

## RMBS

## Rural Hipotecario XV, FTA

**Close Date**  
22 July 2013

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### Ratings

Debt	Original Balance Euro Millions	Credit Enhancement(1)(2)	Investor (p.a.)	Coupon	ISIN	DBRS Rating	DBRS Action
Series A(3)	476.10	15.00%	3mo-Euribor + 0.30%		ES0323977001	A (sf)	New Rating
Series B(4)	52.90	5.00%	3mo-Euribor + 0.50%		ES0323977019	BB (sf)	New Rating
Reserve Fund(5)	26.45						

#### Notes:

- As of closing date (22 July 2013).
- Credit enhancement is a percentage of Series A + Series B Notes.
- Series A credit support consists of Series B subordination (10%) and the cash Reserve Fund (5%).
- Series B credit support consists of the cash Reserve Fund (5%).
- Reserve Fund is equal to 5% of Series A + Series B Notes.

### Transaction Summary

This transaction is a securitisation of prime residential mortgage loans originated by GlobalCaja (Caja Rural de Abalce, Cuidad Real Y Cuenca, S.C.C), Caja Rural de Asturias (Caja Rural de Asturias, S.C.C) and Caja Rural de Granada (Caja Rural de Granada, S.C.C.) At closing the portfolio was sold to Rural Hipotecario XV, Fondo de Titulizacion de Activos (RH XV) a securitisation fund constituted under Spanish securitisation law. The Series A and Series B Notes were issued to finance the purchase of the portfolio at closing. The transaction is managed by Europea de Titulización, SGFT. The portfolio is serviced by GlobalCaja, Caja Rural de Asturias and Caja Rural de Granada.

The Series A Notes benefit from 15.00% credit enhancement which consists of EUR 52.9mn subordinated Series B Notes and a fully funded reserve fund of EUR 26.45mn. The Series A Notes also benefit from full sequential amortisation, with no possibility of pro-rata amortisation.

The Series B Notes credit enhancement is 5.00%, which consists of EUR 26.45mn Reserve Fund. The interest payments on Series B Notes will be deferred and cash diverted to pay Series A Notes principal if certain performance triggers are breached.

#### Notable Features:

- A Commingling Reserve is in place to mitigate cash flow disruptions caused by a servicer event of default and/or replacement of the servicer and/or intervention by the Bank of Spain
- The Secondary Reserve Fund provides additional liquidity to the transaction senior fees and Series A Notes interest payments. Note that the Secondary Reserve Fund cannot be used to pay Series B Note interest.

#### Strengths

- The mortgage portfolio is well seasoned at 4.82 years.
- There is a high concentration of loans originated between 2008 and 2012 (69.57%). Loans originated after 2008 were granted under stricter lending criteria.
- The current weighted average un-indexed LTV of the securitised pool stands at 54.2%.
- A secondary cash reserve provides liquidity to senior fees and Series A Notes interest payments.



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### Challenges and Mitigating Factors

- Macroeconomic conditions in Spain remain weak, with uncertainty in financial markets and unemployment at 25.98% as of Q3 2013 (INE data). The austerity measures implemented by the government of Spain on individuals are negatively affecting residential mortgage portfolios credit performance. **Mitigant:** DBRS estimated expected loss assumptions at the relevant rating category take into account anticipated decline of the assets.
- Property values continued to decrease in 2013. This trend is not expected to reverse in the medium term, which will negatively impact recovery rates on foreclosed properties. House prices declined on average by 36.69% from peak values according to INE data as of Q2 2013. TINSA house price decline – from peak values - stands at 39.10% as of September 2013. **Mitigant:** The current DBRS expectation on house price decline in Spain is reflected on the 50% base case market value decline scenario applied to the collateral mortgage pool.
- The transaction is exposed to un-hedged basis risk. **Mitigants:** Cash flows have been stressed using standard DBRS interest rate stresses. The Reserve Fund, subordinated Series B Notes and potential excess spread can also help towards mitigating basis risk in this transaction.
- Relative to other Spanish RMBS transactions, this mortgage portfolio has a high degree of geographic concentration with 35% of the pool concentrated in the autonomous region of Castilla la Mancha, 31.5% concentrated in the autonomous region of Andalucia and 28.5% concentrated in the autonomous region of Asturias. **Mitigant:** The business activity of Spanish Cajas Rurales focuses on their local area, with very close and long term customer relationships; refer to operational risk section for more details.

### Rating Rationale

The DBRS Ratings Limited (“DBRS”) rating of the Series A Notes addresses the timely payment of interest and full payment of principal by the legal final maturity date. The rating of the Series B Notes addresses ultimate payment of interest and ultimate payment of principal by the legal final maturity date in accordance with the terms and conditions of the Notes. DBRS based the rating on:

- Transaction capital structure and form and sufficiency of available credit enhancement.
- The ability of the transaction to withstand stressed cash flow assumptions and repay investors according to terms in which they have invested.
- The transaction parties’ capabilities with respect to originations, underwriting, servicing and financial strength.
- The credit quality of the collateral
- A review of the legal structure, transaction documents and opinions.

### Sovereign Assessment

As of 8<sup>th</sup> March 2013, DBRS rates the Kingdom of Spain A (low) with a Negative Trend. For more information, please refer to the most recent published press release by DBRS available from [www.dbrs.com](http://www.dbrs.com).

### Sector Analysis

The macroeconomic situation in Spain remains weak with unemployment at historically high levels and borrowers’ delinquency rates steadily rising. The austerity measures implemented by the government of Spain have also contributed towards reducing borrowers’ affordability and increasing defaults.

