

**RURAL HIPOTECARIO IV FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 31st AUG, 2003**



**DATE OF CONSTITUTION:** 14th November, 2002  
**MANAGEMENT COMPANY:** EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T.  
**ORIGINATOR/SERVICER:** CAJA RURAL DE ARAGON S.C.C.  
 CAJA RURAL DE NAVARRA S.C.C.  
 CAJA RURAL DE ZAMORA S.C.C.,  
 CAJA RURAL DEL MEDITERRÁNEO,  
 RURALCAJA, S.C.C.  
 CAJA RURAL INTERMEDITERRÁNEA S.C.C.

**SERVICER GUARANTEE:** BANCO COOPERATIVO ESPAÑOL  
**START-UP LOAN:** CAJA RURAL DE ARAGON S.C.C.  
**SUBORDINATED LOAN:** CAJA RURAL DE NAVARRA S.C.C.  
 CAJA RURAL DE ZAMORA S.C.C.,  
 CAJA RURAL DEL MEDITERRÁNEO,  
 RURALCAJA, S.C.C.  
 CAJA RURAL INTERMEDITERRÁNEA S.C.C.

**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  
**DEPOSITORY:** BANCO COOPERATIVO ESPAÑOL  
**AUDITORS:** ERNST & YOUNG

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

SEIES 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 ES0358283002 SENIOR	19.11.2002	89.887,61 4.987 448.269.511,07	100.000,00 4.987 498.700.000,00	FLOATING EURIBOR 3M + 0,24% 13.02/05/08/11	2,3750% NEXT COUPON: 13.11.2003 545,57 GROS 463,73 NET	13.02.2033 QUARTERLY 13.02/05/08/11	13.02.2003 Amortization "pass-through"	Aaa	Aaa
B ES0358283010 MEZZANINE	19.11.2002	100.000,00 213 21.300.000,00	100.000,00 213 21.300.000,00	FLOATING EURIBOR 3M + 0,55% 13.02/05/08/11	2,6850% NEXT COUPON: 13.11.2003 686,17 GROS 583,24 NET	13.02.2033 QUARTERLY 13.02/05/08/11	To be determined Sequential Amortization "pass-through"	A2	A2
<b>TOTALS</b>		<b>469.569.511,07</b>	<b>520.000.000,00</b>						

**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%	9,95	22,97	9,85	19,96	25,20	28,97	19,96	19,96
		(08/08/2013)	(13/08/2026)	(05/07/2013)	(13/08/2023)	(03/11/2028)	(13/08/2032)	(13/08/2023)	(13/08/2023)
0,20%	2,37%	8,30	21,47	8,21	17,96	23,83	28,97	17,96	17,96
		(17/12/2011)	(13/02/2025)	(13/11/2011)	(13/08/2021)	(25/06/2027)	(13/08/2032)	(13/08/2021)	(13/08/2021)
0,30%	3,54%	7,64	20,47	7,54	16,96	23,14	28,97	16,96	16,96
		(18/04/2011)	(13/02/2024)	(14/03/2011)	(13/08/2020)	(14/10/2026)	(13/08/2032)	(13/08/2020)	(13/08/2020)
0,40%	4,70%	7,05	19,47	6,95	15,96	22,41	28,97	15,96	15,96
		(17/09/2010)	(13/02/2023)	(11/08/2010)	(13/08/2019)	(21/01/2026)	(13/08/2032)	(13/08/2019)	(13/08/2019)
0,50%	5,84%	6,54	18,47	6,45	15,21	21,64	28,97	15,21	15,21
		(15/03/2010)	(13/02/2022)	(09/02/2010)	(13/11/2018)	(16/04/2025)	(13/08/2032)	(13/11/2018)	(13/11/2018)
0,60%	6,97%	6,09	17,71	5,99	14,21	20,87	28,97	14,21	14,21
		(02/10/2009)	(13/05/2021)	(24/08/2009)	(13/11/2017)	(09/07/2024)	(13/08/2032)	(13/11/2017)	(13/11/2017)
0,70%	8,08%	5,69	16,96	5,59	13,47	20,13	28,97	13,47	13,47
		(09/05/2009)	(13/08/2020)	(02/04/2009)	(13/02/2017)	(11/10/2023)	(13/08/2032)	(13/02/2017)	(13/02/2017)
0,80%	9,19%	5,34	16,21	5,24	12,71	19,41	28,97	12,71	12,71
		(30/12/2008)	(13/11/2019)	(23/11/2008)	(13/05/2016)	(20/01/2023)	(13/08/2032)	(13/05/2016)	(13/05/2016)

