

RURAL HIPOTECARIO VII Fondo de Titulización de Activos

Brief report

Date: 06/30/2006
Currency: EUR

Date of constitution
04/29/2005

VAT Reg. no.
G84329598
Management Company
Europa de Titulización, S.G.F.T

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 Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A1 ES0366366005	05/06/2005 9,571	81,136.44 776,556,867.24 81.14%	100,000.00 957,100,000.00	Floating 3-M Euribor + 0.130% 15.Mar/Jun/Sep/Dec	3.0890% 09/15/2006 640.500073 Gross 544.425062 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	09/15/2006 "Pass-Through"	AAA Aaa	AAA Aaa
Series A2 ES0366366013	05/06/2005 1,000	100,000.00 100,000,000.00 100.00%	100,000.00 100,000,000.00	Floating BEI Rate Interest + 0.000% 15.Mar/Jun/Sep/Dec	2.9400% 09/15/2006 751.333333 Gross 638.633333 Net	03/15/2015 Quarterly 15.Mar/Jun/Sep/Dec	06/15/2008 Planned	AAA Aaa	AAA Aaa
Series B ES0366366021	05/06/2005 192	100,000.00 19,200,000.00 100.00%	100,000.00 19,200,000.00	Floating 3-M Euribor + 0.210% 15.Mar/Jun/Sep/Dec	3.1690% 09/15/2006 809.855556 Gross 688.377223 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutential	A+ Aa3	A+ Aa3
Series C ES0366366039	05/06/2005 237	100,000.00 23,700,000.00 100.00%	100,000.00 23,700,000.00	Floating 3-M Euribor + 0.550% 15.Mar/Jun/Sep/Dec	3.5090% 09/15/2006 896.744444 Gross 762.232777 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutential	BBB- Baa3	BBB- Baa3
Total		919,456,867.24	1,100,000,000.00						

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Servicer
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Lead Managers
Banco Cooperativo
BBVA
DZ Bank
Société Générale

Bond Underwriters and Placement Agents
Banco Cooperativo
BBVA
DZ Bank
Société Générale
ABN AMRO
Banco Pastor
Banesto
Caja Madrid
EBN Banco

Servicer Credit Support Provider
Banco Cooperativo Español

Bond Paying Agent
Banco Cooperativo

Market
IAIF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Cooperativo

Swap
Banco Cooperativo

Start-up Loan
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Assets Custodian
Banco Cooperativo Español

Fund Auditors
Ernst&Young

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Additional information
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Official register CNMV: Pº de la Castellana, 19 - 28046 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)												
Series	With optional redemption *	Average life	% Monthly CPR (SMM)									
			Years	0,00	0,69	0,78	0,87	0,97	1,06	1,15	1,25	
Series A1	With optional redemption *	Average life	Years	11.57	6.08	5.67	5.29	4.97	4.67	4.36	4.11	
		Final Maturity	Years	20.97	13.72	12.97	12.22	11.72	11.22	10.47	9.97	
	Without optional redemption *	Average life	Years	11.94	6.61	6.20	5.82	5.47	5.16	4.87	4.60	
		Final Maturity	Years	06/04/2018	02/04/2013	09/07/2012	04/22/2012	12/19/2011	08/26/2011	05/12/2011	02/03/2011	
	Series A2	With optional redemption *	Average life	Years	5.54	5.54	5.54	5.54	5.54	5.54	5.54	5.54
			Final Maturity	Years	01/10/2012	01/10/2012	01/10/2012	01/10/2012	01/10/2012	01/10/2012	01/10/2012	01/10/2012
Without optional redemption *		Average life	Years	5.54	5.54	5.54	5.54	5.54	5.54	5.54	5.54	
		Final Maturity	Years	01/10/2012	01/10/2012	01/10/2012	01/10/2012	01/10/2012	01/10/2012	01/10/2012	01/10/2012	
Series B		With optional redemption *	Average life	Years	15.59	9.03	8.49	7.99	7.57	7.18	6.77	6.43
			Final Maturity	Years	01/29/2022	07/07/2015	12/23/2014	06/23/2014	01/20/2014	08/31/2013	04/05/2013	11/30/2012
	Without optional redemption *	Average life	Years	16.16	9.83	9.30	8.80	8.35	7.93	7.55	7.19	
		Final Maturity	Years	08/23/2022	04/25/2016	10/13/2015	04/16/2015	11/01/2014	06/01/2014	01/14/2014	09/04/2013	
	Series C	With optional redemption *	Average life	Years	15.59	9.03	8.49	7.99	7.57	7.18	6.77	6.43
			Final Maturity	Years	01/29/2022	07/07/2015	12/23/2014	06/23/2014	01/20/2014	08/31/2013	04/05/2013	11/30/2012
Without optional redemption *		Average life	Years	16.16	9.83	9.29	8.80	8.35	7.93	7.55	7.19	
		Final Maturity	Years	08/22/2022	04/25/2016	10/13/2015	04/16/2015	11/01/2014	06/01/2014	01/14/2014	09/04/2013	