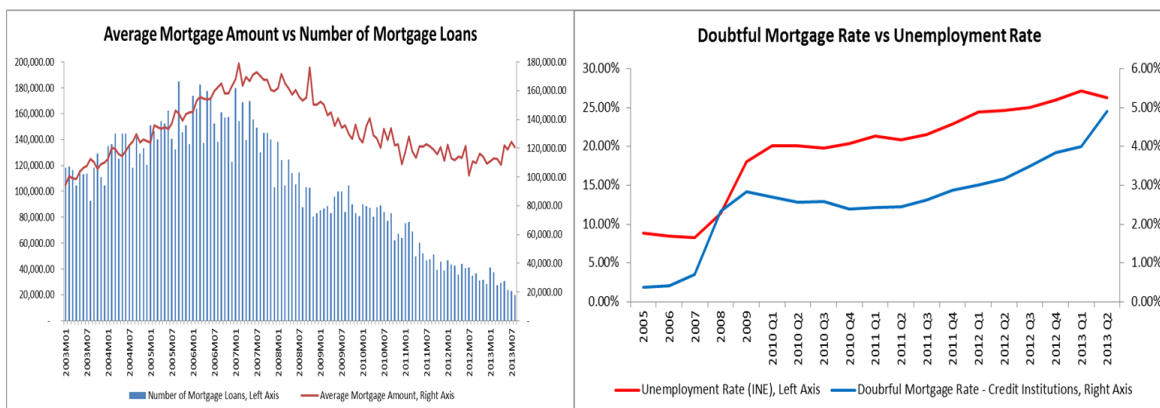
### Mortgage Market

The Bank of Spain doubtful mortgages rate for financial institutions initially reached its peak in 2009 at 2.84%, thereafter doubtful Mortgages declined to 2.38% in Q4 2010. Since then doubtful mortgages have

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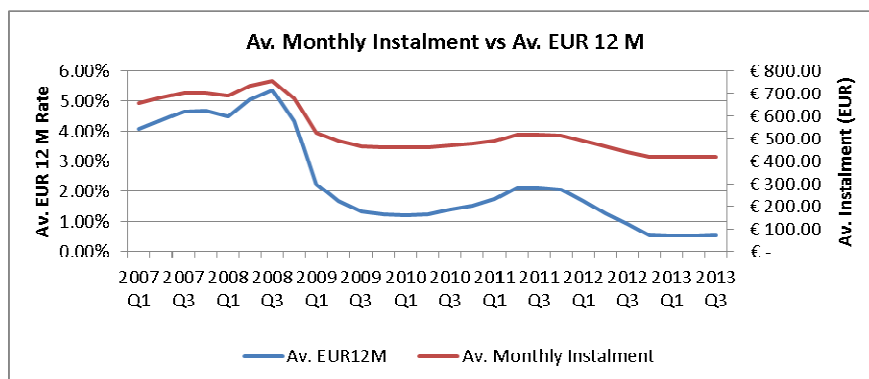
steadily increased to reach a new peak of 4.91% as of Q2 2013. This upward trend is not expected to change in the medium term as the unemployment rate is expected to remain at high levels in the short to medium term. Although the unemployment rate fell by 28bps since the last quarter to 25.98%, it has risen on an annual basis with the unemployment level at 25.98% in Q3 2013(INE, Q3 2013). The overall level of doubtful mortgage loans appears to be correlated to unemployment albeit the gap between arrears and the level of unemployment is larger than might be expected.



Source: Instituto Nacional de Estadística (INE) and Bank of Spain

Housing demand and housing credit supply remains constrained. The number of mortgages originated continued to decline with 19,646 mortgages originated in August 2013 (average amount=EUR 120,900.95). This amount is significantly lower when compared against the same month in 2007 where 129,961 mortgages were originated with an average loan amount of EUR 170,606.10.

The current performance trends and future expectations are also linked to the low interest rate environment, which has allowed mortgage borrowers in Spain to remain current. The low interest rate environment is particularly relevant in Spain as mortgages are generally variable rate. These types of mortgages are typically referenced to 3, 6 or 12 month Euribor/Mibor. Spanish borrowers have benefited from approximately 44.7% decrease on their monthly instalments since Q3 2008 (assuming: Mortgage loan= EUR 125,000, Term=25 years, 12 months Euribor = 5.37% in Q3 2008 versus 0.56% in Q3 2013).



**Housing Market**

Following the burst of the housing bubble in Spain, house prices declined by 36.69% -at the national level - from their peak values (INE, Q2 2013). The house price declines are not homogeneous across Spain. Madrid and the north east autonomous communities are the regions where the current house price decline, from peak values, is above the national level.

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### House Prices in Spain - Peak to Trough Analysis



The total number of properties in Spain is 25.21<sup>1</sup> million, from which second homes are 3.68 million and empty properties 3.4 million. Empty properties are deemed to be properties available for sale, rent or abandoned. Due to low housing demand and the limited supply of finance, it is expected the oversupply of properties will remain high and consequently prevent recovery of house prices in the near future.

### Transaction Parties and Relevant Dates

#### Transaction Parties

Type	Name	Rating
Issuer	Rural Hipotecario XV, FTA	N/A
Originator/Seller	GlobalCaja, Caja Rural de Asturias, Caja Rural de Granada	N/A
Servicer	GlobalCaja, Caja Rural de Asturias, Caja Rural de Granada	N/A
Ultimate Back-up Servicer	Banco Cooperativo Español	BBBH/R-1L/Negative Trend
Account Bank	Barclays Bank Plc (Spanish Branch)	DBRS Private Rating
Paying Agent	Barclays Bank Plc (Spanish Branch)	DBRS Private Rating
Arranger and Management Company	Europea de Titulización, SGFT	NR

<sup>1</sup> 2011 Census of population and properties published by INE on April 2013

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### Relevant Dates

Type	Date
Closing Date	22 July 2013
First Interest Payment Date	16 August 2013
Payment Frequency	Quarterly
Payment Dates	16th day of February, May, August and November in each year
Legal Final Maturity Date	16 May 2058

### Origination and Servicing

DBRS conducted operational reviews of three regional Spanish cooperative banks in April 2013 in Madrid, Spain.

