

RURAL HIPOTECARIO VII Fondo de Titulización de Activos

Brief report

Date: 09/30/2013
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 Baleares
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 Baleares
Caja Campo, Caja Rural
Caja Rural Central
Caja Rural de Albacete
Caja Rural de Aragón
Caja Rural de Burgos
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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
Barclays Bank PLC

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Barclays Bank PLC

Swap
Banco Cooperativo

Start-up Loan
Caixa Popular-Caixa Rural
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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@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 Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A1 ES0366366005	05/06/2005 9,571	33,230.06 318,044,904.26 33.23%	100,000.00 957,100,000.00	Floating 3-M Euribor+0.130% 15.Mar/Jun/Sep/Dec	0.3540% 12/16/2013 29.735365 Gross 23.490938 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	12/16/2013 "Pass-Through"	AA-sf Baa1sf	AAA Aaa
Series A2 ES0366366013	05/06/2005 1,000	23,900.00 23,900,000.00 23.90%	100,000.00 100,000,000.00	Floating BEI Rate Interest+0.000% 15.Mar/Jun/Sep/Dec	0.3540% 12/16/2013 21.424867 Gross 16.925645 Net	03/15/2015 Quarterly 15.Mar/Jun/Sep/Dec	06/15/2008 Planned	AA-sf Baa1sf	AAA Aaa
Series B ES0366366021	05/06/2005 192	79,495.20 15,263,078.40 79.50%	100,000.00 19,200,000.00	Floating 3-M Euribor+0.210% 15.Mar/Jun/Sep/Dec	0.4340% 12/16/2013 87.210651 Gross 68.896414 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	AA-sf Ba2sf	A+ Aa3
Series C ES0366366039	05/06/2005 237	84,314.90 19,982,631.30 84.31%	100,000.00 23,700,000.00	Floating 3-M Euribor+0.550% 15.Mar/Jun/Sep/Dec	0.7740% 12/16/2013 164.962102 Gross 130.320061 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	BBB- B3sf	BBB- Baa3
Total		377,190,613.96	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		2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00		
Series A1	With optional redemption *	Average life	Years	5.81	5.11	4.56	4.08	3.65	3.32	3.03	2.76
		Final Maturity	Years	9.50	8.50	7.75	7.00	6.25	5.75	5.25	4.75
		Date		03/15/2023	03/15/2022	06/15/2021	09/15/2020	12/15/2019	06/15/2019	12/15/2018	06/15/2018
	Without optional redemption *	Average life	Years	6.35	5.63	5.03	4.53	4.10	3.73	3.42	3.14
		Final Maturity	Years	14.50	13.75	12.75	11.75	10.75	10.00	9.25	8.50
		Date		03/15/2028	06/15/2027	06/15/2026	06/15/2025	06/15/2024	09/15/2023	12/15/2022	03/15/2022
Series A2	With optional redemption *	Average life	Years	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
		Final Maturity	Years	09/14/2014	09/14/2014	09/14/2014	09/14/2014	09/14/2014	09/14/2014	09/14/2014	09/14/2014
		Date		06/15/2015	06/15/2015	06/15/2015	06/15/2015	06/15/2015	06/15/2015	06/15/2015	06/15/2015
	Without optional redemption *	Average life	Years	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
		Final Maturity	Years	09/14/2014	09/14/2014	09/14/2014	09/14/2014	09/14/2014	09/14/2014	09/14/2014	09/14/2014
		Date		06/15/2015	06/15/2015	06/15/2015	06/15/2015	06/15/2015	06/15/2015	06/15/2015	06/15/2015
Series B	With optional redemption *	Average life	Years	9.50	8.50	7.75	7.00	6.25	5.75	5.25	4.75
		Final Maturity	Years	9.50	8.50	7.75	7.00	6.25	5.75	5.25	4.75
		Date		03/15/2023	03/15/2022	06/15/2021	09/15/2020	12/15/2019	06/15/2019	12/15/2018	06/15/2018
	Without optional redemption *	Average life	Years	15.45	14.47	13.53	12.58	11.66	10.80	10.03	9.35
		Final Maturity	Years	16.50	15.50	14.50	13.50	12.75	11.75	11.01	10.25
		Date		03/15/2030	03/15/2029	03/15/2028	03/15/2027	06/15/2026	06/15/2025	09/15/2024	12/15/2023
Series C	With optional redemption *	Average life	Years	9.50	8.50	7.75	7.00	6.25	5.75	5.25	4.75
		Final Maturity	Years	9.50	8.50	7.75	7.00	6.25	5.75	5.25	4.75
		Date		03/15/2023	03/15/2022	06/15/2021	09/15/2020	12/15/2019	06/15/2019	12/15/2018	06/15/2018
	Without optional redemption *	Average life	Years	18.45	17.68	16.86	16.04	15.22	14.40	13.60	12.82
		Final Maturity	Years	21.01	21.01	21.01	21.01	21.01	21.01	21.01	21.01
		Date		09/15/2034	09/15/2034	09/15/2034	09/15/2034	09/15/2034	09/15/2034	09/15/2034	09/15/2034

