RMBS/Spain
New Issue Report

Rural Hipotecario VI, FTA

Ratings

Class	Amount (m)	Final Maturity	Rating	CE (%)
A	909.1	Oct 2036	AAA	5.44
B	28.5	Oct 2036	A	2.44
C	12.4	Oct 2036	BBB	1.14

Analysts

Natalia Bourin
+33 1 44 29 91 76
natalia.bourin@fitchratings.com

Yohan Assous
+33 1 44 29 91 75
yohan.assous@fitchratings.com

Juan García
+44 20 7417 3498
juan.garcia@fitchratings.com

Performance Analytics

Charlotte Eady
+44 20 7417 3523
sf_surveillance@fitchratings.com

Special Reports

The following special reports provide additional detail on Fitch's rating approach to, and performance of, the RMBS market, each available at www.fitchratings.com:

- Spanish Residential Mortgage Default Model II
- A Guide to European RMBS Cashflow Analysis
- Spanish RMBS Performance Bulletin

Summary

This transaction is a securitisation of residential mortgage loans originated in, and secured on properties located in, Spain. Fitch Ratings ("Fitch") has assigned ratings to the notes issued by Rural Hipotecario VI, FTA ("Rural Hipotecario VI", "the fund") as indicated on the left.

At closing, Rural Hipotecario VI issued notes backed by a portfolio of residential mortgage loans ("the collateral") originated by 12 sellers, who will continue to service the mortgages. The fund is regulated by Spanish Securitisation Law 19/1992 and Royal Decree 926/1998. Its sole purpose is to transform the mortgage certificates acquired from the seller, into securities. The certificates were subscribed by Europea de Titulización S.A. S.G.F.T. ("Sociedad Gestora"), a corporation whose activities are limited to the management of asset-backed notes, on behalf of the fund.

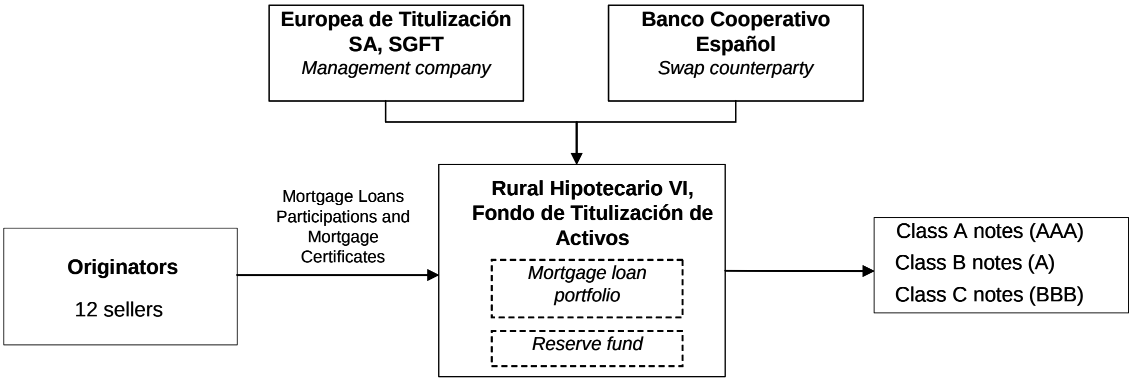
The collateral was originated by 12 sellers, Caja Rural Intermediterránea, S.C.C., Caja Rural de Navarra S.C.C. (rated 'A- (A minus)/F2'), Caja Rural del Sur S.C.C., Caja Rural del Mediterráneo, Ruralcaja S.C.C., Caja Rural de Aragon S.C.C. ('BBB/F3'), Caja Rural de Tenerife S.C.C., Caja Campo, Caja Rural S.C.C., Caja Rural de Ciudad Real S.C.C., Caja Rural de Balears S.C.C., Caja Rural de Zamora S.C.C., Caja Rural de Teruel S.C.C., Caja Rural La Vall San Isidro S.C.C.V. These entities are grouped, amongst others, under the Asociación Española de Cajas Rurales (AECR), which offers them a wide range of wholesale and retail banking services through Banco Cooperativo Español (Cooperativo) among others. Cooperativo is rated 'A/F1' and its main role is that of a central treasurer and financial adviser.