DBRS considers the originations and servicing practices of the three cajas to be fairly consistent with other small, regional Spanish banks. However, given the relatively small size of the cajas the origination, underwriting and/or servicing systems as well as the overall control environment may not be as robust as those observed at larger Spanish banks.

The Caja Rural network was established in 1989 with 23 rural banks and has since expanded to include 73 banks and nearly the entire network excluding the cajas that have merged with Cajamar in 2012 to form Cajas Rurales Unidas. Banco Cooperativo Espanol (BCE) was created in 1990 to serve as a central, support bank for the rural cajas which are also BCE's shareholders. BCE provides various services to the cajas including a shared IT system provided by Rural Servicios Informaticos (RSI).

The typical rural caja has less than €2bn in total assets and only a few cajas have balance sheets exceeding €5bn including CRG and GlobalCaja. CRA, another 'Top 10' rural caja had assets totalling approximately €3.5bn as of YE2012. Some of the larger cajas are the result of recent mergers within the caja rural network. For example, GlobalCaja was established in 2011 from the merger of four small cajas located in the Castilla-La Mancha provinces of Albacete, Cuenca and Ciudad Real. Each of the cajas forming GlobalCaja was established over 40 years ago in their respective provinces. Given the current economic situation in Spain, further consolidation of the caja rural network is expected over the next several years.

The following chart provides some key figures, as of YE2012, for the cajas participating in the RH15 transaction.

	CR Granada	CR Asturias	GlobalCaja
Total Assets (EURm)	6,013	3,455	5,240
Total Loans (EURm)	3,600	2,130	2,960
Mortgage Loans (%)	70%	78%	31%
Home Region	Andalucia	Asturias	Castilla la Mancha
Year Founded	1969	1963	2011
No. Branches	197	112	254
No. Employees	800	400	957
Mortgage NPL (total)	9.8%	6%	10%
Mortgage NPL (individuals)	4.3%	3.4%	2.5%
Caja Rural Rank (by assets)	4	7	5

DBRS does not rate CRG, CRA or GlobalCaja. In April 2013, DBRS assigned a long-term debt rating of 'BBB (high)' to Banco Cooperativo Espanol (BCE) which acts as a central, supporting bank for the caja rural network and provides various services to the cajas including a shared IT system provided by Rural Servicios





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Informaticos (RSI). BCE also provides a back-up servicing role for the RH programme in which the cajas participate. For more information on BCE, please see the most recent rating report at [www.dbrs.com](http://www.dbrs.com).

### **Origination & Underwriting**

#### **Origination:**

All originations for the cajas are internally sourced through their respective branch networks with oversight and support from the regional or territory offices particularly for the larger cajas. The branches are responsible for managing the relationship with the borrower as well as collecting data and the required documentation and inputting the information into the respective credit scoring system and rating model, where applicable.

The cajas offer the standard mortgage products common in the Spanish market and such loans are generally capped at an 80% LTV although higher LTVs are possible with additional guarantees and approval outside the branch office. The maximum lending amount for non-owner occupied residential assets is typically below 80% including new builds and commercial properties. Variable and fixed rates are available and nearly all loans are on monthly payment schedules.

#### **Underwriting:**

The underwriting and loan approval process is generally consistent across the cajas and performed at the branch level although more centralisation of the credit process has been observed at CRG. The overall underwriting process at all the cajas includes an analysis of financial statements, historical analysis of the debtor's exposure to each bank and the wider Spanish banking system and valuations for secured loans. As consistent with the overall Spanish market, full income verification is conducted on all customers including collection of pay stubs, review of bank accounts as well as last two years' audited financial statements, tax returns, acts of incorporation and lists of outstanding loans for self-employed borrowers.

Each caja employs credit scoring and rating models provided by RSI that incorporate credit bureau data, sector data, financial statements and qualitative elements although such models are somewhat less developed at the smaller banks and may, for instance, lack the qualitative component. The internal ratings apply mainly to SMEs and corporates and some self-employed borrowers. Ratings are based on a standard probability of default calculation and have been reviewed and approved by the Bank of Spain. The internal rating systems are also regularly back-tested and validated by RSI. The ratings (and credit scores for individual borrowers) are mainly used for assessing the borrower's creditworthiness and overall risk profile and are used as an on-going monitoring tool including some behavioural scoring functionality with monthly or quarterly updates of credit bureau data.

The cajas' approval authority limits are fairly conservative compared to the wider Spanish market. Approval levels are set according to competency and size, particularly branch level authority as well as the risk profile of the borrower and the complexity of the loan driven by LTV and property type. As the average mortgage amount for each participating caja is over €100,000, most loans are approved outside of the branch in the caja's respective head office.

In the case of CRG, individual branch manager approval is capped at €25,000 with committee approval involving the branch manager and local credit risk representation required for loans up to €50,000. While branch level approval at GlobalCaja follows the more traditional approach of setting the approval limit

according to the branch classification, less than 20% of the caja's offices have the higher approval limits of €100,000 and €200,000 associated with level 2 and level 1 authorisations respectively.

#### **Valuations:**



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Real estate valuations are carried out for all secured loans. All appraisals are performed by external surveyors and comply with Bank of Spain regulatory guidelines. Assets are re-valued once every three years per Bank of Spain guidelines although values are checked more frequently using statistical models.

**Summary strengths**

- All loan activity is sourced internally with no external intermediary or broker network.
- Centralised underwriting with very conservative branch approval limits across the cajas particularly for CRG.

**Summary weaknesses**

- Weaker financial condition compared to larger Spanish banks.

