/2015	08/23/2015	06/14/2015	04/13/2015	02/17/2015	12/31/2014	11/18/2014	10/11/2014
	Without optional redemption *	Average life	6.54	6.04	5.79	5.29	5.04	4.54	4.29	4.04
		Final Maturity	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	2.79	2.54	2.29	2.29	2.04	2.04	1.79	1.79
		Final Maturity	12/13/2015	09/13/2015	06/13/2015	06/13/2015	03/13/2015	03/13/2015	12/13/2014	12/13/2014
	Without optional redemption *	Average life	9.07	8.63	8.20	7.80	7.41	7.04	6.69	6.35
		Final Maturity	03/23/2022	10/12/2021	05/11/2021	12/13/2020	07/25/2020	03/12/2020	11/04/2019	07/06/2019
			18.55	18.55	18.55	18.55	18.55	18.55	18.55	18.55
			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	At issue date		% CE	% CE	
		% CE	% CE			
Series A	76.04%	40,304,438.64	30.11%	96.09%	312,300,000.00	5.91%
Series B	23.96%	12,700,000.00	6.15%	3.91%	12,700,000.00	2.00%
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	6,068,653.65	0.104%	
Servicer ppal collect not yet credited	224,216.57		
Servicer ints collect not yet credited	43,660.94		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		3,250,171.81	1.184%
Subordinated Loan S/T		11,547.75	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

## Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	2,137	6,541	
Principal			
Principal outstanding	50,101,336.40	325,017,181.99	
Average loan	23,444.71	49,689.22	
Minimum	20.77	2,972.77	
Maximum	173,474.70	294,139.49	
Interest rate			
Weighted average (wac)	3.04%	5.25%	
Minimum	1.00%	3.50%	
Maximum	6.75%	8.03%	
Final maturity			
Weighted average (WARM) (months)	105	199	
Minimum	03/01/2013	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)	50.66%	48.74%	
Mortgage Market: Banks	2.20%	2.64%	
Mortgage Market: Savings Banks	31.39%	31.24%	
Mortgage Market: All Institutions	13.04%	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%	5.89	6.89	0.13	8.10
10.01 - 20%	16.99	15.48	1.71	16.29
20.01 - 30%	22.28	25.36	5.18	25.66
30.01 - 40%	27.52	35.15	10.63	35.34
40.01 - 50%	19.32	44.37	15.13	45.40
50.01 - 60%	7.88	51.72	16.51	54.85
60.01 - 70%	0.12	62.43	19.68	65.19
70.01 - 80%			31.01	75.21
Weighted average (WALTV)		31.08		57.47
Minimum		0.04		5.13
Maximum		62.43		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%	0.52%	0.43%	0.39%	0.66%
Annual Percentage Rate (CPR)	4.09%	6.07%	5.08%	4.62%	7.64%

Geographic distribution		
	Current	At constitution date
Andalucia	35.19%	37.42%
Aragon	0.04%	0.11%
Asturias	7.38%	5.25%
Balearic Islands	3.28%	3.53%
Basque Country	5.96%	4.80%
Canary Islands	0.03%	0.03%
Cantabria	0.00%	0.08%
Castilla-La Mancha	0.07%	0.03%
Castilla-Leon	10.97%	10.72%
Catalonia	1.43%	2.51%
Ceuta	0.06%	0.06%
Galicia	0.20%	0.24%
La Rioja	1.72%	1.22%
Madrid	0.58%	0.77%
Melilla	1.10%	1.12%
Murcia	14.15%	13.03%
Navarra	17.85%	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	%		Total debt	%	
<i>Delinquencies</i>										
Up to 1 month	135	30,714.65	6,632.42	0.00	37,347.07	11.35	3,447,194.92	3,484,541.99	70.11	24.98
from > 1 to ≤ 2 months	24	16,450.17	3,628.21	0.00	20,078.38	6.10	549,659.35	569,737.73	11.46	24.37
from > 2 to ≤ 3 months	11	9,783.14	1,873.80	0.00	11,656.94	3.54	225,931.64	237,588.58	4.78	23.88
from > 3 to ≤ 6 months	3	3,669.04	1,270.63	0.00	4,939.67	1.50	94,045.32	98,984.99	1.99	30.34
from > 6 to < 12 months	4	12,057.98	3,277.61	0.00	15,335.59	4.66	103,795.41	119,131.00	2.40	37.02
from ≥ 12 to < 18 months	2	5,264.24	1,426.33	0.00	6,690.57	2.03	28,253.31	34,943.88	0.70	30.55
from ≥ 18 to < 24 months	3	15,407.65	4,994.75	0.00	20,402.40	6.20	73,930.78	94,333.18	1.90	48.18
from ≥ 2 years	15	143,099.90	69,622.66	0.00	212,722.56	64.62	117,941.92	330,664.48	6.65	31.08
Subtotal	197	236,446.77	92,726.41	0.00	329,173.18	100.00	4,640,752.65	4,969,925.83	100.00	25.74
<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
Total	197	236,446.77	92,726.41	0.00	329,173.18		4,640,752.65	4,969,925.83		25.74

### Additional information