

# RURAL HIPOTECARIO VII Fondo de Titulización de Activos



## Brief report

Date: 12/31/2014  
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  
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Caja Rural de Tenerife  
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Caja Rural de Zamora  
Caja Rural del Duero  
Caja Rural del Mediterráneo, Ruralcaja  
Caja Rural del Sur

Servicer  
Caixa Popular-Caixa Rural  
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Lead Managers  
Banco Cooperativo  
BBVA  
DZ Bank  
Société Générale

Bond Underwriters and Placement Agents  
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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

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Start-up Loan  
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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

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### 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	29,185.47 279,334,133.37 29.19%	100,000.00 957,100,000.00	Floating 3-M Euribor+0.130% 15.Mar/Jun/Sep/Dec	0.2120% 03/16/2015 15.640169 Gross 12.355734 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	03/16/2015 "Pass-Through"	AA+sf A1sf	AAA Aaa
Series A2 ES0366366013	05/06/2005 1,000	4,000.00 4,000,000.00 4.00%	100,000.00 100,000,000.00	Floating BEI Rate Interest+0.000% 15.Mar/Jun/Sep/Dec	0.2120% 03/16/2015 2.143556 Gross 1.693409 Net	03/15/2015 Quarterly 15.Mar/Jun/Sep/Dec	06/15/2008 Planned	AA+sf A1sf	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	0.2920% 03/16/2015 58.676290 Gross 46.354269 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	AA-sf Baa3sf	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	0.6320% 03/16/2015 134.697737 Gross 106.411212 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	BBB- B2sf	BBB- Baa3
Total		318,579,843.07	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	0,25	0,34	0,42	0,51	0,60	0,69	0,78		
	% Annual equivalent CPR	2,00	3,00	4,00	5,00	6,00	7,00	8,00	9,00		
Series A1	With optional redemption *	Average life	Years	4.87	4.56	4.33	4.06	3.86	3.62	3.44	3.28
		Final Maturity	Years	10/28/2019	07/06/2019	04/15/2019	01/05/2019	10/25/2018	07/26/2018	05/24/2018	03/26/2018
		Date	12/15/2022	06/15/2022	03/15/2022	09/15/2021	06/15/2021	12/15/2020	09/15/2020	06/15/2020	
	Without optional redemption *	Average life	Years	5.48	5.17	4.89	4.64	4.40	4.18	3.98	3.79
	Final Maturity	Years	06/05/2020	02/15/2020	11/05/2019	08/03/2019	05/08/2019	02/17/2019	12/06/2018	09/29/2018	
	Date	03/15/2028	09/15/2027	03/15/2027	09/15/2026	03/15/2026	12/15/2025	06/15/2025	12/15/2024		
Series A2	With optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
		Final Maturity	Years	03/15/2015	03/15/2015	03/15/2015	03/15/2015	03/15/2015	03/15/2015	03/15/2015	03/15/2015
		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	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
	Final Maturity	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	
	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		
Series B	With optional redemption *	Average life	Years	8.01	7.50	7.25	6.76	6.50	6.01	5.76	5.50
		Final Maturity	Years	12/15/2022	06/15/2022	03/15/2022	09/15/2021	06/15/2021	12/15/2020	09/15/2020	06/15/2020
		Date	12/15/2022	06/15/2022	03/15/2022	09/15/2021	06/15/2021	12/15/2020	09/15/2020	06/15/2020	
	Without optional redemption *	Average life	Years	13.96	13.52	13.08	12.65	12.23	11.80	11.37	10.96
	Final Maturity	Years	11/28/2028	06/17/2028	01/11/2028	08/07/2027	03/05/2027	09/30/2026	04/27/2026	11/27/2025	
	Date	12/15/2029	06/15/2029	12/15/2028	06/15/2028	03/15/2028	09/15/2027	06/15/2027	12/15/2026		
Series C	With optional redemption *	Average life	Years	8.01	7.50	7.25	6.76	6.50	6.01	5.76	5.50
		Final Maturity	Years	12/15/2022	06/15/2022	03/14/2022	09/14/2021	06/15/2021	12/15/2020	09/15/2020	06/14/2020
		Date	12/15/2022	06/15/2022	03/15/2022	09/15/2021	06/15/2021	12/15/2020	09/15/2020	06/15/2020	
	Without optional redemption *	Average life	Years	17.04	16.68	16.31	15.93	15.55	15.18	14.80	14.43
	Final Maturity	Years	12/24/2031	08/15/2031	04/01/2031	11/16/2030	07/01/2030	02/14/2030	09/30/2029	05/15/2029	
	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	
Class A	88.94%	283,334,133.37	14.05%	1,057,100,000.00	4.94%
Series A1	87.68%	279,334,133.37	87.01%	957,100,000.00	
Series A2	1.26%	4,000,000.00	9.09%	100,000,000.00	
Series B	4.79%	15,263,078.40	9.26%	19,200,000.00	3.19%
Series C	6.27%	19,982,631.30	2.99%	23,700,000.00	1.04%
Issue of Bonds		318,579,843.07		1,100,000,000.00	
Reserve Fund	2.99%	9,523,023.18	1.04%	11,440,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	14,432,311.98	0.232%	
Servicer ppal collect not yet credited	489,316.52		
Servicer ints collect not yet credited	45,304.87		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		5,992,098.90	1.079%
Subordinated Loan S/T		3,653,728.25	
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	7,843	16,155
Principal		
Principal outstanding	316,189,545.20	1,100,016,438.76
Average loan	40,314.87	68,091.39
Minimum	0.71	3,101.28
Maximum	320,250.96	544,097.40
Interest rate		
Weighted average (wac)	2.45%	3.37%
Minimum	0.36%	2.31%
Maximum	6.00%	9.50%
Final maturity		
Weighted average (WARM) (months)	160	254
Minimum	01/01/2015	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	0.76%	9.14%
1-year EURIBOR/MIBOR (Mortgage Market)	80.51%	69.78%
Mortgage Market: Savings Banks	0.34%	9.00%
Mortgage Market: All Institutions	15.40%	12.03%
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.01%
Secondary Market Public Debt 2-6 years	2.95%	0.00%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.83%	0.61%	0.45%	0.40%	0.53%
Annual Percentage Rate (CPR)	9.48%	7.03%	5.24%	4.66%	6.23%

