

RURAL HIPOTECARIO VII Fondo de Titulización de Activos

Brief report

Date: 01/31/2009
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
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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
AIASF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Cooperativo

Swap
Banco Cooperativo

Start-up Loan
Caixa Popular-Caixa Rural
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Assets Custodian
Banco Cooperativo Español

Fund Auditors
Ernst&Young

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund. Only the information communicated by Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

Additional information

Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 📠 +34 911 411 84 68 🌐 www.edt-sg.com ✉ info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

Issued securities: Asset-Backed Bonds

Bonds issue										
Series ISIN Code	Issue date N° 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	54,197.47 518,723,985.37 54.20%	100,000.00 957,100,000.00	Floating 3-M Euribor+0.130% 15.Mar/Jun/Sep/Dec	3.4590% 03/16/2009 473.880095 Gross 388.581678 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	03/16/2009 "Pass-Through"	AAA Aaa	AAA Aaa	
Series A2 ES0366366013	05/06/2005 1,000	91,000.00 91,000,000.00 91.00%	100,000.00 100,000,000.00	Floating BEI Rate Interest+0.000% 15.Mar/Jun/Sep/Dec	3.3490% 03/16/2009 761.897500 Gross 624.755950 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	3.5390% 03/16/2009 894.580556 Gross 733.556056 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	AA- 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	3.8790% 03/16/2009 980.525000 Gross 804.030500 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	BBB- Baa3	BBB- Baa3	
Total		652,623,985.37	1,100,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
		% Monthly CPR (SMM)		0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44
		% Annual equivalent CPR									
Series A1	With optional redemption *	Average life	Years	9.32	7.95	6.85	5.97	5.21	4.60	4.12	3.69
		Final Maturity	Years	05/24/2018	09/01/2017	05/12/2015	01/18/2015	04/18/2014	07/09/2013	03/14/2013	07/10/2012
			Date	15.88	14.13	12.63	11.38	10.12	9.12	8.38	7.63
	Without optional redemption *	Average life	Years	10.03	8.73	7.66	6.76	6.01	5.37	4.83	4.36
		Final Maturity	Years	10/02/2019	10/22/2017	09/25/2016	03/11/2015	01/02/2015	06/14/2014	11/28/2013	10/06/2013
			Date	26.13	26.13	26.13	26.13	26.13	26.13	26.13	26.13
Series A2	With optional redemption *	Average life	Years	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27
		Final Maturity	Years	09/05/2012	09/05/2012	09/05/2012	09/05/2012	09/05/2012	09/05/2012	09/05/2012	09/05/2012
			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
	Without optional redemption *	Average life	Years	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27
		Final Maturity	Years	09/05/2012	09/05/2012	09/05/2012	09/05/2012	09/05/2012	09/05/2012	09/05/2012	09/05/2012
			Date	6.12	6.12	6.12	6.12	6.12	6.12	6.12	6.12
Series B	With optional redemption *	Average life	Years	9.89	8.54	7.44	6.56	5.80	5.20	4.70	4.27
		Final Maturity	Years	12/20/2018	12/08/2017	10/07/2016	08/23/2015	11/19/2014	12/04/2014	10/13/2013	10/05/2013
			Date	15.88	14.13	12.63	11.38	10.12	9.12	8.38	7.63
	Without optional redemption *	Average life	Years	10.63	9.34	8.27	7.37	6.62	5.98	5.43	4.96
		Final Maturity	Years	09/14/2019	01/06/2018	07/05/2017	06/14/2016	12/09/2015	01/23/2015	06/07/2014	01/17/2014
			Date	26.13	26.13	26.13	26.13	26.13	26.13	26.13	26.13
Series C	With optional redemption *	Average life	Years	9.89	8.53	7.44	6.56	5.80	5.20	4.70	4.27
		Final Maturity	Years	12/20/2018	12/08/2017	10/07/2016	08/23/2015	11/19/2014	12/04/2014	10/13/2013	10/05/2013
			Date	15.88	14.13	12.63	11.38	10.12	9.12	8.38	7.63
	Without optional redemption *	Average life	Years	10.63	9.34	8.27	7.37	6.62	5.98	5.43	4.96
		Final Maturity	Years	09/14/2019	01/06/2018	07/05/2017	06/14/2016	12/09/2015	01/23/2015	06/07/2014	01/16/2014
			Date	26.13	26.13	26.13	26.13	26.13	26.13	26.13	26.13