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)					
Class		Current		At issue date	
		% CE	% CE	% CE	% CE
Class A	95.33%	876,556,867.24	5.91%	96.10%	1,057,100,000.00
Series A1	84.46%	776,556,867.24	87.01%	957,100,000.00	
Series A2	10.88%	100,000,000.00	9.09%	100,000,000.00	
Series B	2.09%	19,200,000.00	3.82%	19,200,000.00	
Series C	2.58%	23,700,000.00	1.24%	23,700,000.00	
Issue of Bonds		919,456,867.24		1,100,000,000.00	
Reserve Fund	1.24%	11,440,000.00	1.04%	11,440,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	22,935,361.23	2.899%	
Servicer ppal collect not yet credited	740,411.17		
Servicer intns collect not yet credited	324,513.61		
Liabilities	Available	Balance	Interest
Start-up Loan		3,097,500.00	3.959%
Subordinated Loan		11,440,000.00	3.959%

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Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	14,152	16,155	
Principal			
Principal outstanding	910,239,329.38	1,100,016,438.76	
Average loan	64,318.78	68,091.39	
Minimum	39.85	3,101.28	
Maximum	525,369.31	544,097.40	
Interest rate			
Weighted average (wac)	3.67%	3.37%	
Minimum	2.50%	2.31%	
Maximum	7.00%	9.50%	
Final maturity			
Weighted average (WARM) (months)	241	254	
Minimum	07/02/2006	12/29/2005	
Maximum	12/27/2034	04/01/2035	
Index (distribution)			
6-month EURIBOR/MIBOR	0.02	0.03	
1-year EURIBOR/MIBOR	8.19	7.64	
1-year EURIBOR/MIBOR (Mortgage Market)	71.25	71.28	
Mortgage Market: Savings Banks	8.45	9.00	
Mortgage Market: All Institutions	12.08	12.03	
Savings Banks Lending Rate (CECA Indicator)	0.01	0.01	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.89%	0.90%	0.91%	0.90%	0.84%
Annual Percentage Rate (CPR)	10.15%	10.27%	10.40%	10.29%	9.59%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.28	7.58	0.17	7.81
10.01 - 20%	1.54	16.04	1.19	16.18
20.01 - 30%	3.66	25.63	2.81	25.61
30.01 - 40%	8.81	35.43	7.07	35.65
40.01 - 50%	12.83	45.34	11.07	45.27
50.01 - 60%	17.95	55.20	16.45	55.26
60.01 - 70%	24.06	65.34	21.36	65.28
70.01 - 80%	26.69	73.92	35.18	75.28
80.01 - 90%	2.57	85.01	2.62	84.88
90.01 - 100%	1.63	93.20	2.08	94.62
Weighted average (WALTV)	59.20		62.17	
Minimum	0.04		2.75	
Maximum	96.81		99.06	

Geographic distribution		
	Current	At constitution date
Andalucia	36.44%	36.88%
Aragon	6.96%	6.76%
Asturias	1.16%	1.11%
Balearic Islands	3.96%	3.82%
Basque Country	3.51%	3.21%
Canary Islands	4.38%	4.35%
Cantabria	1.72%	1.66%
Castilla-La Mancha	0.69%	0.69%
Castilla-Leon	8.23%	7.73%
Catalonia	1.38%	1.76%
Extremadura	0.02%	0.02%
Galicia	0.07%	0.06%
La Rioja	3.87%	3.63%
Madrid	0.64%	0.68%
Murcia	0.57%	0.53%
Navarra	4.64%	4.37%
Valencia	21.75%	22.72%

Current delinquency									
Aging	Assets	Overdue debt				Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total				
Up to 1 month	497	97,505.05	80,416.85	0.00	177,921.90	34,389,269.11	34,567,191.01	56.96	
1 to 2 months	91	41,682.37	39,397.25	0.00	81,079.62	7,489,570.03	7,570,649.65	57.88	
2 to 3 months	25	17,601.62	16,045.22	0.00	33,646.84	1,861,487.27	1,895,134.11	54.81	
3 to 6 months	20	16,469.03	22,074.93	0.00	38,543.96	1,657,852.06	1,696,396.02	60.11	
6 to 12 months	19	32,257.75	37,521.23	0.00	69,778.98	1,407,518.74	1,477,297.72	55.12	
12 to 18 months	4	12,509.67	14,015.13	0.00	26,524.80	337,227.48	363,752.28	64.49	
Total	656	218,025.49	209,470.61	0.00	427,496.10	47,142,924.69	47,570,420.79	57.11	