The ratings are based on the quality of the collateral, the underwriting and servicing of the mortgage loans, available credit enhancement ("CE"), the swap agreement involved in the transaction and the sound legal and financial structures. Initial CE for the class A notes, totalling 5.44%, is provided by the class B and C notes and the reserve fund. Initial CE for the class B notes, totalling 2.44%, is provided by the class C and the reserve fund. CE for the class C notes, totalling 1.14%, is provided by the reserve fund.

To determine efficient levels of CE, Fitch analysed the collateral using a loan-by-loan mortgage default model specific to Spain. Fitch also modelled the cash flow contribution from excess interest using as input the stress scenarios determined by its default model. The cash flow test showed that each class of rated notes, taking available CE into account, can withstand loan losses at a level corresponding to the related stress scenario without incurring any principal loss or interest shortfall.

8 July 2004

Structure Diagram



Source: Fitch Ratings

Credit Committee Highlights

- The loans included in the portfolio bear interest based on different indices (three-month, six-month or 12-month European Interbank Offered Rate ("EURIBOR"), Madrid Interbank Offered Rate ("MIBOR") or the TMPH and CECA indices) while the interest on the notes is based on three-month EURIBOR. The fixing risk is mitigated by a swap agreement concluded between Rural Hipotecario VI and Cooperativo (rated 'A/F1');

- Portfolios securitised in previous transactions are performing well, although arrears over 90 days are above those typically seen in other Spanish RMBS transactions (the former range between 50bps and 85bps whereas the latter generally range around 60bps).

- The transaction involves 12 sellers, of which two are rated by Fitch. To mitigate the commingling risk that may arise, the *Cajas* will transfer the collected amounts from the portfolio to the account opened in the name of the fund in Cooperativo on a daily basis.

- The ratings address the likelihood that interest on the notes will be paid according to the terms and conditions of the documentation (subject to a deferral trigger for the Class B and C notes) and that principal will be repaid by legal final maturity in October 2036.

Financial Structure

Classes A, B and C pay interest quarterly in arrears based on the three-month EURIBOR rate plus a margin. Cooperativo will act as the paying agent, servicing the notes.

The mortgages will continue to be serviced by the sellers, acting as the administrators. Amounts received from the mortgages will be transferred on a daily basis by the sellers into the fund's treasury account. Amounts standing to the credit of the treasury account will receive a guaranteed interest rate equal to three-month EURIBOR minus 6bps. If Cooperativo's short-term rating falls below 'F1', the *Sociedad Gestora* will have to take one of the following steps within 30 working days:

1. appoint a counterparty, rated at least 'F1', to guarantee Cooperativo's obligations under the treasury account agreement; or
2. transfer the treasury account to a counterparty rated at least 'F1';
3. if neither of the previous two options were achievable, it will pledge to the fund assets with a rating equal to that of the Kingdom of Spain ('AAA/F1');
4. if none of the previous options were achievable, it will invest the existing funds of the treasury account in fixed-rate, euro-denominated notes, rated at least 'F1', with a maximum maturity matching the next payment date of the notes.

The constitution and initial expenses of the Fund are paid upfront at closing by the sellers.

Priority of Payments ("Waterfall")

Revenue payments will be allocated on each distribution date as follows:

1. senior fees and expenses;
2. payments due under the interest rate swap agreements;
3. interest due on class A notes;
4. interest due on class B notes, if not deferred;
5. interest due on class C notes, if not deferred;
6. payment due on the primary amortisation fund;

Key Information

Provisional Portfolio Characteristics

Total Amount at Closing: EUR1,064 million as of 9 June 2004, of which EUR950m will be retained at closing.

WA Original LTV (%): 69.2

WA Current LTV (%): 65.5

WA Indexed Current LTV (%): 62.4

WA Remaining Maturity: 22 years

WA Seasoning: 16 months

Concentration in Andalucia (%): 29.4

Structure

Originators and Sellers: see table p.4

Servicer: the sellers

Fund: Rural Hipotecario VI, Fondo de Titulización de Activos

Sociedad Gestora: Europea de Titulización, S.A., S.G.F.T.

Swap Counterparty: Banco Cooperativo Español (rated 'A/F1')

Final Legal Maturity: 17 October 2036

7. interest due on the class B notes, if deferred;
8. payment due on the secondary amortisation fund;
9. interest due on the class C notes, if deferred;
10. payment due on the tertiary amortisation fund;
11. replenishment of the reserve fund;
12. swap adjustment
13. subordinated amounts including interest and principal due on the start-up loan, and the subordinated loan;

Interest due on the class C notes will be deferred if the Amortisation Deficit of the class C notes exceeds 50% of the initial balance of the C notes. Interest due on the class B notes will be deferred if the Amortisation Deficit of the class B notes exceeds the sum of 50% of the initial balance of the B notes and 100% of the initial balance of the C notes.