**Mitigant:** The banks have large networks compared to rural caja standards and healthy presence within respective home regions.

**Servicing**

Servicing activities within the cajas are fairly consistent with some centralisation of administrative functions in the respective bank's head office and primary borrower contact including collections and early arrears management activities managed with the local branches. Payments are primarily made through direct debit as most of the borrowers have current accounts with the respective caja.

The cajas follow standard collections and arrears management strategies including compliance with regulatory guidelines surrounding delinquency, watch list and default definitions. Automated, standard letters are generated through the servicing system and sent to the borrower around day 15 and day 30. The internal rating system within each bank is used to monitor the loan including updates to the rating and helps to set the appropriate workout strategy. Legal proceedings are initiated generally after a loan is officially classified as a default and all previous attempts at an out-of-court resolution have been exhausted.

Timelines and recovery rates are generally consistent with the overall Spanish banking sector.

**Summary strengths**

- Majority of loans are on monthly payment frequency and pay via direct debit.
- Centralisation of default management activities.

**Summary weaknesses**

- Rising level of non-performing loans across the total loan portfolio and mortgage book  
**Mitigant:** Similar trend observed across the Spanish market and current levels appear manageable although 10% for GlobalCaja and CRG are above national figures. There is less exposure to coastal real estate compared to other banks.

**Opinion on Back-Up Servicer:** In the event of a servicer event of default, the gestora ("Management Company") is responsible for identifying and engaging a suitable replacement servicer. If such a replacement is not found, BCE will assume the existing servicer's role. This back-up servicing structure exists in other RH transactions.

As BCE has existing relationships with the cajas and provides operational support and some reporting capabilities to the bank, the transfer process following a servicer default is expected to be fairly efficient and timely. BCE also owns the IT company, Rural Servicios Informaticos (RSI), which provides the systems used by GlobalCaja resulting in numerous operational benefits.

BCE estimates the entire transfer process including data transfer and notification to borrowers of new payment instructions to range from 30-90 days. The regular quarterly meetings with the participating banks and the Management Company as well as the daily access to information contained within the RSI

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systems help ensure an efficient transfer process. As a result of the existing relationships with the cajas, the transfer time and the use of similar IT systems, the back-up arrangement is defined as “warm” per DBRS’s methodology.

Both BCE and RSI have been in business for over 20 years. BCE currently has over 200 employees and is currently servicing a portfolio valued at over €500m with mortgage loans representing approximately 15% of the total. RSI has over 600 employees providing servicing and software support for retail banking operations.

### **Collateral Analysis Details**

#### **Data Quality**

Performance data provided to DBRS represents historical performance data of all the loans originated by GlobalCaja, Caja Rural de Asturias and Caja Rural de Granada and previous Rural Hipotecario securitised transactions. Based on the performance history provided, DBRS was able to assess the benchmark two-year PD for the mortgage portfolio. In addition to historical performance data, legal documentation prepared by the issuer’s legal counsel was provided.

DBRS considered the data to be of satisfactory quality.

#### **Collateral Analysis**

Summary characteristics for the portfolio as of 13 June 2013:

- Current Balance: EUR 601,171,682.74
- Number of Loans: 7,873
- Average Loan Balance: EUR 76,359
- Maximum Current Balance: EUR 411,577.55
- \*Weighted Average (WA) Original Term: 27.67 years
- \*WA Remaining Term: 21.86 years
- \*WA Seasoning: 4.82 years
- \*WA Original Un-indexed LTV: 64.7%
- \*WA Current Un-indexed LTV: 54.2%
- Euribor/Mibor 12 month rate loans: 99.11%
- Self Employed: 18.19%
- Top 10 obligor concentration: 0.62%

\* calculated by DBRS

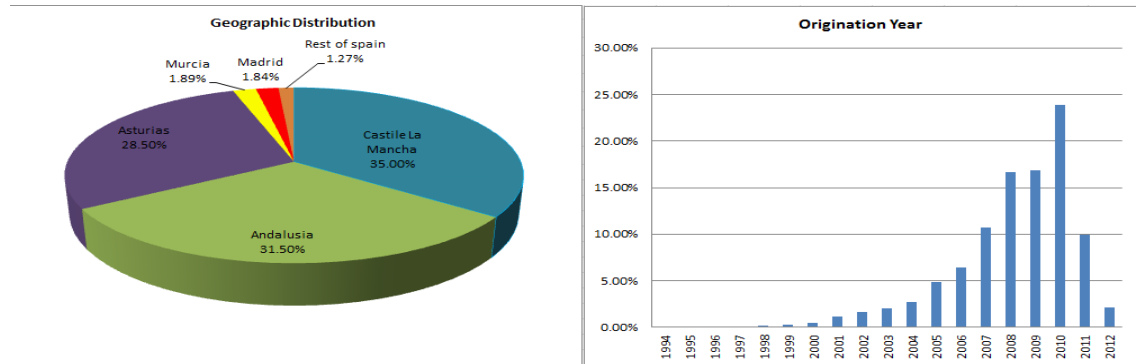
The Portfolio is 4.82 years seasoned. The seasoning of the portfolio is considered a positive for the transaction as historical trends indicate the majority of borrower defaults occur within the first 5 years of the mortgage. Approximately 69.57% of the mortgage pool originated in 2008 and after. Post 2007, mortgage providers have implemented stricter underwriting criteria when issuing a loan, which is a positive for the transaction; however these loans have been originated in a lower interest rate environment and have the potential risk of payment shocks associated with future interest rate rises.

The portfolio is 35.00% geographically concentrated in the autonomous community of Castilla la Mancha, 31.5% concentrated in Andalucia and 28.51% concentrated Asturias. The high level of centration is viewed negatively as the transaction is exposed to house price fluctuations and overall economic performance of a small pocket of regions.

