

RURAL HIPOTECARIO VII Fondo de Titulización de Activos

Brief report

Date: 01/31/2012
Currency: EUR

Date of constitution
04/29/2005

VAT Reg. no.
V84329598

Management Company
Europa 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
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

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Additional information

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

Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	9,674	16,155
Principal		
Principal outstanding	455,923,134.63	1,100,016,438.76
Average loan	47,128.71	68,091.39
Minimum	63.90	3,101.28
Maximum	386,178.91	544,097.40
Interest rate		
Weighted average (wac)	3.15%	3.37%
Minimum	1.47%	2.31%
Maximum	6.00%	9.50%
Final maturity		
Weighted average (WARM) (months)	185	254
Minimum	02/04/2012	12/29/2005
Maximum	12/15/2034	04/01/2035
Index (principal outstanding distribution)		
6-month EURIBOR/MIBOR	0.00%	0.03%
1-year EURIBOR/MIBOR	3.22%	7.64%
1-year EURIBOR/MIBOR (Mortgage Market)	76.68%	71.28%
Mortgage Market: Savings Banks	7.75%	9.00%
Mortgage Market: All Institutions	12.34%	12.03%
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.01%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.39%	0.44%	0.33%	0.30%	0.61%
Annual Percentage Rate (CPR)	4.55%	5.15%	3.90%	3.57%	7.03%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.40	7.00	0.17	7.81
10.01 - 20%	4.97	15.82	1.19	16.18
20.01 - 30%	9.72	25.47	2.81	25.61
30.01 - 40%	15.26	35.47	7.07	35.65
40.01 - 50%	18.99	45.03	11.07	45.27
50.01 - 60%	24.23	55.01	16.45	55.26
60.01 - 70%	21.64	64.04	21.36	65.28
70.01 - 80%	2.71	74.92	35.18	75.26
80.01 - 90%	1.08	82.45	2.62	84.88
90.01 - 100%			2.08	94.62
Weighted average (WALTV)	47.43			62.17
Minimum	0.06			2.75
Maximum	86.49			99.06

Geographic distribution		
	Current	At constitution date
Andalucía	36.58%	36.88%
Aragón	6.69%	6.76%
Asturias	0.99%	1.11%
Balearic Islands	4.79%	3.82%
Basque Country	3.21%	3.21%
Canary Islands	4.55%	4.35%
Cantabria	1.78%	1.66%
Castilla-La Mancha	0.72%	0.69%
Castilla-León	8.57%	7.73%
Catalonia	1.19%	1.76%
Extremadura	0.02%	0.02%
Galicia	0.05%	0.06%
La Rioja	4.29%	3.63%
Madrid	0.53%	0.68%
Murcia	0.56%	0.53%
Navarra	4.75%	4.37%
Valencia	20.74%	22.72%

Current delinquency										
Aging	Assets	Overdue debt				Outstanding debt	Total debt	% Total debt / Appraisal Value		
		Principal	Interest	Other	Total %					
<i>Delinquencies</i>										
Up to 1 month	532	130,722.23	68,331.51	0.00	199,053.74	16.70	33,411,561.73	33,610,615.47	62.95	46.05
from > 1 to ≤ 2 months	111	68,876.10	38,758.39	0.00	107,634.49	9.03	7,159,772.34	7,267,406.83	13.61	49.04
from > 2 to ≤ 3 months	72	67,158.78	40,940.93	0.00	108,099.71	9.07	5,459,289.94	5,567,389.65	10.43	50.96
from > 3 to ≤ 6 months	30	40,132.89	22,128.38	0.00	62,261.27	5.22	1,712,212.89	1,774,474.16	3.32	45.25
from > 6 to < 12 months	25	70,305.35	37,335.29	0.00	107,640.64	9.03	1,517,759.16	1,625,399.80	3.04	45.41
from ≥ 12 to < 18 months	16	41,422.87	38,544.95	0.00	79,967.82	6.71	860,007.99	939,975.81	1.76	45.13
from ≥ 18 to < 24 months	6	36,443.72	24,421.41	0.00	60,865.13	5.11	406,519.39	467,384.52	0.88	46.33
from ≥ 2 years	29	244,439.63	222,123.88	0.00	466,563.51	39.14	1,675,051.04	2,141,614.55	4.01	48.70
Subtotal	821	699,501.57	492,584.74	0.00	1,192,086.31	100.00	52,202,174.48	53,394,260.79	100.00	46.95
<i>Doubt debts (subjectives)</i>										
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	821	699,501.57	492,584.74	0.00	1,192,086.31		52,202,174.48	53,394,260.79		46.95