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
Class A	93.43%	609,723,985.37	8.32%	96.10%	1,057,100,000.00
Series A1	79.48%	518,723,985.37	8.32%	87.01%	957,100,000.00
Series A2	13.94%	91,000,000.00	9.09%	9.09%	100,000,000.00
Series B	2.94%	19,200,000.00	5.38%	1.75%	19,200,000.00
Series C	3.63%	23,700,000.00	1.75%	2.15%	23,700,000.00
Issue of Bonds		652,623,985.37			1,100,000,000.00
Reserve Fund	1.75%	11,440,000.00	1.04%		11,440,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	28,763,723.97	3.269%	
Servicer ppal collect not yet credited	191,973.05		
Servicer ints collect not yet credited	239,126.31		
Liabilities	Available	Balance	Interest
Start-up Loan		1,032,500.00	4.155%
Subordinated Loan		11,440,000.00	4.155%

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Ernst&Young

Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	11,443	16,155
Principal		
Principal outstanding	641,185,199.03	1,100,016,438.76
Average loan	56,032.96	68,091.39
Minimum	99.73	3,101.28
Maximum	447,603.75	544,097.40
Interest rate		
Weighted average (wac)	5.75%	3.37%
Minimum	3.00%	2.31%
Maximum	8.32%	9.50%
Final maturity		
Weighted average (WARM) (months)	213	254
Minimum	02/05/2009	12/29/2005
Maximum	12/15/2034	04/01/2035
Index (principal outstanding distribution)		
6-month EURIBOR/MIBOR	0.01%	0.03%
1-year EURIBOR/MIBOR	8.03%	7.64%
1-year EURIBOR/MIBOR (Mortgage Market)	71.52%	71.28%
Mortgage Market: Savings Banks	8.04%	9.00%
Mortgage Market: All Institutions	12.40%	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)	0.48%	0.56%	0.50%	0.53%	0.74%
Annual Percentage Rate (CPR)	5.66%	6.49%	5.84%	6.14%	8.53%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.61	7.19	0.17	7.81
10.01 - 20%	2.98	15.80	1.19	16.18
20.01 - 30%	6.42	25.80	2.81	25.61
30.01 - 40%	11.10	35.15	7.07	35.65
40.01 - 50%	16.12	45.21	11.07	45.27
50.01 - 60%	20.42	55.18	16.45	55.26
60.01 - 70%	26.95	65.19	21.36	65.28
70.01 - 80%	12.45	72.40	35.18	75.26
80.01 - 90%	2.51	84.52	2.62	84.88
90.01 - 100%	0.43	90.96	2.08	94.62
Weighted average (WALTV)	53.73		62.17	
Minimum	0.01		2.75	
Maximum	92.72		99.06	

Geographic distribution		
	Current	At constitution date
Andalucia	36.26%	36.88%
Aragon	6.78%	6.76%
Asturias	1.04%	1.11%
Balearic Islands	4.33%	3.82%
Basque Country	3.55%	3.21%
Canary Islands	4.36%	4.35%
Cantabria	1.83%	1.66%
Castilla-La Mancha	0.77%	0.69%
Castilla-Leon	8.65%	7.73%
Catalonia	1.19%	1.76%
Extremadura	0.01%	0.02%
Galicia	0.07%	0.06%
La Rioja	4.19%	3.63%
Madrid	0.59%	0.68%
Murcia	0.62%	0.53%
Navarra	4.81%	4.37%
Valencia	20.97%	22.72%

Current delinquency										
Aging	Assets	Overdue debt				Outstanding debt	Total debt	% Total debt / Appraisal Value		
		Principal	Interest	Other	Total %					
Delinquencies										
Up to 1 month	502	96,497.57	121,329.29	0.00	217,826.86	23.19	32,420,274.03	32,638,100.89	63.58	52.46
from > 1 to ≤ 2 months	113	48,255.54	79,058.09	0.00	127,313.63	13.55	8,475,649.72	8,602,963.35	16.76	56.96
from > 2 to ≤ 3 months	35	19,390.42	35,515.38	0.00	54,905.80	5.84	2,490,400.63	2,545,306.43	4.96	54.13
from > 3 to ≤ 6 months	39	41,525.38	76,775.68	0.00	118,301.06	12.59	3,149,398.90	3,267,699.96	6.37	54.16
from > 6 to < 12 months	25	55,091.17	82,781.07	0.00	137,872.24	14.68	1,930,332.08	2,068,204.32	4.03	47.30
from ≥ 12 to < 18 months	13	34,230.42	78,119.96	0.00	112,350.38	11.96	1,140,914.50	1,253,264.88	2.44	72.04
from ≥ 18 to < 24 months	2	5,689.82	18,212.09	0.00	23,901.91	2.54	181,838.87	205,740.78	0.40	77.80
from ≥ 2 years	11	61,489.43	85,488.66	0.00	146,978.09	15.65	603,013.92	749,992.01	1.46	58.75
Subtotal	740	362,169.75	577,280.22	0.00	939,449.97	100.00	50,391,822.65	51,331,272.62	100.00	53.63
Doubt debts (subjectives)										
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	740	362,169.75	577,280.22	0.00	939,449.97		50,391,822.65	51,331,272.62		53.63