

Brief report

Date: 02/28/2011  
 Currency: EUR

Date of constitution  
 05/29/2001

VAT Reg. no.  
 V83012922

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

Originator  
 Caja Rural de Almería y Málaga  
 Caja Rural Credicoop  
 Caja Rural del Jálón  
 Caja Rural de Navarra  
 Caja Rural del Sur  
 Caja Rural de Zamora  
 Caja Rural de Zaragoza

Servicer  
 Caja Rural de Almería y Málaga  
 Caja Rural Credicoop  
 Caja Rural del Jálón  
 Caja Rural de Navarra  
 Caja Rural del Sur  
 Caja Rural de Zamora  
 Caja Rural de Zaragoza

Lead Managers  
 Banco Cooperativo  
 Credit Agricole Indosuez  
 DG Bank

Bond Underwriters and Placement Agents  
 Banco Cooperativo  
 Credit Agricole Indosuez  
 DG Bank  
 EBN Banco  
 ABN AMRO Bank  
 Credit Suisse First Boston  
 BNP Paribas  
 Société Générale

Servicer Credit Support Provider  
 Banco Cooperativo Español

Bond Paying Agent  
 Banco Cooperativo

Market  
 AIAF Mercado de Renta Fija

Register of Book Securities  
 Iberclear

Treasury Account  
 Bankinter

Subordinated Loan  
 Caja Rural de Almería y Málaga  
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Start-up Loan  
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Assets Custodian  
 Banco Cooperativo Español

Fund Auditors  
 Deloitte (ejercicios 2009 a actual)  
 Ernst & Young (hasta ejercicio 2008)

Issued securities: Mortgage-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 ES0374228007	06/05/2001 2.220	10,444.32 23,186,390.40 10.44%	100,000.00 222,000,000.00	Floating 3-M Euribor+0.240% 12.Feb/May/Aug/Nov	1.3340% 05/12/2011 33.67 Gross 27.27 Net	08/12/2026 Quarterly 12.Feb/May/Aug/Nov	05/12/2011 "Pass-Through"	Aaa	Aaa
Series B ES0374228015	06/05/2001 130	100,000.00 13,000,000.00 100.00%	100,000.00 13,000,000.00	Floating 3-M Euribor+0.500% 12.Feb/May/Aug/Nov	1.5940% 05/12/2011 385.22 Gross 312.03 Net	08/12/2026 Quarterly 12.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutorial	A2	A2
Total		36,186,390.40	235,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	With optional redemption *	% Monthly CPR (SMM)		% Annual equivalent CPR									
		Average life	Years	2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00		
Series A	With optional redemption *	Average life	Years	1.57	1.52	1.38	1.34	1.21	1.18	1.14	1.02		
		Final Maturity	Years	09/22/2012	09/04/2012	07/15/2012	06/30/2012	05/13/2012	05/01/2012	04/20/2012	03/08/2012		
	Without optional redemption *	Average life	Years	2.20	2.20	1.96	1.96	1.71	1.71	1.71	1.45		
		Final Maturity	Years	05/12/2013	05/12/2013	02/12/2013	02/12/2013	11/12/2012	11/12/2012	11/12/2012	08/12/2012		
Series B	With optional redemption *	Average life	Years	1.98	1.84	1.71	1.60	1.51	1.42	1.34	1.27		
		Final Maturity	Years	02/19/2013	12/29/2012	11/14/2012	10/05/2012	08/31/2012	07/30/2012	07/01/2012	06/05/2012		
	Without optional redemption *	Average life	Years	4.45	3.96	3.71	3.45	3.20	3.20	2.96	2.71		
		Final Maturity	Years	08/12/2015	02/12/2015	11/12/2014	08/12/2014	05/12/2014	05/12/2014	02/12/2014	11/12/2013		
Series B	With optional redemption *	Average life	Years	2.20	2.20	1.96	1.96	1.71	1.71	1.71	1.45		
		Final Maturity	Years	05/12/2013	05/12/2013	02/12/2013	02/12/2013	11/12/2012	11/12/2012	11/12/2012	08/12/2012		
	Without optional redemption *	Average life	Years	7.41	7.01	6.62	6.27	5.93	5.62	5.33	5.07		
		Final Maturity	Years	07/26/2018	02/27/2018	10/11/2017	06/02/2017	02/01/2017	10/11/2016	06/27/2016	03/21/2016		
			Date	11/12/2025	11/12/2025	11/12/2025	11/12/2025	11/12/2025	11/12/2025	11/12/2025	11/12/2025		

