

RURAL HIPOTECARIO III FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 30th NOV, 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	69.819,69 3.123 218.046.891,87	100.000,00 3.123 312.300.000,00	FLOATING EURIBOR 3M + 0,21% 13.03/13.06/13.09/13.12	2,3260% NEXT COUPON: 13.12.2004 410,51 GROS 348,93 NET	13.03.2032 QUARTERLY 13.03/06/09/12	13.12.2004 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	2,6160% NEXT COUPON: 13.12.2004 661,27 GROS 562,08 NET	13.03.2032 QUARTERLY 13.03/06/09/12	To be determined Sequential Amortization "pass-through"	A2	A2
TOTALS		230.746.891,87	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%	7,42 (29/04/2012)	17,29 (13/03/2022)	7,32 (25/03/2012)	14,54 (13/06/2019)	19,57 (20/06/2024)	26,80 (13/09/2031)	14,54 (13/06/2019)	14,54 (13/06/2019)
0,50%	5,84%	5,31 (22/03/2010)	14,54 (13/06/2019)	5,19 (05/02/2010)	11,29 (13/03/2016)	16,96 (11/11/2021)	26,80 (13/09/2031)	11,29 (13/03/2016)	11,29 (13/03/2016)
0,60%	6,97%	5,01 (01/12/2009)	14,04 (13/12/2018)	4,89 (19/10/2009)	10,79 (13/09/2015)	16,47 (16/05/2021)	26,80 (13/09/2031)	10,79 (13/09/2015)	10,79 (13/09/2015)
0,70%	8,08%	4,73 (22/08/2009)	13,54 (13/06/2018)	4,61 (11/07/2009)	10,29 (13/03/2015)	15,99 (21/11/2020)	26,80 (13/09/2031)	10,29 (13/03/2015)	10,29 (13/03/2015)
0,80%	9,19%	4,48 (23/05/2009)	13,04 (13/12/2017)	4,37 (11/04/2009)	9,79 (13/09/2014)	15,51 (01/06/2020)	26,80 (13/09/2031)	9,79 (13/09/2014)	9,79 (13/09/2014)
0,90%	10,28%	4,26 (02/03/2009)	12,54 (13/06/2017)	4,14 (17/01/2009)	9,29 (13/03/2014)	15,05 (13/12/2019)	26,80 (13/09/2031)	9,29 (13/03/2014)	9,29 (13/03/2014)
1,00%	11,36%	4,05 (16/12/2008)	12,04 (13/12/2016)	3,94 (08/11/2008)	9,04 (13/12/2013)	14,59 (28/06/2019)	26,80 (13/09/2031)	9,04 (13/12/2013)	9,04 (13/12/2013)
1,10%	12,43%	3,86 (09/10/2008)	11,54 (13/06/2016)	3,75 (29/08/2008)	8,54 (13/06/2013)	14,13 (14/01/2019)	26,80 (13/09/2031)	8,54 (13/06/2013)	8,54 (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		5.223	6.541
PRINCIPAL:	TOTAL OUTSTANDING	221.586.730,53	325.017.181,99
(EURO)	AVERAGE LOAN	42.425,18	49.689,22
	MINIMUM	217,32	2.972,77
	MAXIMUM	265.721,13	294.139,49
INTEREST	WEIGHTED AVERAGE (WAC)	3,52%	5,24%
RATE:	MINIMUM	2,56%	3,50%
	MAXIMUM	7,00%	8,03%
REMAINING			
MATURITY	WEIGHTED AV.(WARM)(MONTHS)	173	199
	MINIMUM	19:12:04	20:06:03
	MAXIMUM	27:07:31	27:07:31
INDEX (DISTRIBUTION)			
	EURIBOR / MIBOR 1 YEAR	53,44%	51,39%
	MH BANKS	2,48%	2,66%
	MH SAVINGS BANKS	30,48%	31,93%
	MH BANKS & SAVINGS BANKS	13,32%	13,66%
	MH CECA	0,28%	0,36%

