

# RURAL HIPOTECARIO VII Fondo de Titulización de Activos

## Brief report

**Date:** 12/31/2007  
**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  
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 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

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**Lead Managers**  
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 DZ Bank  
 Société Générale

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 ABN AMRO  
 Banco Pastor  
 Banesto  
 Caja Madrid  
 EBN Banco

**Servicer Credit Support Provider**  
 Banco Cooperativo Español

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**Market**  
 AIAF Mercado de Renta Fija

**Register of Book Securities**  
 Iberclear

**Treasury Account**  
 Banco Cooperativo

**Swap**  
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**Start-up Loan**  
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**Assets Custodian**  
 Banco Cooperativo Español

**Fund Auditors**  
 Ernst&Young

### Issued securities: Asset-Backed Bonds

| Bonds issue               |                        |   |                              |  |   |   |  |                                     |              |  |
|---------------------------|------------------------|---|------------------------------|--|---|---|--|-------------------------------------|--------------|--|
| Series<br>ISIN Code       | Issue date<br>Nº bonds | Principal outstanding<br>(Bond Unit / Series Total / %Factor)<br>Current Original |                              | Interest type<br>Reference rate and margin<br>Payment Date | Interest Rate<br>Next coupon                                    | Redemption                                    |  | Rating                              |              |  |
|                           |                        |   |                              |  |   | Final maturity (legal)<br>Next                | Next   | Fitch / Moody's<br>Current Original |              |  |
| Series A1<br>ES0366366005 | 05/06/2005<br>9,571    | 61,927.52<br>592,708,293.92<br>61.93%   | 100,000.00<br>957,100,000.00 | Floating<br>3-M Euribor+0.130%<br>15.Mar/Jun/Sep/Dec       | 5.0780%<br>03/17/2008<br>794.905087 Gross<br>675.669324 Net     | 03/15/2038<br>Quarterly<br>15.Mar/Jun/Sep/Dec | 03/17/2008<br>"Pass-Through"   | AAA<br>Aaa                          | AAA<br>Aaa   |  |
| Series A2<br>ES0366366013 | 05/06/2005<br>1,000    | 100,000.00<br>100,000,000.00<br>100.00%   | 100,000.00<br>100,000,000.00 | Floating<br>BEI Rate Interest+0.000%<br>15.Mar/Jun/Sep/Dec | 4.9280%<br>03/17/2008<br>1,245.688889 Gross<br>1,058.835556 Net | 03/15/2015<br>Quarterly<br>15.Mar/Jun/Sep/Dec | 06/15/2008<br>Planned  | AAA<br>Aaa                          | AAA<br>Aaa   |  |
| Series B<br>ES0366366021  | 05/06/2005<br>192      | 100,000.00<br>19,200,000.00<br>100.00%  | 100,000.00<br>19,200,000.00  | Floating<br>3-M Euribor+0.210%<br>15.Mar/Jun/Sep/Dec       | 5.1580%<br>03/17/2008<br>1,303.827778 Gross<br>1,108.253611 Net | 03/15/2038<br>Quarterly<br>15.Mar/Jun/Sep/Dec | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secuential | AA-<br>Aa3                          | A+<br>Aa3    |  |
| Series C<br>ES0366366039  | 05/06/2005<br>237      | 100,000.00<br>23,700,000.00<br>100.00%  | 100,000.00<br>23,700,000.00  | Floating<br>3-M Euribor+0.550%<br>15.Mar/Jun/Sep/Dec       | 5.4980%<br>03/17/2008<br>1,389.772222 Gross<br>1,181.306389 Net | 03/15/2038<br>Quarterly<br>15.Mar/Jun/Sep/Dec | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secuential | BBB-<br>Baa3                        | BBB-<br>Baa3 |  |
| <b>Total</b>              |                        | 735,608,293.92 1,100,000,000.00   |                              |  |   |   |  |                                     |              |  |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) |                            |                               |                            |                     |            |            |            |            |            |            |            |            |            |
|---|----------------------------|-------------------------------|----------------------------|---------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Series  | Optionality                | Average life                  | Years                      | % Monthly CPR (SMM) |            |            |            |            |            |            |            |            |            |
|   |                            |                               |                            | 0.34                | 0.51       | 0.69       | 0.87       | 1.06       | 1.25       | 1.44       | 1.64       |            |            |
| Series A1   | With optional redemption * | Final Maturity                | Date                       | 04/13/2016          | 01/28/2015 | 06/02/2014 | 04/25/2013 | 05/09/2012 | 02/16/2012 | 06/09/2011 | 04/15/2011 |            |            |
|   |                            |                               | Years                      | 15.47               | 13.72      | 12.21      | 10.96      | 9.96       | 8.96       | 8.21       | 7.46       |            |            |
|   |                            | Final Maturity                | Date                       | 06/15/2023          | 09/15/2021 | 03/15/2020 | 12/15/2018 | 12/15/2017 | 12/15/2016 | 03/15/2016 | 06/15/2015 |            |            |
|   |                            |                               | Years                      | 27.22               | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      |            |            |