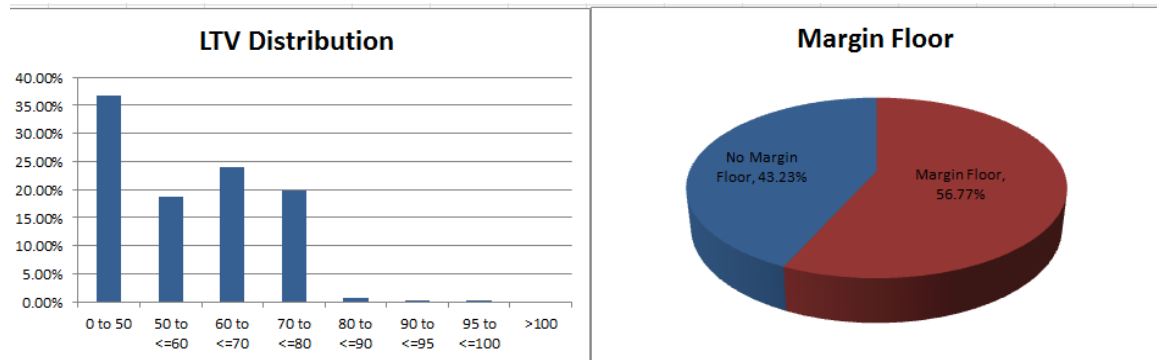


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Weighted average current un-indexed LTV for the Portfolio is 54.2%, which is relatively low when compared to recent RMBS deals issued by other originators in Spain. 20.47% of the mortgage loans have an un-indexed LTV higher than 70.00%. The mortgage portfolio is also 56.77% exposed to loans with margin floors. Margin floors were not considered on the cash flow analysis of this transaction.



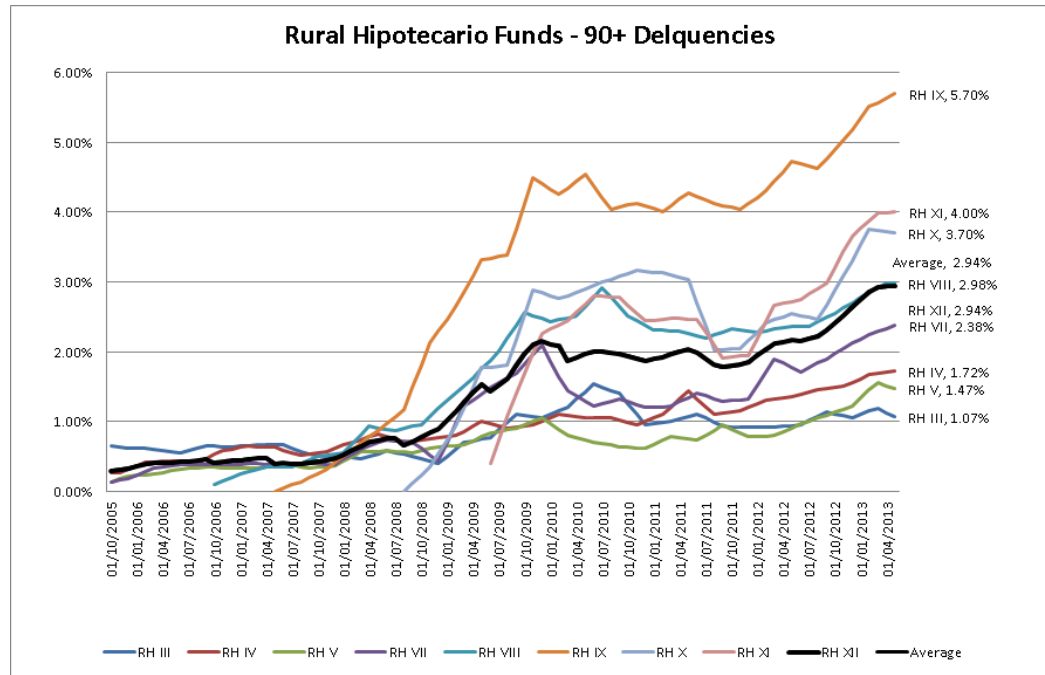
The Portfolio is primarily for the purchase of first homes and is almost entirely exposed to Spanish nationals (99.1%).

**Historical Performance**

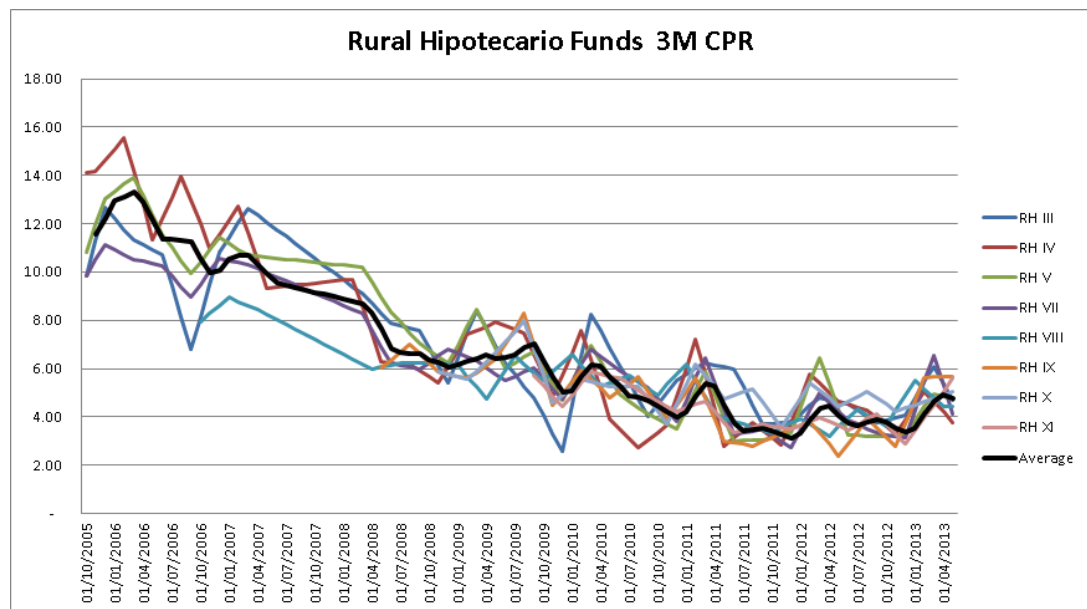
The following chart plots 90+ dynamic delinquencies of all existing Rural Hipotecario securitisations. The average 90+ delinquency stands at 2.98% of the current balance as of April 2013. The data indicates credit deterioration in RHIX, RHX and RHXI. These deals were originated between 2007 and 2009 and as result have significant exposure to loans originated at the peak of the housing market.