LTV DISTRIBUTION				
	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	10,35	71,99	30,92	75,19
60,01 - 70%	24,03	65,16	19,70	65,19
50,01 - 60%	20,30	55,15	16,51	54,87
40,01 - 50%	17,77	45,12	15,18	45,41
30,01 - 40%	13,73	35,16	10,68	35,32
30% & BELOW	13,83	21,82	7,01	23,02
WEIGHTED AVERAGE (WALTV)		50,26		57,43
MINIMUM		0,33		5,13
MAXIMUM		76,28		84,47

GEOGRAPHIC DISTRIBUTION		
	CURRENT	AT CONSTITUTION DATE
ANDALUCÍA	36,46%	37,37%
NAVARRA	19,53%	18,87%
MURCIA	12,32%	13,01%
CASTILLA - LEON	11,18%	10,72%
ASTURIAS	5,99%	5,25%
OTHER 14 REGIONS	14,53%	14,78%

PREPAYMENTS					
	CURRENT	LAST 3	LAST 6	LAST 12	
	MONTH	MONTHS	MONTHS	MONTHS	HISTORICAL
SINGLE MONTHLY	0,77%	0,72%	0,79%	0,83%	0,74%
MORTALITY (SMM)	8,87%	8,35%	9,06%	9,51%	8,54%
ANNUAL EQUIVALENT (CPR)					

RURAL HIPOTECARIO III FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 30th NOV, 2004

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	296	62.508,19	25.206,02	87.714,21	18,13	12.323.293,17	12.411.007,38	65,95	46,71
• From 1 to 2 months	51	24.884,22	13.313,05	38.197,27	7,89	2.444.349,61	2.482.546,88	13,19	53,01
• From 2 to 3 months	23	16.906,25	10.548,05	27.454,30	5,67	1.192.385,41	1.219.839,71	6,48	56,45
• From 3 to 6 months	12	11.765,31	6.607,96	18.373,27	3,80	526.107,87	544.481,14	2,89	45,66
• From 6 to 12 months	12	18.852,39	10.747,70	29.600,09	6,12	390.322,12	419.922,21	2,23	51,66
• Over 1 year	40	166.679,53	115.847,02	282.526,55	58,39	1.457.987,53	1.740.514,08	9,25	57,97
TOTALS	434	301.595,89	182.269,80	483.865,69	100,00	18.334.445,71	18.818.311,40	100,00	48,94

CREDIT ENHANCEMENT AND FINANCIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)						
		CURRENT		AT ISSUE DATE		
			% CE			% CE
SERIES A	94,50%	218.046.891,87	8,32%	96,09%	312.300.000,00	5,91%
SERIES B	5,50%	12.700.000,00	2,82%	3,91%	12.700.000,00	2,00%
ISSUE BONDS		230.746.891,87			325.000.000,00	
RESERVE FUND	2,82%	6.500.000,00		2,00%	6.500.000,00	

OTHER FINANCIAL OPERATIONS (CURRENT) (EUROS)			
ASSETS		BALANCE	INTEREST
TREASURY C.		16.104.630,33	2,036%
SERVICER PPAL COLLECT NOT YET CREDITED		967.089,54	
SERVICER INTS COLLECT NOT YET CREDITED		255.147,02	
LIABILITIES		BALANCE	INTEREST
STARTING EXPENSES LOAN		650.489,21	3,116%
SUBORDINATED LOAN		6.500.000,00	3,116%

ADDITIONAL INFORMATION

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

- C/ Lagasca, 120 -MADRID - Phone 3491 411 84 67 - Fax 3491 411 84 68

E-mail: info@eurotitulizacion.com

OFFICIAL REGISTER:

COMISIÓN NACIONAL DEL MERCADO DE VALORES - Pº de la Castellana, 19 -MADRID - Phone 341 585 15 00