

# RURAL HIPOTECARIO XI Fondo de Titulización de Activos

## Brief report

Date: 04/30/2009  
Currency: EUR

Date of constitution  
02/25/2009

VAT Reg. no.  
V85643575

Management Company  
Europea de Titulización, S.G.F.T

Originator  
Cajas Rurales: Popular, Albalat dels Sorells, Balaers, Galega, La Vall "San Isidro", Torrent, Caja Campo, Aragonesa y de los Pirineos, Central, Alcabete, Aragón, Asturias, Casinos, Extremadura, Gijón, Granada, Navarra, Soria, Cajasiete, Teruel, Toledo, Zamora, Ruralcaja, Sur, Ntra Sra de la Esperanza de Onda, San Jaime de Alquerías Niño Perdido, San José de Burriana, San José de Nules, San Roque de Almenara, Credit Valencia

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Lead Manager and Suscriber  
Banco Cooperativo Español

Servicer Credit Support Provider  
Banco Cooperativo Español

Bond Paying Agent  
Banco Cooperativo Español

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Bclear

Treasury Account  
Banco Cooperativo Español

Assets Custodian  
Banco Cooperativo Español

Start-up Loan  
Entidades Cedentes

Subordinated Loan  
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### Issued securities: Asset-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 ES0323975005	02/27/2009 21.131	100,000.00 2,113,100,000.00	100,000.00 2,113,100,000.00	Floating 3M Euribor+0.300% 25.Mar/Jun/Sep/Dec	2.1780% 06/25/2009 713.900000 Gross 585.398000 Net	03/25/2053 Quarterly 25.Mar/Jun/Sep/Dec	06/25/2009 "Pass-Through"	Aaa	Aaa	
Series B ES0323975013	02/27/2009 253	100,000.00 25,300,000.00	100,000.00 25,300,000.00	Floating 3M Euribor+0.500% 25.Mar/Jun/Sep/Dec	2.3780% 06/25/2009 779.455556 Gross 639.153556 Net	03/25/2053 Quarterly 25.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Aa3	Aa3	
Series C ES0323975021	02/27/2009 616	100,000.00 61,600,000.00	100,000.00 61,600,000.00	Floating 3M Euribor+0.700% 25.Mar/Jun/Sep/Dec	2.5780% 06/25/2009 845.011111 Gross 692.909111 Net	03/25/2053 Quarterly 25.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Baa3	Baa3	
Total		2,200,000,000.00								

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)						% Annual equivalent CPR	
				0,34	0,51	0,69	0,87	1,06	1,25	1,44	1,64
Series A	With optional redemption *	Average life	Years	9.93	8.35	7.14	6.18	5.42	4.83	4.32	3.91
		Final Maturity	Years	01/30/2019	07/03/2017	04/15/2016	05/03/2015	07/29/2014	12/24/2013	06/24/2013	01/24/2013
	Without optional redemption *	Average life	Years	10.09	8.52	7.31	6.35	5.59	4.97	4.46	4.03
		Final Maturity	Years	03/29/2019	09/04/2017	06/16/2016	07/03/2015	09/27/2014	02/13/2014	08/11/2013	03/10/2013
Series B	With optional redemption *	Average life	Years	16.22	13.90	12.01	10.47	9.21	8.22	7.37	6.66
		Final Maturity	Years	05/13/2025	01/19/2023	02/27/2021	08/14/2019	05/10/2018	05/15/2017	07/08/2016	10/26/2015
	Without optional redemption *	Average life	Years	17.07	14.81	12.93	11.38	10.10	9.04	8.14	7.39
		Final Maturity	Years	03/20/2026	12/15/2023	01/29/2022	07/12/2020	04/02/2019	03/10/2018	04/17/2017	07/15/2016
Series C	With optional redemption *	Average life	Years	22.08	19.59	17.33	15.33	13.58	12.33	11.08	10.08
		Final Maturity	Years	03/25/2031	09/25/2028	06/25/2026	06/25/2024	09/25/2022	06/25/2021	03/25/2020	03/25/2019
	Without optional redemption *	Average life	Years	22.08	19.59	17.33	15.33	13.58	12.33	11.08	10.08
		Final Maturity	Years	03/25/2031	09/25/2028	06/25/2026	06/25/2024	09/25/2022	06/25/2021	03/25/2020	03/25/2019