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
Class A	90.66%	341,944,904.26	11.74%	96.10%	1,057,100,000.00	4.94%
Series A1	84.32%	318,044,904.26	87.01%		957,100,000.00	
Series A2	6.34%	23,900,000.00	9.09%		100,000,000.00	
Series B	4.05%	15,263,078.40	7.69%	1.75%	19,200,000.00	3.19%
Series C	5.30%	19,982,631.30	2.39%	2.15%	23,700,000.00	1.04%
Issue of Bonds		377,190,613.96			1,100,000,000.00	
Reserve Fund	2.39%	9,025,807.19	1.04%		11,440,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	11,926,703.43	0.164%	
Servicer ppal collect not yet credited	597,906.82		
Servicer ints collect not yet credited	119,688.22		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		7,076,980.44	1.224%
Subordinated Loan S/T		2,568,846.71	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

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Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	8,679	16,155
Principal		
Principal outstanding	376,739,219.44	1,100,016,438.76
Average loan	43,408.14	68,091.39
Minimum	37.95	3,101.28
Maximum	349,112.69	544,097.40
Interest rate		
Weighted average (wac)	2.56%	3.37%
Minimum	0.40%	2.31%
Maximum	6.00%	9.50%
Final maturity		
Weighted average (WARM) (months)	171	254
Minimum	10/02/2013	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	2.98%	7.64%
1-year EURIBOR/MIBOR (Mortgage Market)	77.32%	71.28%
Mortgage Market: Savings Banks	7.66%	9.00%
Mortgage Market: All Institutions	12.04%	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)	0.35%	0.30%	0.29%	0.35%	0.55%
Annual Percentage Rate (CPR)	4.07%	3.50%	3.45%	4.17%	6.43%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.76	6.74	0.17	7.81
10.01 - 20%	6.16	15.56	1.19	16.18
20.01 - 30%	11.89	25.60	2.81	25.61
30.01 - 40%	17.51	35.20	7.07	35.65
40.01 - 50%	21.69	45.34	11.07	45.27
50.01 - 60%	25.97	55.00	16.45	55.26
60.01 - 70%	12.43	63.01	21.36	65.28
70.01 - 80%	2.40	74.50	35.18	75.26
80.01 - 90%	0.20	81.40	2.62	84.88
90.01 - 100%			2.08	94.62
Weighted average (WALTV)	44.18		62.17	
Minimum	0.05		2.75	
Maximum	82.59		99.06	

Geographic distribution		
	Current	At constitution date
Andalucía	36.26%	36.88%
Aragón	6.58%	6.76%
Asturias	0.99%	1.11%
Balearic Islands	4.76%	3.82%
Basque Country	3.33%	3.21%
Canary Islands	4.62%	4.35%
Cantabria	1.85%	1.66%
Castilla-La Mancha	0.76%	0.69%
Castilla-León	8.60%	7.73%
Catalonia	1.25%	1.76%
Extremadura	0.01%	0.02%
Galicia	0.05%	0.06%
La Rioja	4.47%	3.63%
Madrid	0.52%	0.68%
Murcia	0.56%	0.53%
Navarra	4.58%	4.37%
Valencia	20.81%	22.72%

Current delinquency										
Aging	Assets	Overdue debt				Total	%	Outstanding debt	Total debt	% Total debt / Appraisal Value
		Principal	Interest	Other	Total					
<i>Delinquencies</i>										
Up to 1 month	372	95,851.48	29,966.71	0.00	125,818.19	8.08	19,547,510.77	19,673,328.96	48.41	41.73
from > 1 to ≤ 2 months	119	62,894.75	30,449.70	0.00	93,344.45	6.00	6,767,402.89	6,860,747.34	16.88	45.96
from > 2 to ≤ 3 months	67	58,804.62	27,770.83	0.00	86,575.45	5.56	3,876,220.03	3,962,795.48	9.75	43.76
from > 3 to ≤ 6 months	38	50,073.33	24,129.96	0.00	74,203.29	4.77	1,893,734.04	1,967,937.33	4.84	45.64
from > 6 to < 12 months	22	58,924.76	41,551.26	0.00	100,476.02	6.45	1,678,562.88	1,779,038.90	4.38	44.10
from ≥ 12 to < 18 months	24	120,249.32	75,373.24	0.00	195,622.56	12.56	1,792,973.74	1,988,596.30	4.89	56.13
from ≥ 18 to < 24 months	24	158,278.11	105,530.96	0.00	263,809.07	16.94	1,849,486.85	2,113,295.92	5.20	52.63
from ≥ 2 years	47	317,339.53	299,701.60	0.00	617,041.13	39.63	1,677,510.66	2,294,551.79	5.65	32.77
Subtotal	713	922,415.90	634,474.26	0.00	1,556,890.16	100.00	39,083,401.86	40,640,292.02	100.00	43.22
<i>Doubt debts (subjectives)</i>										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	713	922,415.90	634,474.26	0.00	1,556,890.16		39,083,401.86	40,640,292.02		43.22