(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		8.259	8.844
PRINCIPAL:	TOTAL OUTSTANDING	464.794.539,11	520.015.145,09
(EURO)	AVERAGE LOAN	56.277,34	58.743,96
	MINIMUM	553,48	12.090,86
	MAXIMUM	291.920,11	296.263,90
INTEREST	WEIGHTED AVERAGE (WAC)	4,24%	4,81%
RATE:	MINIMUM	2,51%	3,00%
	MAXIMUM	7,00%	7,50%
REMAINING	WEIGHTED AV(WARM)(MONTHS)	221	236
MATURITY	MINIMUM	10.10.03	01.08.04
	MAXIMUM	30.05.32	30.05.32
INDEX (DISTRIBUTION)			
	EURIBOR / MIBOR 1 YEAR	57,07%	56,36%
	MH BANKS	0,98%	1,02%
	MH SAVINGS BANKS	34,27%	34,85%
	MH BANKS & SAVINGS BANKS	7,69%	7,77%
	MH CECA		

LTV DISTRIBUTION		CURRENT		AT CONSTITUTION DATE	
		% POOL	% LTV	% POOL	% LTV
OVER 80%		-	-	-	-
70,01 - 80%		44,67	76,00	44,39	75,99
60,01 - 70%		20,88	65,42	20,79	65,41
50,01 - 60%		14,64	55,23	14,70	55,21
40,01 - 50%		9,65	45,49	9,59	45,45
30,01 - 40%		6,37	35,39	6,35	35,37
30% & BELOW		3,79	23,43	4,18	21,15
WEIGHTED AVERAGE (WALTV)			60,92		62,94
MINIMUM			0,26		0,08
MAXIMUM			78,78		84,47

GEOGRAPHIC DISTRIBUTION		CURRENT	AT CONSTITUTION DATE
ANDALUCÍA		31,79%	31,57%
NAVARRA		7,61%	7,33%
MURCIA		13,63%	13,55%
ARAGÓN		4,82%	4,74%
CATALUÑA		9,90%	9,91%
COMUNIDAD VALENCIANA		21,51%	28,06%
OTHER 12 REGIONS		10,74%	4,85%

PREPAYMENTS					
	CURRENT	LAST 3	LAST 6	LAST 12	HISTORICAL
	MONTH	MONTHS	MONTHS	MONTHS	
SINGLE MONTHLY	0,65%	0,89%	0,83%	-	0,80%
MORTALITY (SMM)	7,57%	10,22%	9,51%	-	9,21%
ANNUAL EQUIVALENT (CPR)					

**RURAL HIPOTECARIO IV FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 31st AUG, 2003**



<b>CURRENT DELINQUENCY (EURO)</b>									
AGING	NUMBER MORTGAGE PARTICIPATIONS	UNPAID AMOUNTS				REMAINING DEBT TO MATURE	TOTAL DEBT		% LOAN TO VALUE
		PRINCIPAL	INTEREST AND OTHERS	TOTALS	%			%	
• Up to a month	557	109.380,11	93.890,26	203.270,37	37,30	30.674.822,86	30.878.093,23	66,77	60,50
• From 1 to 2 months	144	57.611,43	60.672,26	118.283,69	21,71	8.569.865,96	8.688.149,65	18,79	59,53
• From 2 to 3 months	56	31.274,12	33.376,38	64.650,50	11,86	2.991.936,33	3.056.586,83	6,61	61,37
• From 3 to 6 months	36	28.441,70	37.553,31	65.995,01	12,11	2.025.621,86	2.091.616,87	4,52	64,36
• From 6 to 12 months	23	41.139,83	51.607,34	92.747,17	17,02	1.438.568,42	1.531.315,59	3,31	70,10
• Over 1 year	-	-	-	-	-	-	-	-	-
<b>TOTALS</b>	<b>816</b>	<b>267.847,19</b>	<b>277.099,55</b>	<b>544.946,74</b>	<b>100,00</b>	<b>45.700.815,43</b>	<b>46.245.762,17</b>	<b>100,00</b>	<b>60,81</b>

**CREDIT ENHANCEMENT AND FINANCIAL OPERATIONS**

<b>CREDIT ENHANCEMENT (CE) (EUROS)</b>						
		CURRENT		AT ISSUE DATE		
			% CE			% CE
SERIES A	95,46%	448.269.511,07	6,58%	95,90%	498.700.000,00	5,95%
SERIES B	4,54%	21.300.000,00	2,05%	4,10%	21.300.000,00	1,85%
ISSUE BONDS		469.569.511,07			520.000.000,00	
RESERVE FUND	2,05%	9.620.000,00		1,85%	9.620.000,00	

<b>OTHER FINANCIAL OPERATIONS (CURRENT) (EUROS)</b>		
	BALANCE	INTEREST
<b>ASSETS</b>		
TREASURY C.	13.924.911,78	2,055%
SERVICER PPAL COLLECT NOT YET CREDITED	1.299.104,04	
SERVICER INTS COLLECT NOT YET CREDITED	588.074,19	
<b>LIABILITIES</b>		
STARTING EXPENSES LOAN	1.717.000,06	3,135%
SUBORDINATED LOAN	9.620.000,00	3,135%

**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