|   |                            | Without optional redemption * | Final Maturity             | Date                | 08/12/2016 | 10/10/2015 | 10/25/2014 | 05/01/2014 | 04/05/2013 | 07/10/2012 | 11/04/2012 | 10/11/2011 |            |
|   |                            |                               |                            | Years               | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      |            |
|   | Final Maturity             |                               | Date                       | 03/15/2035          | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 |            |            |
|   |                            |                               | Years                      | 27.22               | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      |            |            |
|   | Series A2                  |                               | With optional redemption * | Final Maturity      | Date       | 03/15/2015 | 03/15/2015 | 03/15/2015 | 03/15/2015 | 03/15/2015 | 03/15/2015 | 03/15/2015 | 03/15/2015 |
|   |                            |                               |                            |                     | Years      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      |
|   |                            | Final Maturity                |                            | Date                | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 |            |
|   |                            |                               |                            | Years               | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      |            |
| Without optional redemption *   |                            | Final Maturity                |                            | Date                | 03/15/2015 | 03/15/2015 | 03/15/2015 | 03/15/2015 | 03/15/2015 | 03/15/2015 | 03/15/2015 | 03/15/2015 |            |
|   |                            |                               |                            | Years               | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      |            |
|   |                            | Final Maturity                | Date                       | 03/15/2035          | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 |            |            |
|   |                            |                               | Years                      | 27.22               | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      |            |            |
|   |                            | Series B                      | With optional redemption * | Final Maturity      | Date       | 06/15/2023 | 09/15/2021 | 03/15/2020 | 12/15/2018 | 12/15/2017 | 12/15/2016 | 03/15/2016 | 06/15/2015 |
|   |                            |                               |                            |                     | Years      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      |
| Final Maturity  |                            |                               |                            | Date                | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 |            |
|   |                            |                               |                            | Years               | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      |            |
| Without optional redemption *   | Final Maturity             |                               |                            | Date                | 08/19/2018 | 05/19/2017 | 01/05/2016 | 06/16/2015 | 09/17/2014 | 01/28/2014 | 07/17/2013 | 01/24/2013 |            |
|   |                            |                               |                            | Years               | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      |            |
|   | Final Maturity             |                               | Date                       | 03/15/2035          | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 |            |            |
|   |                            |                               | Years                      | 27.22               | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      |            |            |
|   | Series C                   |                               | With optional redemption * | Final Maturity      | Date       | 06/15/2023 | 09/15/2021 | 03/15/2020 | 12/15/2018 | 12/15/2017 | 12/15/2016 | 03/15/2016 | 06/15/2015 |
|   |                            |                               |                            |                     | Years      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      |
| Final Maturity  |                            |                               |                            | Date                | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 |            |
|   |                            |                               |                            | Years               | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      |            |
| Without optional redemption *   |                            | Final Maturity                |                            | Date                | 08/19/2018 | 05/19/2017 | 01/05/2016 | 06/16/2015 | 09/17/2014 | 01/28/2014 | 07/17/2013 | 01/24/2013 |            |
|   |                            |                               |                            | Years               | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      |            |
|   |                            | Final Maturity                | Date                       | 03/15/2035          | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 | 03/15/2035 |            |            |
|   |                            |                               | Years                      | 27.22               | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      | 27.22      |            |            |