The Amortisation Deficit is the difference between: a) the outstanding balance of the notes; b) the current balance of the loans excluding losses (defined as mortgages more than 18 months in arrears).

Principal Redemption

Payments due under the primary amortisation fund will be the positive difference between the Class A notes principal outstanding and the outstanding balance of loans less than 18 months in arrears.

Payments due under the secondary amortisation fund will be the positive difference between the Class A and Class B notes principal outstanding and the outstanding balance of loans less than 18 months in arrears.

Payments due under the tertiary amortisation fund will be the positive difference between the Class A, Class B and Class C notes principal outstanding and the outstanding balance of loans less than 18 months in arrears.

The notes will be redeemed sequentially, the proceeds being applied first to redemption of the class A notes, then the class B notes and finally the class C notes. The notes' final maturity date is 17 October 2036.

Nevertheless, notes can be redeemed on a *pro rata* basis as long as the following conditions are met:

- the outstanding principal balance of the class B and C notes reaches, respectively, at least 6% and 2.61% of the total outstanding note balance; and
- the outstanding principal balance of loans more than 90 days in arrears does not exceed 1.5% and 1%, respectively, for the class B and C notes.

Interest Rate Risk

The fund will enter into an interest hedging agreement with Cooperativo to cover the basis risk between interest received from the loans and interest payable on the notes. The fund will pay the swap counterparty the index rate received from the loans, and will receive three-month EURIBOR on the notional of the swap. The latter is defined as the performing and delinquent balances (18 months of arrears) of the portfolio. On the loans paying an index other than Euribor, the swap ensures that the margin on the loan is calculated over Euribor.

If Cooperativo's Short-term rating is downgraded below 'F1', it will, within 10 days, take one of the following steps:

- find an entity rated at least 'F1' to guarantee its obligations under the swap agreement; or
- find a replacement counterparty with a Short-term rating of at least 'F1'; or
- cash- or security-collateralise to an amount satisfactory to the rating agencies;

Credit Enhancement

Initial CE for the class A notes, totalling 5.44%, is provided by the class B and C notes and the reserve fund. Initial CE for the class B notes, totalling 2.44%, is provided by the class C and the reserve fund. CE for the class C notes, totalling 1.14%, is provided the reserve fund (see below).

Reserve Fund

A reserve fund will be set up with a balance equal to 1.14% of the original notes balance. Subject to the following conditions, the reserve fund will be permitted to amortise to the lesser of: a) 1.14% of the initial notes balance; or b) the greater of: i) 2.28% of the then-outstanding note balance; and ii) 0.57% of the initial notes balance:

- the balance of loans more than 90 days in arrears remains below 1.0% of the outstanding mortgage balance;
- on the previous payment date, the reserve fund was replenished to its required amount.

Representations and Warranties

The sellers will provide representations and warranties in relation to the collateral. Some of the representations and warranties are:

- each mortgage loan is registered in the relevant property registry and represents a first-ranking claim on the corresponding property;
- the sellers have full right and title to, and the power to sell and transfer, the mortgages;
- the sellers is unaware that any of the underlying properties have been subject to a reduction in value of more than a 20%;
- all properties are located in Spain;
- none of the mortgage loans will be more than 30 days delinquent at closing; and
- all properties have undergone a valuation process, as required by law.

No search of title will be conducted by the fund or other transaction parties; instead, they will rely on the representations and warranties mentioned above and provided by the sellers in relation to the collateral. If there is an irretrievable breach of any of the representations or warranties, the sellers will be required to replace or repurchase the loan(s) in question.

■ Legal Structure and Collateral

At closing, the mortgage loans will be transferred by the sellers to the *Sociedad Gestora* on behalf of the Fund. The *Sociedad Gestora* is a special-purpose company with limited liability incorporated under the laws of Spain. Its activities are limited to the management of asset-backed notes.

Cooperativo will act as a back-up servicer. Upon request of the *Sociedad Gestora* the bank will step in and replace the relevant seller in its loan management and administration responsibilities as stipulated in the transaction administration contracts.