Current delinquency										
Aging	Assets	Overdue debt			Total	%	Outstanding debt	Total debt	%	% Total debt / Appraisal Value
		Principal	Interest	Other						
<b>Delinquencies</b>										
Up to 1 month	293	78,549.42	20,017.56	0.00	98,566.98	2.80	15,026,867.56	15,125,434.54	50.74	40.75
from > 1 to ≤ 2 months	80	42,617.64	18,727.12	0.00	61,344.76	1.74	4,252,729.96	4,314,074.72	14.47	43.39
from > 2 to ≤ 3 months	48	37,830.11	15,164.32	0.00	52,994.43	1.50	2,472,470.95	2,525,465.38	8.47	39.78
from > 3 to ≤ 6 months	21	24,471.86	9,633.48	0.00	34,105.34	0.97	741,293.40	775,398.74	2.60	31.52
from > 6 to < 12 months	23	94,733.84	22,824.18	0.00	117,558.02	3.34	909,306.81	1,026,864.83	3.44	35.83
from ≥ 12 to < 24 months	10	45,859.24	22,226.84	0.00	68,086.08	1.93	545,416.97	613,503.05	2.06	46.48
from ≥ 24 to < 36 months	12	204,844.32	42,668.31	0.00	247,512.63	7.03	611,225.13	858,737.76	2.88	46.79
from ≥ 36 months	66	2,470,554.22	372,453.92	0.00	2,843,008.14	80.69	1,726,861.06	4,569,869.20	15.33	46.95
Subtotal	553	2,999,460.65	523,715.73	0.00	3,523,176.38	100.00	26,286,171.84	29,809,348.22	100.00	41.62
<b>Doubt debts (subjectives)</b>										
	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	553	2,999,460.65	523,715.73	0.00	3,523,176.38		26,286,171.84	29,809,348.22		41.62

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	2.22	6.80	0.17	7.80
10.01 - 20%	7.52	15.55	1.19	16.18
20.01 - 30%	13.87	25.47	2.80	25.61
30.01 - 40%	19.28	35.19	7.06	35.65
40.01 - 50%	24.00	45.15	11.07	45.27
50.01 - 60%	25.34	54.81	16.45	55.26
60.01 - 70%	6.18	62.95	21.35	65.28
70.01 - 80%	1.58	73.37	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)	41.42		62.19	
Minimum	0.00		2.75	
Maximum	78.07		122.90	

Geographic distribution		
	Current	At constitution date
Andalucía	36.00%	36.89%
Aragón	6.45%	6.77%
Asturias	0.98%	1.11%
Balearic Islands	4.42%	3.82%
Basque Country	3.36%	3.21%
Canary Islands	4.91%	4.36%
Cantabria	1.96%	1.66%
Castilla-La Mancha	0.77%	0.70%
Castilla-León	8.62%	7.75%
Catalonia	1.25%	1.75%
Extremadura	0.01%	0.01%
Galicia	0.04%	0.06%
La Rioja	4.58%	3.62%
Madrid	0.54%	0.68%
Murcia	0.61%	0.53%
Navarra	4.70%	4.37%
Valencia	20.77%	22.69%

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Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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