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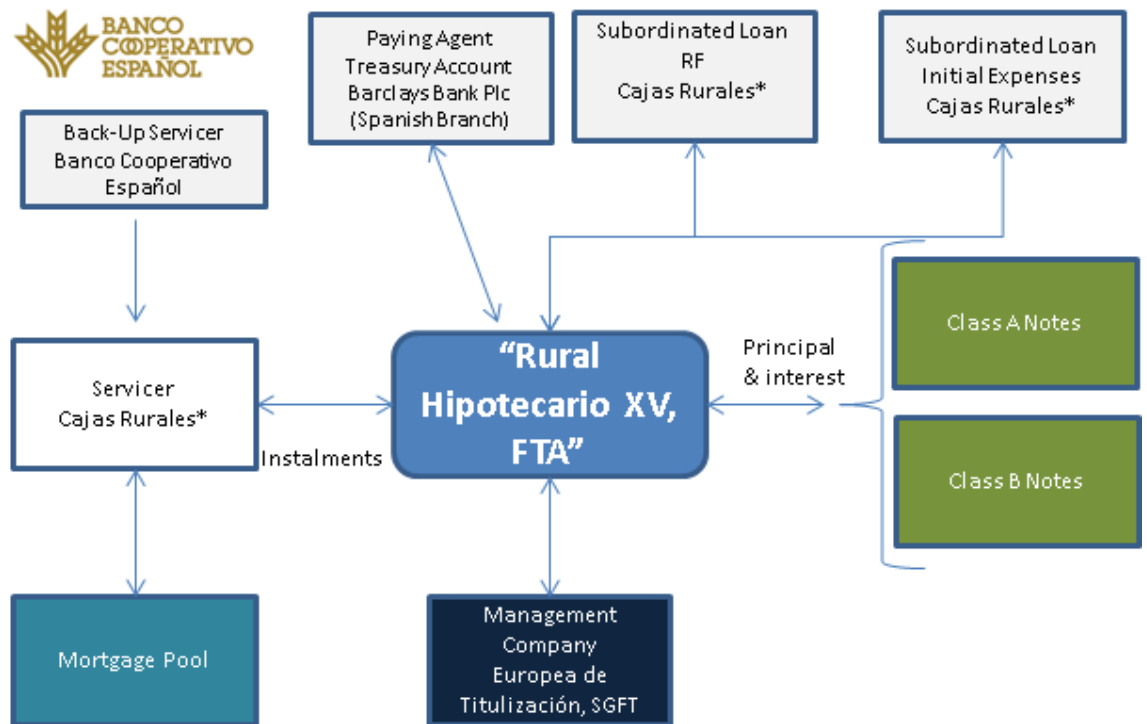
Unscheduled prepayments trend (3 month Constant Prepayment Rate ("CPR")) declined from an average of 11.00% in 2005 to 4.77% on April 2013.



The three month CPR has followed a downward trend which is in-line with market observations and the current economic environment in Spain. The declining level of prepayment will mean that credit enhancement will, all other things being equal, take longer to build up than in prior transactions.

## Transaction Structure

### Transaction Diagram



\*Cajas Rurales: Global Caja, Caja Rural de Asturias S.C.C. and Caja Rural de Granada S.C.C.

### Structural Features

#### Transaction Overview

Notes of RHXV were issued to finance the acquisition of the portfolio at close. In addition, two subordinated loans will fund the Reserve Funds and the loan for initial expenses. A deposit will be established at close to fund the commingling reserve.

#### Available Funds

The transaction has a combined waterfall structure, where the available funds can be summarised as: (a) interest and principal collections (including recoveries), (b) investment income on the treasury account (c) balance of the Reserve Fund and (d) all other collections.

#### The Pre-Enforcement Waterfall

The available funds are distributed through a combine waterfall described below:

1. Senior fees including taxes. Servicing fees to the replaced servicer, if applicable, other than Banco Cooperativo Español;
2. Series A Notes Interest payments;
3. An amount to maintain the required secondary cash reserve amount;
4. Series B Notes Interest payment unless payment is deferred to 6th place in the Priority of payments See trigger condition below;



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5. For the most senior Notes outstanding at any time , the principal amount equal to the positive difference between the outstanding principal balance of the bond issue and the outstanding balance of the non-defaulted mortgage loans;
6. Payment of Interest due on the Series B Notes when this payment is deferred from the 4th place in the priority of payments;
7. An amount to maintain the required cash reserve amount;
8. Interest on loan for initial expenses;
9. Principal on loan for initial expenses;
10. Interest on subordinated loan;
11. Principal repayment of subordinated loan;
12. Servicer management fee;
13. Payment of the Financial Intermediate Margin;

#### **The Post-Enforcement Waterfall**

The Management Company will liquidate the Funds at legal maturity date of the Fund or in case of an early amortisation of the Fund. The funds are then distributed through a combine waterfall described below:

1. Amounts to pay liquidation expenses of the Fund;
2. Payment of taxes, ordinary and extraordinary expenses of the Fund. Servicing fees to the replaced servicer, if applicable, other than Banco Cooperativo Español;
3. Series A Notes Interest payments;
4. Principal amortisation of Series A Notes;
5. Series B Notes Interest payments;
6. Principal amortisation of Series B Notes;
7. Payments to amortise any loan arranged for the early amortisation of the Notes;
8. Interest on loan for initial expenses;
9. Principal on loan for initial expenses;
10. Interest on subordinated loan;
11. Principal repayment of subordinated loan;
12. Payment to the servicer;
13. Payment of the financial intermediation margin;

#### **Principal amortisation**

The amortisation amount of the Notes is determined as the outstanding principal balance of the Notes, minus the outstanding balance of non-doubtful mortgage loans. The amortisation of Series A Notes are made on each payment date starting on 16<sup>th</sup> August 2013.

The amortisation amount will be equal to the available funds for the amortisation on each payment date for the Series A Notes and according to the waterfall.

The amortisation of Series B Notes shall be made on each payment date starting when Series A Notes are fully amortised.

The amortisation amount shall be equal to the available funds for the amortisation on each payment date for the Series B Notes and according to Distribution of Available Fund rules.

The amortisation amount to be paid on each interest payment date on step 5 of the Pre-Enforcement Waterfall will be the positive difference of:

1. Remaining amount of the Notes and
2. Current collateral mortgage pool less doubtful mortgage loans



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### **Interest Deferral Triggers**

Provided Series A notes have not amortised and are not scheduled to be fully amortised on the relevant payment date, the payment of interest on the series B notes will be deferred if the following trigger is breached:

On the determination date - before the relevant payment date - the cumulative outstanding balance of the doubtful mortgage loans exceeds 10% of the outstanding mortgage balance when the fund was established.

### **Reserve Fund**

A subordinated loan will be issued at closing in an amount equal to EUR 26.45mn to fund the Reserve Fund. The Reserve Fund covers senior fees shortfalls and Interest shortfalls on Series A and Series B and any principal losses.

After closing, on each payment date the Reserve Fund will form part of the Available Funds and will be maintained at EUR 26.45mn (or 5% the initial sum of the notional amount of Series A and Series B Notes) throughout the life of the transaction.

### **Secondary Reserve Fund**

A Secondary Reserve Fund will be issued at closing of EUR 2mn to provide additional support to Series A Notes. The Secondary Reserve Fund covers any shortfall of step 1 and step 2 of the waterfall (senior fees and Series A Notes interest payments). The Secondary Reserve Fund is not available to cover principal losses.

The Secondary Reserve Fund target amortisation amount will be equal to 0.42% of the outstanding balance of Series A Notes.

There are no performance triggers present which prevent the amortisation of the Secondary Reserve Fund. Therefore it is possible for the target amount to be at its lowest when it is most required.

### **Commingling Reserve Fund**

At closing the transaction will have a Commingling Reserve Fund in place to cover for any lost interest and principal receipts caused by the insolvency of the Servicer. The commingling reserve will be EUR 8.7285 mn.

The required Commingling Reserve Fund amount on each payment date shall be equal to the lesser of:

1. EUR 8.7285mn
2. The higher of:
  - a) 1.65% of the current mortgage balance excluding doubtful loans
  - b) The highest aggregated amount of principal and interest paid in any of the interest payment dates in the last 12 months

The commingling risk in this transaction is mitigated by the fact that borrowers do not pay their instalments on the same day of each calendar month.

### **Definitions**

Doubtful loans/Default loans: 18 months in arrears

Delinquent loans: 90+ days in arrears



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## Transaction Accounts

### Cash Collection

The Management Company on behalf of the fund will engage in a treasury account agreement with Banco Cooperativo Español and Barclays Bank Plc. (Spanish Branch). The treasury account is held with Barclays Bank Plc (Spanish Branch) under the name of the fund.

Barclays Bank Plc. (Spanish Branch) has committed to guaranteeing the Fund a return of 3 month Euribor for a period of two years starting from the closing date. Barclays Bank Plc. (Spanish Branch) will offer the Management Company a new guaranteed interest rate 60 business days before the end of two year period. From that point on, the Management Company will have 60 days to agree on the new terms, subject to Banco's Cooperativo Español consent. In the event an agreement is not reached, the Management Company will appoint a new eligible treasury account provider. All cash collections will then transfer from Barclays Plc. (Spanish Branch) account to the new eligible treasury account provider.

### Commingling

All mortgage borrower payments of the pool are collected by the servicer under direct debit scheme on Batierra's accounts. Payments are transferred from the servicer account to the treasury account in the name of the fund 24 hours after receipt of funds. In the event of insolvency of Caja Rurales (GlobalCaja, Caja Rural de Asturias and Caja Rural de Granada) and until notification is delivered to the relevant borrowers to redirect their payment, payment collections may be commingled with other funds belonging to Caja Rurales.

To mitigate possible cash flow disruptions caused by a servicer event of default and/or replacement of the servicer and/or intervention by the Bank of Spain, the transaction has a Commingling Reserve in place of EUR 8.7285mn to cover any shortfalls in payments to the Series A Notes following termination of the servicer.

In case of termination of the servicing agreement with Caja Rurales, the Management Company is responsible for appointing a new servicer. In case a replacement servicer is not designated, Banco Cooperativo Español will be appointed as the new servicer subject to the same provisions outlined in the current servicing agreement.