Sellers Involved in the Transaction

	Rating	% of Loans Originated in the Portfolio
Caja Rural Intermediterránea S.C.C., Cajamar	NR	23.1
Caja Rural de Navarra S.C.C.	A-(A minus)/F2	17.2
Caja Rural del Sur S.C.C.	NR	16.3
Caja Rural del Mediterráneo, Ruralcaja S.C.C.	NR	12.8
Caja Rural de Aragon S.C.C.	BBB/F3	7.9
Caja Rural de Tenerife S.C.C.	NR	5.5
Caja Campo, Caja Rural S.C.C.	NR	4.3
Caja Rural de Ciudad Real S.C.C.	NR	3.7
Caja Rural de Balears S.C.C.	NR	3.6
Caja Rural de Zamora C.C.	NR	3.5
Caja Rural de Teruel S.C.C.	NR	1.4
Caja Rural lLa Vall San Isidro S.C.C.V.	NR	0.7

NR = Non rated by Fitch Ratings
Source: Fitch Ratings

Provisional Collateral

As of May 9 2004, the reference portfolio consists of 14,077 mortgage loans originated by the 12 sellers in the normal course of their business. All the loans are secured by residential properties in Spain. Security for the loans is in the form of mortgages registered in the "*Registro de la Propiedad*" (the official register) and all are first ranking.

The portfolio's original weighted average Loan to value ("LTV") stands at 69.2%, with a weighted average current LTV of 65.5%. In its recovery calculation, Fitch used an indexed valuation of the underlying properties using regional residential indices and giving 50% credit to increases in property prices; the weighted average indexed current LTV of the pool is 62.4%. The percentage of loans concentrated in the above-90% original LTV bucket is 6.7% of the pool.

The oldest loan was originated in January 1993 and the most recent in December 2003. Seasoning is 16.1 months and the weighted average current remaining maturity is 22 years. Some 98.5% of the pool pays on a monthly basis, while the remainder pays on a quarterly, semi-annual or annual basis. All the loans pay floating rate. The majority is linked to 12-month EURIBOR (82.5%), while the remainder is linked to three- or six-month EURIBOR, MIBOR or the TMPH and CECA indices. As of the closing date, circa 2.3% of the pool consisted of loans with arrears of 1-30 days, while 7.5% of the loans were backed by second residences. To address the additional risk implied in these loans Fitch applied a stress of 20% to their default probability.

Origination and Servicing

As part of its analysis, Fitch reviewed and analysed the origination and servicing guidelines of the sellers, Caja Rural de Navarra and Caja Rural del Mediterraneo (Ruralcaja) with on-site visits.

Both entities focus on the borrower's ability to pay, allowing maximum debt to income of 33% in the case of Ruralcaja and 40% in the case of Caja Rural de Navarra. Both adopt a relatively conservative approach on the LTV side, requiring third-party guarantees for loans above 80% LTV. Information used in the credit analysis consists of data provided by the borrower as well as data from CIRBE (a Bank of Spain database that gathers information on borrower exposure and non-payment from all Spanish entities), or RAI (*Registro Aceptación Impagados*). Arrears management and recovery procedures are very satisfactory, with rapid reactions from both entities' centralised recovery departments.

Overall, Fitch believes that both entities have good origination and servicing procedures and are well in line with standards in Spain.

The sellers in this transaction benefit from the integration and development tools provided by Cooperativo. The bank coordinates financial policy, acts as agent and develops a variety of financial services, manages clearing and payment systems and provides international banking services.

Cooperativo further promotes homogenisation of commercial and pricing policies, product standardisation, search for cost efficiency and centralisation of risk control throughout the group. Equally important is the upgrading of the IT system, the same one for all *Cajas*, which is developed and maintained by Cooperativo, with the exception of Cajamar and Cajacampo.

For more information on Cooperativo and the group please refer to Fitch's credit analysis report on the bank dated November 2003.

Credit Analysis

Fitch analysed the collateral for the Rural Hipotecario VI transaction by subjecting the mortgage loans to stresses resulting from its assessments of historical home price movements and defaults in Spain. The analysis is based on the probability of default and expected recoveries determined on the portfolio's individual loans *(see Appendix 1)*.