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                 | 94.17% | 692,708,293.92 | 7.39%  | 96.10%           | 1,057,100,000.00 |
| Series A1               | 80.57% | 592,708,293.92 | 87.01% | 957,100,000.00   |                  |
| Series A2               | 13.59% | 100,000,000.00 | 9.09%  | 100,000,000.00   |                  |
| Series B                | 2.61%  | 19,200,000.00  | 4.78%  | 19,200,000.00    | 3.19%            |
| Series C                | 3.22%  | 23,700,000.00  | 1.56%  | 23,700,000.00    | 1.04%            |
| Issue of Bonds          |        | 735,608,293.92 |        | 1,100,000,000.00 |                  |
| Reserve Fund            | 1.56%  | 11,440,000.00  | 1.04%  | 11,440,000.00    |                  |

| Other financial operations (current)   |               |               |          |
|--|---------------|---------------|----------|
| Assets                                 | Balance       | Interest      |          |
| Treasury Account                       | 20,317,272.31 | 4.888%        |          |
| Servicer ppal collect not yet credited | 927,206.61    |               |          |
| Servicer ints collect not yet credited | 364,813.53    |               |          |
| Liabilities                            | Available     | Balance       | Interest |
| Start-up Loan                          |               | 1,858,500.00  | 5.948%   |
| Subordinated Loan                      |               | 11,440,000.00 | 5.948%   |

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### VAT Reg. no.

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### Assets Custodian

Banco Cooperativo Español

### Fund Auditors

Ernst&Young

## Collateral: Residential mortgage loans

| General                                     |                |                      |  |
|---|----------------|----------------------|--|
|   | Current        | At constitution date |  |
| Count                                       | 12,305         | 16,155               |  |
| Principal                                   |                |                      |  |
| Principal outstanding                       | 728,173,647.03 | 1,100,016,438.76     |  |
| Average loan                                | 59,177.05      | 68,091.39            |  |
| Minimum                                     | 87.42          | 3,101.28             |  |
| Maximum                                     | 463,961.75     | 544,097.40           |  |
| Interest rate                               |                |                      |  |
| Weighted average (wac)                      | 5.20%          | 3.37%                |  |
| Minimum                                     | 4.09%          | 2.31%                |  |
| Maximum                                     | 7.67%          | 9.50%                |  |
| Final maturity                              |                |                      |  |
| Weighted average (WARM) (months)            | 224            | 254                  |  |
| Minimum                                     | 01/03/2008     | 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                        | 8.83%          | 7.64%                |  |
| 1-year EURIBOR/MIBOR (Mortgage Market)      | 70.68%         | 71.28%               |  |
| Mortgage Market: Savings Banks              | 8.06%          | 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)    | 0.84%         | 0.75%         | 0.67%         | 0.74%          | 0.81%      |
| Annual Percentage Rate (CPR) | 9.59%         | 8.68%         | 7.74%         | 8.56%          | 9.34%      |

| LTV Distribution         |         |       |                      |       |
|--------------------------|---------|-------|----------------------|-------|
|                          | Current |       | At constitution date |       |
|                          | % Pool  | % LTV | % Pool               | % LTV |
| 0.01 - 10%               | 0.48    | 7.24  | 0.17                 | 7.81  |
| 10.01 - 20%              | 2.26    | 16.01 | 1.19                 | 16.19 |
| 20.01 - 30%              | 5.32    | 25.68 | 2.81                 | 25.61 |
| 30.01 - 40%              | 10.53   | 35.21 | 7.07                 | 35.65 |
| 40.01 - 50%              | 14.91   | 45.31 | 11.07                | 45.27 |
| 50.01 - 60%              | 19.19   | 55.18 | 16.45                | 55.26 |
| 60.01 - 70%              | 26.39   | 65.15 | 21.36                | 65.28 |
| 70.01 - 80%              | 17.56   | 72.81 | 35.18                | 75.26 |
| 80.01 - 90%              | 2.64    | 85.17 | 2.62                 | 84.88 |
| 90.01 - 100%             | 0.73    | 92.13 | 2.08                 | 94.62 |
| Weighted average (WALTV) | 55.71   |       | 62.17                |       |
| Minimum                  | 0.05    |       | 2.75                 |       |
| Maximum                  | 94.27   |       | 99.06                |       |