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	64.07%	23,186,390.40	43.64%	94.47%	222,000,000.00	8.03%
Series B	35.93%	13,000,000.00	7.71%	5.53%	13,000,000.00	2.50%
Issue of Bonds		36,186,390.40			235,000,000.00	
Reserve Fund	7.71%	2,790,508.39	2.50%		5,875,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	3,137,800.28	0.980%	
Servicer ppal collect not yet credited	279,101.42		
Servicer ints collect not yet credited	43,245.61		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		2,466,576.62	2.094%
Subordinated Loan S/T		323,931.77	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	1,823	5,118	
Principal			
Principal outstanding	35,445,120.75	235,006,217.60	
Average loan	19,443.29	45,917.59	
Minimum	8.29	3,692.85	
Maximum	171,684.53	246,754.56	
Interest rate			
Weighted average (wac)	2.86%	6.08%	
Minimum	1.72%	3.20%	
Maximum	7.50%	8.24%	
Final maturity			
Weighted average (WARM) (months)	94	185	
Minimum	03/01/2011	06/01/2003	
Maximum	09/05/2025	11/30/2025	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	12.43%	17.21%	
1-year EURIBOR/MIBOR (Mortgage Market)	38.04%	37.12%	
Mortgage Market: Banks	5.61%	5.77%	
Mortgage Market: Savings Banks	18.52%	19.03%	
Mortgage Market: All Institutions	25.40%	20.85%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	5.88	6.64	0.14	5.80
10.01 - 20%	18.71	15.47	1.13	16.33
20.01 - 30%	24.61	24.34	4.47	25.56
30.01 - 40%	22.40	35.63	7.97	35.38
40.01 - 50%	20.52	43.57	12.23	45.46
50.01 - 60%	7.89	53.65	17.40	55.28
60.01 - 70%			23.71	65.33
70.01 - 80%			32.94	74.79
Weighted average (WALTV)		30.43		59.48
Minimum		0.01		0.30
Maximum		58.07		79.21

# RURAL HIPOTECARIO II Fondo de Titulización Hipotecaria

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## Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.23%	0.49%	0.45%	0.38%	0.78%
Annual Percentage Rate (CPR)	2.72%	5.70%	5.22%	4.45%	8.97%

## Geographic distribution

	Current	At constitution date
Andalucia	33.21%	30.97%
Aragon	22.47%	25.34%
Balearic Islands		0.02%
Basque Country	1.06%	1.02%
Cantabria	0.08%	0.02%
Castilla-La Mancha	0.22%	0.11%
Castilla-Leon	6.15%	5.67%
Catalonia	2.65%	2.74%
Ceuta		0.01%
Galicia	0.05%	0.07%
La Rioja	1.32%	1.14%
Madrid	0.40%	0.45%
Mejilla	0.38%	0.29%
Murcia	8.50%	9.53%
Navarra	13.47%	11.44%
Valencia	10.02%	11.14%

## Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		Total	%	
<i>Delinquencies</i>										
Up to 1 month	137	35,836.62	4,454.83	0.00	40,291.45	19.00	3,082,915.65	3,123,207.10	71.10	23.75
from > 1 to ≤ 2 months	22	14,335.99	2,709.73	0.00	17,045.72	8.04	490,033.87	507,079.59	11.54	30.08
from > 2 to ≤ 3 months	9	11,349.21	2,468.19	0.00	13,817.40	6.52	297,882.80	311,700.20	7.10	31.08
from > 3 to ≤ 6 months	2	4,076.76	1,090.34	0.00	5,167.10	2.44	102,659.10	107,826.20	2.45	37.77
from > 6 to < 12 months	1	4,060.39	516.60	0.00	4,576.99	2.16	14,954.37	19,531.36	0.44	13.55
from ≥ 18 to < 24 months	1	13,762.06	1,905.66	0.00	15,667.72	7.39	20,025.55	35,693.27	0.81	22.00
from ≥ 2 years	9	73,655.26	41,845.90	0.00	115,501.16	54.46	172,126.34	287,627.50	6.55	36.97
Subtotal	181	157,076.29	54,991.25	0.00	212,067.54	100.00	4,180,597.68	4,392,665.22	100.00	25.53
<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	181	157,076.29	54,991.25	0.00	212,067.54		4,180,597.68	4,392,665.22		25.53

### Additional information