Provisional Portfolio Summary

Pool Characteristics	
Current Principal Balance (EURm)	1,064
Average Current Loan per Borrower (EUR)	75,556
Average Original Loan per Borrower (EUR)	81,094
Oldest Loan in Portfolio	Jan 1993
Most Recent Loan in Portfolio	Dec 2003
Interest Rate Type	
Floating Rate Loans (%)	100
WA Interest Margin (%)	0.83
Interest Index	Euribor, Mibor,CECA, TMPH
Payments	
Payment Frequency (%)	Monthly: 98.5 Other: 1.5
Payment Method	Direct Debit
Loans <30 Days in Arrears (%)	100
Regional Concentration (%)	
Andalucia	29.4
Comunidad Valenciana	16.8
Lien Position (%)	
First-Ranking	100.0

Source: Fitch Ratings

Default Probability

Generally, the two key determinants of default probability are the willingness and ability of a borrower to make the mortgage payments. The willingness of a borrower to pay is usually measured by the LTV. Fitch assumed higher default probabilities for high-LTV loans and lower default probabilities for low-LTV loans. The main reason for this is that in a severe negative equity situation, borrowers in financial distress, but with equity in their homes (low-LTV loans), have an incentive to sell and maintain/protect their equity, thereby eliminating the need for the lender to repossess the property.

The ability to pay is usually measured by the borrower's net income in relation to the mortgage payment. As is the case with many Spanish originators, this information was not available on a loan-by-loan basis for Rural Hipotecario VI. However, the sellers have a strong focus on borrowers' ability to pay, comparatively strict origination guidelines in this direction and allow a maximum DTI of between 33% and 40% depending on the seller. Therefore, Fitch assumed that borrowers generally have an average ability to pay.

Fitch takes into consideration the specific characteristics of the product in the default probability analysis of the portfolio. The LTV based on the original balance of the initial drawdown is used as the main measure of a borrower's willingness to pay.

The securitised pool has a geographical concentration in Andalucia, with over 29.4% of mortgages located in this region, and in Comunidad Valenciana (16.8% of the portfolio). No upward adjustment was applied to the default probabilities for these loans in these 2 regions.

Recovery Proceeds

To estimate recoveries on mortgage loans in Spain, Fitch examined house price movements in Spain on a regional basis from 1987-2003. The agency found significant differences, most notably between Madrid, Cataluña and País Vasco, and the other regions in Spain. Cities in these three regions have experienced higher price increases than regions elsewhere in Spain. Based on its analysis of the real estate market, Fitch assumed slightly larger market value declines ("MVDs") for certain regions as well as for some large urban areas.

To derive MVDs for the respective stress scenarios, Fitch then compared the characteristics of the Spanish real estate market with those of markets in other European countries. As with its other European mortgage default models, the agency has increased MVDs for higher-value properties. These are generally subject to higher declines in a deteriorating market than homes with average or below-average market values because of limited demand for them. Approximately 22.5% of the reference pool is considered by Fitch to be secured on high-value ("jumbo") properties.

When calculating recovery value, the agency's model reduces each property's worth by the MVD, external foreclosure expenses and the cost to the servicer of carrying the loan from delinquency through to default. This cost depends on the time to foreclosure as well as the applied interest rate, which Fitch assumes to be 10%. Although the sellers currently report a recovery period of a year-and-a-half to two years, Fitch assumes a time to foreclosure of three years.

Cash Flow Analysis

To evaluate the contribution of structural elements such as excess spread, the reserve fund and other factors, Fitch modelled the cash flows from the mortgages based on the WA recovery rate and WA frequency of foreclosure provided by the loan-by-loan collateral analysis. Recoveries included both interest and principal.

The cash flow model assumes that defaults are spread over the first five years of origination, starting straight after closing. The analysis simulates the cost of carrying defaulted loans as the difference between the performing balance of the mortgages and the notional note balance. Excess spread, the reserve fund and principal must be sufficient to cover the cost of carry until recoveries are received after 36 months. Variable interest rates are stressed upwards over time; however, the effect of the latter is limited because of the swap.

The cash flow analysis assumes a high level of annual prepayments on the mortgages: 25%, 22%, 19% and 17% under 'AAA', 'A+', 'BBB+' and 'BB+' scenarios respectively.

The CE levels reflect the severest stress assumption, under which there is no interest shortfall during the life of the 'AAA' tranche or principal shortfall at its final maturity. However, in the case of the class B and class C notes, this will be subject to the deferral trigger and the terms and conditions of the notes. If the deferral triggers are hit, class B and class C notes may not receive any interest for a period of time.

