



# RURAL HIPOTECARIO VII Fondo de Titulización de Activos

## Brief report

**Date:** 11/30/2007  
**Currency:** EUR

**Date of constitution**  
04/29/2005

**VAT Reg. no.**  
G84329598

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

**Originator**  
Caixa Popular-Caixa Rural  
Caixa Rural de Balears  
Caja Campo, Caja Rural  
Caja Rural Central  
Caja Rural de Albacete  
Caja Rural de Aragón  
Caja Rural de Burgos  
Caja Rural de Gijón  
Caja Rural de Granada  
Caja Rural de Navarra  
Caja Rural de Tenerife  
Caja Rural de Teruel  
Caja Rural de Zamora  
Caja Rural del Duero  
Caja Rural del Mediterráneo, Ruralcaja  
Caja Rural del Sur

**Servicer**  
Caixa Popular-Caixa Rural  
Caixa Rural de Balears  
Caja Campo, Caja Rural  
Caja Rural Central  
Caja Rural de Albacete  
Caja Rural de Aragón  
Caja Rural de Burgos  
Caja Rural de Gijón  
Caja Rural de Granada  
Caja Rural de Navarra  
Caja Rural de Tenerife  
Caja Rural de Teruel  
Caja Rural de Zamora  
Caja Rural del Duero  
Caja Rural del Mediterráneo, Ruralcaja  
Caja Rural del Sur

**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**  
AIAF Mercado de Renta Fija

**Register of Book Securities**  
Iberclear

**Treasury Account**  
Banco Cooperativo

**Swap**  
Banco Cooperativo

### Start-up Loan

Caixa Popular-Caixa Rural  
Caixa Rural de Balears  
Caja Campo, Caja Rural  
Caja Rural Central  
Caja Rural de Albacete  
Caja Rural de Aragón  
Caja Rural de Burgos  
Caja Rural de Gijón  
Caja Rural de Granada  
Caja Rural de Navarra  
Caja Rural de Tenerife  
Caja Rural de Teruel  
Caja Rural de Zamora  
Caja Rural del Duero  
Caja Rural del Mediterráneo, Ruralcaja  
Caja Rural del Sur

### Subordinated Loan

Caixa Popular-Caixa Rural  
Caixa Rural de Balears  
Caja Campo, Caja Rural  
Caja Rural Central  
Caja Rural de Albacete  
Caja Rural de Aragón  
Caja Rural de Burgos  
Caja Rural de Gijón  
Caja Rural de Granada  
Caja Rural de Navarra  
Caja Rural de Tenerife  
Caja Rural de Teruel  
Caja Rural de Zamora  
Caja Rural del Duero  
Caja Rural del Mediterráneo, Ruralcaja  
Caja Rural del Sur

**Assets Custodian**  
Banco Cooperativo Español

**Fund Auditors**  
Ernst&Young

## Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	12,371	16,155
Principal		
Principal outstanding	737,549,588.23	1,100,016,438.76
Average loan	59,619.24	68,091.39
Minimum	182.22	3,101.28
Maximum	465,182.73	544,097.40
Interest rate		
Weighted average (wac)	5.13%	3.37%
Minimum	3.00%	2.31%
Maximum	7.67%	9.50%
Final maturity		
Weighted average (WARM) (months)	225	254
Minimum	12/10/2007	12/29/2005
Maximum	12/07/2034	04/01/2035
Index (principal outstanding distribution)		
6-month EURIBOR/MIBOR	0.01%	0.03%
1-year EURIBOR/MIBOR	8.82%	7.64%
1-year EURIBOR/MIBOR (Mortgage Market)	70.69%	71.28%
Mortgage Market: Savings Banks	8.07%	9.00%
Mortgage Market: All Institutions	12.41%	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)	0.77%	0.65%	0.63%	0.77%	0.81%
Annual Percentage Rate (CPR)	8.87%	7.52%	7.34%	8.81%	9.33%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.45	7.25	0.17	7.81
10.01 - 20%	2.18	16.06	1.19	16.18
20.01 - 30%	5.13	25.65	2.81	25.61
30.01 - 40%	10.40	35.19	7.07	35.65
40.01 - 50%	14.76	45.28	11.07	45.27
50.01 - 60%	19.13	55.15	16.45	55.26
60.01 - 70%	26.51	65.18	21.36	65.28
70.01 - 80%	18.00	72.85	35.18	75.26
80.01 - 90%	2.60	85.03	2.62	84.88
90.01 - 100%	0.84	92.08	2.08	94.62
Weighted average (WALTV)	55.97		62.17	
Minimum	0.10		2.75	
Maximum	94.39		99.06	

Geographic distribution		
	Current	At constitution date
Andalucia	36.30%	36.88%
Aragon	6.93%	6.76%
Asturias	1.10%	1.11%
Balearic Islands	4.13%	3.82%
Basque Country	3.64%	3.21%
Canary Islands	4.29%	4.35%
Cantabria	1.80%	1.66%
Castilla-La Mancha	0.74%	0.69%
Castilla-Leon	8.57%	7.73%
Catalonia	1.13%	1.76%
Extremadura	0.01%	0.02%
Galicia	0.07%	0.06%
La Rioja	4.16%	3.63%
Madrid	0.62%	0.68%
Murcia	0.60%	0.53%
Navarra	4.76%	4.37%
Valencia	21.16%	22.72%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Up to 1 month	486	91,189.46	106,192.25	0.00	197,381.71	35.30	32,653,811.20	32,851,192.91	70.88	53.42
1 to 2 months	94	37,239.63	53,206.91	0.00	90,446.54	16.17	7,224,621.01	7,315,067.55	15.78	55.80
2 to 3 months	41	26,306.07	36,578.06	0.00	62,884.13	11.25	3,119,663.60	3,182,547.73	6.87	56.19
3 to 6 months	19	13,711.13	21,761.53	0.00	35,472.66	6.34	1,242,766.90	1,278,239.56	2.76	53.61
6 to 12 months	10	16,436.03	28,473.62	0.00	44,909.65	8.03	732,568.78	777,478.43	1.68	69.11
12 to 18 months	6	20,213.75	26,530.85	0.00	46,744.60	8.36	403,505.16	450,249.76	0.97	55.27
18 to 24 months	3	16,332.13	13,355.73	0.00	29,687.86	5.31	147,195.53	176,883.39	0.38	66.66
Over 2 years	5	23,296.90	28,361.91	0.00	51,658.81	9.24	265,090.35	316,749.16	0.68	65.59
Subtotal	664	244,725.10	314,460.86	0.00	559,185.96	100.00	45,789,222.53	46,348,408.49	100.00	54.31
Total	664	244,725.10	314,460.86	0.00	559,185.96		45,789,222.53	46,348,408.49		54.31

Each range includes the beginning but not the ending time

### Additional information