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	% CE	% CE
Series A	96.05%	2,113,100,000.00	7.20%	96.05%	2,113,100,000.00	7.20%
Series B	1.15%	25,300,000.00	6.05%	1.15%	25,300,000.00	6.05%
Series C	2.80%	61,600,000.00	3.25%	2.80%	61,600,000.00	3.25%
Issue of Bonds		2,200,000,000.00			2,200,000,000.00	
Reserve Fund	3.25%	71,500,000.00	3.25%		71,500,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	121,097,641.32	1.452%	
Servicer ppal collect not yet credited	1,777,070.71		
Servicer ints collect not yet credited	1,394,089.62		
Liabilities	Available	Balance	Interest
Start-up Loan		5,500,000.00	2.512%
Subordinated Loan		71,500,000.00	2.512%

### Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	19,188	19,341	
Principal			
Principal outstanding	2,167,676,775.88	2,200,118,800.81	
Average loan	112,970.44	113,754.14	
Minimum	7,961.68	12,535.52	
Maximum	494,005.81	495,172.15	
Interest rate			
Weighted average (wac)	4.96%	5.54%	
Minimum	2.16%	2.93%	
Maximum	8.51%	8.51%	
Final maturity			
Weighted average (WARM) (months)	303	305	
Minimum	01/01/1900	12/31/2011	
Maximum	07/24/2049	07/24/2049	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	1.10%	0.19%	
1-year EURIBOR/MIBOR (Mortgage Market)	93.22%	94.09%	
Mortgage Market: Savings Banks	3.02%	3.02%	
Mortgage Market: All Institutions	2.67%	2.69%	

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	0.04	7.84	0.03
10.01 - 20%	0.96	16.75	0.91
20.01 - 30%	3.89	25.84	3.78
30.01 - 40%	7.16	35.50	6.98
40.01 - 50%	11.32	45.40	11.19
50.01 - 60%	16.15	55.29	16.07
60.01 - 70%	19.97	65.24	19.92
70.01 - 80%	32.88	75.55	33.41
80.01 - 90%	3.98	85.00	3.96
90.01 - 100%	3.66	94.85	3.74
Weighted average (WALTV)	62.50		62.78
Minimum	2.21		4.01
Maximum	99.58		99.89

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.59%	0.50%			0.50%
Annual Percentage Rate (CPR)	6.82%	5.88%			5.88%

Geographic distribution		
	Current	At constitution date
Andalucia	20.47%	20.40%
Aragon	11.41%	11.40%
Asturias	4.92%	4.94%
Balearic Islands	1.69%	1.67%
Basque Country	3.82%	3.83%
Canary Islands	0.56%	0.56%
Cantabria	0.09%	0.09%
Castilla-La Mancha	6.01%	6.00%
Castilla-Leon	2.86%	2.90%
Catalonia	2.34%	2.33%
Extremadura	0.67%	0.67%
Galicia	0.48%	0.48%
La Rioja	2.07%	2.08%
Madrid	2.68%	2.70%
Murcia	0.90%	0.89%
Navarra	10.04%	10.14%
Valencia	28.99%	28.91%

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	1,521	309,232.19	626,809.81	0.00	936,042.00	57.25	174,796,172.28	175,732,214.28	75.84	60.77
from > 1 to ≤ 2 months	356	150,345.31	373,390.44	0.00	523,735.75	32.03	45,619,393.99	46,143,129.74	19.92	65.43
from > 2 to ≤ 3 months	63	38,582.03	111,211.06	0.00	149,793.09	9.16	8,622,613.69	8,772,406.78	3.79	70.74
from > 3 to ≤ 6 months	8	6,442.76	19,082.98	0.00	25,525.74	1.56	1,026,282.61	1,051,808.35	0.45	84.26
Subtotal	1,948	504,602.29	1,130,494.29	0.00	1,635,096.58	100.00	230,064,462.57	231,699,559.15	100.00	62.06
<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	1,948	504,602.29	1,130,494.29	0.00	1,635,096.58		230,064,462.57	231,699,559.15		62.06