■ Performance Analytics

Fitch will monitor the transaction on a regular basis and as warranted by events. Its structured finance surveillance team ensures that the assigned ratings remain, in the agency's view, an appropriate reflection of the issued notes' credit risk.

Details of the transaction's performance are available to subscribers at www.fitchresearch.com. Further information on this service is accessible at www.fitchratings.com.

Appendix I: Rating Methodology

To determine appropriate levels of CE, Fitch analyses the collateral for Spanish residential transactions using a loan-by-loan mortgage default model. The model subjects the mortgage loans to stresses resulting from its assessments of historical house price movements and defaults. Fitch's study showed that the LTV, reflecting the size of the borrower's down payment, and the borrower's income multiple (original loan advanced divided by income) are the primary indicators of default risk in Spain. Fitch also modelled the cash flow contribution from excess interest using stress scenarios determined by its default model. The cash flow test showed that each class of rated notes, taking available CE into account, can withstand loan losses at a level corresponding to the related stress scenario without incurring any principal loss or interest shortfall.

Default Probability

Generally, the two key determinants of default probability are the borrower's willingness and ability to make the mortgage payments. The willingness of a borrower to pay is usually measured by the LTV. Fitch's model assumes higher default probabilities for high LTV loans and lower default probabilities for low LTV loans. The main reason is that in a severe negative equity situation, borrowers in financial distress but with equity in their homes (low LTV loans) have an incentive to sell and maintain/protect their equity, eliminating the need for the lender to repossess the property.

The ability to pay is usually measured by the borrower's net income in relation to the mortgage payment. Historical data available for Spain show low levels of default. Base default probabilities are determined using a matrix which considers each loan's affordability factor and LTV. The matrix classifies affordability into five classes, the lowest of which (Class 1) encompasses loans with debt-to-income ratios (DTI) of less than 20% and the highest of which (Class 5) encompasses all loans with DTIs exceeding 50%. The average DTI for the mortgage market in Spain is c. 27%-33%.

Adjustments

Fitch adjusts the base default rates on a loan-by-loan basis to account for individual loan characteristics of the collateral across all rating levels.

- **Product Type:** Fitch increases default probability assumptions by 0%-10% for the index volatility experienced by variable-rate mortgage holders.

- **Repayment Type:** Fitch will increase base default rates by 5%-10% for loans to be paid by *cuota creciente*, whereby the amortisation of capital is always the same and the interest payment is increasing.

- **Loan Purpose:** Fitch believes that a financially distressed borrower is more likely to default on a second home or investment property than on a primary residence. Accordingly, Fitch will double the base default rates in both cases. If the purpose of the loan is not to acquire a property in Spain, Fitch will increase the default probability by 50%-100%.

- **Borrower Profile:** Fitch increases default probability on loans to self-employed borrowers by 33%-50% to account for their lack of fixed annual salary.

- **Arrears Status:** when rating portfolios combining current and arrears mortgages, Fitch increases base default rates for mortgages in arrears by 1-30, 31-60, and 61-90 days by 10%, 35% and 70% respectively, and mortgages over 91 days in arrears (non-performing status) by 100%.

- **Underwriting Quality:** Fitch's review and analysis of the origination process determines whether Fitch decreases default rates by up to 25% or increases them by 0%-200%.

Loss Severity

To estimate loss severity on the mortgage loans in Spain, Fitch examined house price movements in Spain on a regional basis from 1987–2001. Fitch found significant differences in price development among the regions, mainly between the regions of Madrid, Catalonia, the Basque Country, and the rest of the regions in Spain. The cities of these regions have experienced higher price increases than other cities in Spain. As in most other countries, rural areas tend to develop on a more stable basis. Based on its analysis of the real estate market, Fitch assumed slightly higher market value declines for certain regions and for some large urban areas.

To derive market value declines for the respective stress scenarios, Fitch then compared the characteristics of the Spanish real estate market with markets in other European countries. As with its other European mortgage default models, Fitch has increased market value declines for higher value properties. These properties are generally subject to larger market value declines in a deteriorating market than homes with average or below-average market values due to limited demand for such properties.

When calculating recovery value, Fitch’s model reduces each property value by the market value decline, external foreclosure expenses, and the cost to the servicer of carrying the loan from delinquency through default. For Spain, Fitch assumes external foreclosure costs represent 10% of the loan’s balance at the time of default. Loss severity also incorporates the fact that the length of time of the foreclosure process might be longer than the actual one in a recession period. To calculate carrying costs, Fitch uses a worst-case scenario analysis, one that assumes the borrower does not pay any interest and the collateral is not realised for a period of three years.