## Interest Rate Risk

The transaction does not have a swap in place and as a result is exposed to un-hedged basis risk. The interest receipts from the mortgages and the interest payments due on the notes are referenced to floating rate indexes of 12 month Euribor (Mortgages) and 3 month Euribor (Notes). In a normal and stable sloping interest rate curve 12 month Euribor is expected to be higher than the 3 month Euribor payable on the notes. In such a scenario there is limited basis risk. However, in a rising interest rate environment there is risk the 3 month Euribor rate will rise sharply with the issuer having to wait as long as 12 months to pass this rise on to a proportion of its borrowers. DBRS accounts for this risk in its cash flow modelling using its Unified Interest Rate Model for European Securitisations.

## Set off Risk

All the borrowers have bank accounts at the originators/servicers. Set off in this transaction is very limited as only unpaid instalments that are viewed as fully due and payable prior to the declaration of insolvency might be offset against the deposits held by the originators.



## Cash Flow Analysis

### Summary of Cash Flow Analysis

The DBRS cash flow model assumptions focused on prepayment speeds, interest rates and the amount and timing of defaults and recoveries. Based on a combination of these assumptions, a total of 16 cash flow scenarios were applied to test the performance of the rated Notes (see table below).

Scenario	Prepayments	Default Timing	Interest Rate
1	0%	Front	Upwards
2	0%	Front	Flat/Down
3	0%	Back	Upwards
4	0%	Back	Flat/Down
5	5%	Front	Upwards
6	5%	Front	Flat/Down
7	5%	Back	Upwards
8	5%	Back	Flat/Down
9	10%	Front	Upwards
10	10%	Front	Flat/Down
11	10%	Back	Upwards
12	10%	Back	Flat/Down
13	20%	Front	Upwards
14	20%	Front	Flat/Down
15	20%	Back	Upwards
16	20%	Back	Flat/Down

### Asset Analysis Results

Base on the performance data provided DBRS determined the benchmark 2 year PD of 3.251%.

Using the benchmark 2 year PD, DBRS calculated the lifetime PD and loss given default by applying individual risk characteristics associated with each loan as discussed in the DBRS Master European Residential Mortgage-Backed Securities Rating Methodology. The table below details the lifetime PD, loss given default and expected loss at A, BB and Base case stresses;

	Rating	PD	LGD	Expected Loss	
<i>f</i>	Class A	A (sf)	18.40%	37.13%	6.83%
	Class B	BB (sf)	9.28%	27.30%	2.53%
	Base Case	B (sf)	5.80%	24.00%	1.39%

### Prepayment Speeds

Four prepayments stresses applied are 0%, 5%, 10% and 20% CPR.

### Timing of Defaults and Recoveries

DBRS applied a front- and back-loaded default timing curve.



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DBRS assumed recovery proceeds will not be available for the deal until 48 months from the date a loan becomes 90 days past due. This is consistent with our understanding of the Spanish market and is also consistent with the treatment of other transactions in other jurisdictions.

### ***Interest Rate Stresses***

DBRS applied its standard interest rate stresses as detailed in the Unified Interest Rate Model for European Securitizations.

## **Legal Structure**

### **Law(s) Impacting Transaction**

The mortgage loans comprising the Portfolio have been assigned to the Issuer pursuant to the Escritura de Constitución (Issuer Deed of Incorporation/Formation) in a True Sale transaction in accordance with Spanish securitization regulations, Law 19/1992 and Royal Decree 926/1998. In order to avoid re-registering the mortgage loans in the name of the Issuer and incurring a stamp tax, the loans are conveyed by way of Certificados de Transmisión de Hipoteca (CTH) or "Mortgage Transfer Certificates" and Participaciones Hipotecarias (PH) "Participation Certificates". The CTH and PH represent an undivided interest in the underlying mortgage loans and convey to the Issuer all ownership rights as if the mortgage loans were re-registered in the Issuer's name, in accordance with Law 2/1981 and Royal Decree 716/2009. The Noteholders are unsecured creditors of the Issuer. In Spain there is no nationwide registry where creditors can record their security interest in assets other than in the Land Registry (Registro de la Propiedad) for real estate assets property and the Registry on Movable Property (Registro de Bienes Muebles) for among others, vehicles/equipment, certain credit rights and other type of assets. Thus, a security interest in favor of the Noteholders is not possible. In any event, given the limitation on the Issuer's activities, the lack of a security interest in the Portfolio is not a concern.

The Originator's counsel provided an opinion with respect to (a) corporate good standing of Originator, Issuer and Management Company, (b) enforceability of documents against Originator and Issuer, (c) "True Sale" of assets from Originator to Issuer and (d) tax regime of the Issuer and the Notes.

## **Transaction Counterparty Risk**

Caja Rurales (Global Cajas, Caja Rural de Asturias and Caja Rural de Granada) are the originators and servicers for the transaction. Caja Rurales may be replaced as servicer upon insolvency and/or intervention by the Bank of Spain. See also the Transaction Accounts section.

## **Methodologies Applied**

The following are the primary methodologies DBRS applied in order to assign the given ratings to Rural Hipotecario XV, FTA:

- Master European Residential Mortgage-Backed Securities Rating Methodology and Jurisdictional Addenda
- Legal Criteria for European Structured Finance Transactions
- Operational Risk Methodology for EU Structured Finance Servicers
- Unified Interest Rate Model Methodology for European Securitizations

The methodologies are available from [www.dbrs.com](http://www.dbrs.com) under the methodologies section. Alternatively please contact [info@dbrs.com](mailto:info@dbrs.com) or the primary analyst.



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## Monitoring and Surveillance

The transaction will be monitored in accordance with the Master European Structured Finance Surveillance Methodology, available at [www.dbrs.com](http://www.dbrs.com).

**Note:**

All figures are in **EUR** unless otherwise noted.

This report is based on information as of June 2013, unless otherwise noted. Subsequent information may result in material changes to the rating assigned herein and/or the contents of this report.

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