



# RURAL HIPOTECARIO VII Fondo de Titulización de Activos

## Brief report

Date: 11/30/2014  
Currency: EUR

Date of constitution  
04/29/2005

VAT Reg. no.  
V84329598

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 Popular  
Banco Santander  
Bankia  
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  
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

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Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

### Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	7,899	16,155
Principal		
Principal outstanding	321,204,961.14	1,100,016,438.76
Average loan	40,664.00	68,091.39
Minimum	6.97	3,101.28
Maximum	322,203.23	544,097.40
Interest rate		
Weighted average (wac)	2.47%	3.37%
Minimum	0.36%	2.31%
Maximum	6.00%	9.50%
Final maturity		
Weighted average (WARM) (months)	161	254
Minimum	12/01/2014	12/29/2005
Maximum	12/15/2034	04/01/2035
Index (principal outstanding distribution)		
3-month EURIBOR/MIBOR	0.04%	0.00%
6-month EURIBOR/MIBOR	0.00%	0.03%
1-year EURIBOR/MIBOR	0.77%	9.14%
1-year EURIBOR/MIBOR (Mortgage Market)	80.46%	69.78%
Mortgage Market: Savings Banks	0.40%	9.00%
Mortgage Market: All Institutions	15.42%	12.03%
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.01%
Secondary Market Public Debt 2-6 years	2.91%	0.00%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.58%	0.40%	0.37%	0.39%	0.53%
Annual Percentage Rate (CPR)	6.75%	4.69%	4.32%	4.56%	6.20%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	2.11	6.71	0.17	7.80
10.01 - 20%	7.47	15.56	1.19	16.18
20.01 - 30%	13.84	25.54	2.80	25.61
30.01 - 40%	19.06	35.25	7.06	35.65
40.01 - 50%	23.94	45.20	11.07	45.27
50.01 - 60%	25.43	54.85	16.45	55.26
60.01 - 70%	6.54	62.93	21.35	65.28
70.01 - 80%	1.61	73.55	35.18	75.26
80.01 - 90%			2.62	84.88
90.01 - 100%			2.09	94.61
100.01 - 110%			0.01	104.23
120.01 - 130%			0.01	122.90
Weighted average (WALTV)	41.62		62.19	
Minimum	0.00		2.75	
Maximum	78.29		122.90	

Geographic distribution		
	Current	At constitution date
Andalucía	36.03%	36.89%
Aragón	6.45%	6.77%
Asturias	0.99%	1.11%
Balearic Islands	4.38%	3.82%
Basque Country	3.40%	3.21%
Canary Islands	4.87%	4.36%
Cantabria	1.95%	1.66%
Castilla-La Mancha	0.77%	0.70%
Castilla-León	8.64%	7.75%
Catalonia	1.28%	1.75%
Extremadura	0.01%	0.01%
Galicia	0.04%	0.06%
La Rioja	4.62%	3.62%
Madrid	0.54%	0.68%
Murcia	0.61%	0.53%
Navarra	4.69%	4.37%
Valencia	20.75%	22.69%

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	315	77,735.53	21,458.45	0.00	99,193.98	2.52	15,577,742.11	15,676,936.09	48.29	40.01
from > 1 to ≤ 2 months	104	61,971.56	23,644.72	0.00	85,616.28	2.18	5,937,763.29	6,023,379.57	18.56	42.83
from > 2 to ≤ 3 months	47	36,063.88	15,934.09	0.00	51,997.97	1.32	2,258,066.99	2,310,064.96	7.12	37.19
from > 3 to ≤ 6 months	27	27,626.71	9,986.94	0.00	37,613.65	0.96	808,789.59	846,403.24	2.61	31.36
from > 6 to < 12 months	23	99,007.90	27,607.25	0.00	126,615.15	3.22	1,096,621.71	1,223,236.86	3.77	38.34
from ≥ 12 to < 18 months	8	37,808.45	16,080.98	0.00	53,889.43	1.37	416,969.73	470,859.16	1.45	43.36
from ≥ 18 to < 24 months	14	217,636.80	51,228.80	0.00	268,865.60	6.84	800,900.08	1,069,765.68	3.30	48.51
from ≥ 2 years	68	2,839,473.33	369,180.26	0.00	3,208,653.59	81.59	1,631,627.42	4,840,281.01	14.91	47.77
Subtotal	606	3,397,324.16	535,121.49	0.00	3,932,445.65	100.00	28,528,480.92	32,460,926.57	100.00	41.21
<i>Doubt debts (subjectives)</i>										
Start-up Loan	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	606	3,397,324.16	535,121.49	0.00	3,932,445.65		28,528,480.92	32,460,926.57		41.21