Excess Spread

Excess spread represents the monetary difference between the income received by the issuer from the borrowers and the interest on the notes and other expenses paid by the issuer. Any reserve fund will be replenished from available excess spread, if it is drawn. The actual value of excess spread depends on levels of delinquencies, defaults, and prepayments, as well as the weighted average interest rate of the reference mortgage portfolio throughout the life of a transaction. The Threshold Rate calculation is designed to guarantee the issuer a minimum level of excess spread.

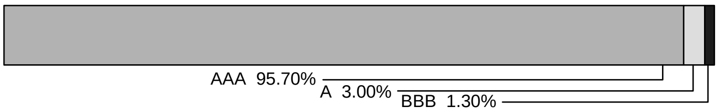
Appendix II: Summary

Rural Hipotecario VI, Fondo de Titulización de Activos — RMBS/Spain

Capital Structure

Class	Rating	Size (%)	Size (EURm)	Credit Enhancement (%)	Spread (Expected)	I/P PMT Freq	Maturity	Coupon
A	AAA	95.70	909.1	5.44		Quarterly	October 2036	3 month Euribor + spread
B	A	3.00	25.5	2.44		Quarterly	October 2036	3 month Euribor + spread
C	BBB	1.30	12.4	1.14		Quarterly	October 2036	3 month Euribor + spread

	Size (%)	Size (EURm)
Initial Reserve Fund	1.14	10.83



Key Information

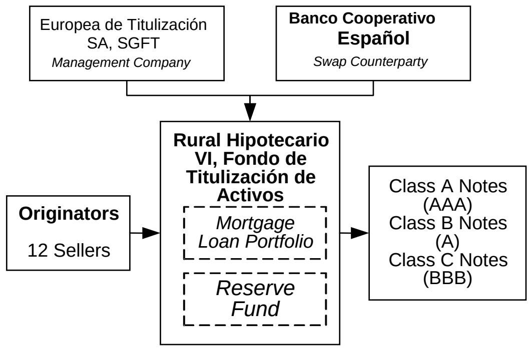
Closing Date	08/07/2004
Country of Assets	Spain
Structure	Pass through, sequential (pro rata subject to conditions)
Type of Assets	Residential mortgages
Currency of Assets	EUR
Currency of Notes	EUR
Primary Analyst	natalia.bourin@fitchratings.com
Secondary Analyst	yohan.assous@fitchratings.com
Performance Analyst	sf_surveillance@fitchratings.com

Role	Party (Trigger)
Seller/Originator	12 sellers, see p. 4
Structurer	Europea de Titulización SA, SGFT
Issuer	Rural Hipotecario VI, FTA
Lead Manager	
Management Company	Europea de Titulización SA, SGFT
Swap Provider	Banco Cooperativo Español (F1)
Financial Agent	Banco Cooperativo Español (F1)

Fitch Default Model Outputs

Rating Level	AAA	AA	A	BBB	BB
WAFF (%)	13.0	10.4	7.8	5.2	2.7
WARR (%)	75.5	81.3	86.8	90.6	94.2
WALS (%)	39.5	33.7	28.2	24.4	20.8
WAMVD (%)	42.0	37.6	33.2	30.0	26.8

Simplified Structure Diagram



Source: Fitch Ratings

Collateral

Pool Characteristics	
Current Principal Balance (EUR)	1,064,000
Average Current Loan per Borrower (EUR)	75,556
Average Original Loan per Borrower (EUR)	81,094
Number of Loans	14,214
WA Seasoning (Months)	16.1
Oldest Loan in Portfolio	22/01/1993
Most Recent Loan in Portfolio	31/12/2003
Interest Rate Type (%)	
Variable	100
Fixed	0
WA Margin	0.83
Interest Index	12-month Euribor (82.5%), Mibor, TMPH, CECA
Principal Payment Frequency (%)	
Monthly	98.5
Quarterly	0.4
Semi annual	0.9
Annual	0.2

Regional Concentration (%)	
Andalucia	29.4
C. Valenciana	16.8
Navarra	8.9
Mortgage Characteristics (%)	
First Ranking	100
Second homes	7.5
Loan to Value (LTV) (%)	
WA Original LTV	69.2
WA Indexed Current LTV	62.4
WA Current LTV	65.5