| Geographic distribution |         |                      |
|-------------------------|---------|----------------------|
|                         | Current | At constitution date |
| Andalucía               | 36.32%  | 36.88%               |
| Aragón                  | 6.92%   | 6.76%                |
| Asturias                | 1.11%   | 1.11%                |
| Balearic Islands        | 4.14%   | 3.82%                |
| Basque Country          | 3.62%   | 3.21%                |
| Canary Islands          | 4.31%   | 4.35%                |
| Cantabria               | 1.81%   | 1.66%                |
| Castilla-La Mancha      | 0.74%   | 0.69%                |
| Castilla-León           | 8.58%   | 7.73%                |
| Catalonia               | 1.13%   | 1.76%                |
| Extremadura             | 0.01%   | 0.02%                |
| Galicia                 | 0.07%   | 0.06%                |
| La Rioja                | 4.14%   | 3.63%                |
| Madrid                  | 0.62%   | 0.68%                |
| Murcia                  | 0.59%   | 0.53%                |
| Navarra                 | 4.76%   | 4.37%                |
| Valencia                | 21.12%  | 22.72%               |

| Current delinquency |        |              |            |       |            |        |                  |               |                                |  |
|---------------------|--------|--------------|------------|-------|------------|--------|------------------|---------------|--------------------------------|--|
| Aging               | Assets | Overdue debt |            |       |            |        | Outstanding debt | Total debt    | % Total debt / Appraisal Value |  |
|                     |        | Principal    | Interest   | Other | Total      | %      |                  |               |                                |  |
|                     | 0      | 0.00         | 0.00       | 0.00  | 0.00       | 0.00   | 0.00             | 0.00          | 0.00                           |  |
| Up to 1 month       | 400    | 70,119.63    | 78,971.92  | 0.00  | 149,091.55 | 27.95  | 26,904,344.48    | 27,053,436.03 | 66.06                          |  |
| 1 to 2 months       | 105    | 44,111.31    | 59,318.25  | 0.00  | 103,429.56 | 19.39  | 7,957,514.86     | 8,060,944.42  | 19.68                          |  |
| 2 to 3 months       | 36     | 23,992.74    | 35,513.12  | 0.00  | 59,505.86  | 11.15  | 2,814,278.53     | 2,873,784.39  | 7.02                           |  |
| 3 to 6 months       | 21     | 16,861.22    | 22,141.50  | 0.00  | 39,002.72  | 7.31   | 1,231,735.90     | 1,270,738.62  | 3.10                           |  |
| 6 to 12 months      | 8      | 12,420.11    | 21,340.61  | 0.00  | 33,760.72  | 6.33   | 521,908.67       | 555,669.39    | 1.36                           |  |
| 12 to 18 months     | 8      | 26,311.28    | 37,827.81  | 0.00  | 64,139.09  | 12.02  | 580,892.80       | 645,031.89    | 1.57                           |  |
| 18 to 24 months     | 1      | 2,383.67     | 1,821.89   | 0.00  | 4,205.56   | 0.79   | 15,481.58        | 19,687.14     | 0.05                           |  |
| Over 2 years        | 7      | 38,629.76    | 41,733.01  | 0.00  | 80,362.77  | 15.06  | 395,419.90       | 475,782.67    | 1.16                           |  |
| Subtotal            | 586    | 234,829.72   | 298,668.11 | 0.00  | 533,497.83 | 100.00 | 40,421,576.72    | 40,955,074.55 | 100.00                         |  |
| Total               | 586    | 234,829.72   | 298,668.11 | 0.00  | 533,497.83 |        | 40,421,576.72    | 40,955,074.55 | 53.48                          |  |

Each range includes the beginning but not the ending time

### Additional information