

# RURAL HIPOTECARIO VII Fondo de Titulización de Activos



## Brief report

Date: 01/31/2020  
Currency: EUR

Constitution date  
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

**Lead Managers**  
Banco Cooperativo Español  
BBVA  
DZ Bank  
Société Générale

**Bond Underwriters and Placement Agents**  
Banco Cooperativo Español  
BBVA  
DZ Bank  
Société Générale  
ABN AMRO  
Banco Pastor  
Banesto  
Caja Madrid  
EBN Banco

**Servicer Credit Support Provider**  
Banco Cooperativo Español

**Bond Paying Agent**  
Société Générale

**Market**  
AIAF Mercado de Renta Fija

**Register of Book Securities**  
Iberclear

**Treasury Account**  
Société Générale

**Swap**  
Banco Cooperativo Español

**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 Auditor**

### Issued securities: Asset-Backed Bonds

Bonds Issue										
Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current Original		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating		
						Final maturity (legal)	Next	Current	Original	
Series A1 ES0366366005	05/06/2005 9,571	13,130.72 125,674,121.12 13.13%	100,000.00 957,100,000.00	Floating 3-M Euribor+0.130% 15.Mar/Jun/Sep/Dec	0.0000% 03/16/2020 0.000000 Gross 0.000000 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	03/16/2020 "Pass-Through"	AAAsf Aa1 (sf)	AAA Aaa	
Series A2 ES0366366013	05/06/2005 1,000		100,000.00 100,000,000.00	Floating BEI Rate Interest+0.000% 15.Mar/Jun/Sep/Dec	0.0000% 03/16/2020	03/15/2015 Quarterly 15.Mar/Jun/Sep/Dec	Planned	AA+sf Aa2 (sf)	AAA Aaa	
Series B ES0366366021	05/06/2005 192	24,783.56 4,758,443.52 24.78%	100,000.00 19,200,000.00	Floating 3-M Euribor+0.210% 15.Mar/Jun/Sep/Dec	0.0000% 03/16/2020 0.000000 Gross 0.000000 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Securitial	AA-sf A1 (sf)	A+ Aa3	
Series C ES0366366039	05/06/2005 237	24,782.39 5,873,426.43 24.78%	100,000.00 23,700,000.00	Floating 3-M Euribor+0.550% 15.Mar/Jun/Sep/Dec	0.1550% 03/16/2020 9.709878 Gross 7.865001 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Securitial	A+sf Ba3 (sf)	BBB- Baa3	
Total		136,305,991.07	1,100,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date											
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)							
				0.17	0.25	0.34	0.42	0.51	0.60	0.69	0.78
Series A1	With optional redemption *	Average life	Years	1.75	1.55	1.54	1.53	1.33	1.32	1.31	1.12
		Final Maturity	Years	2.00	1.75	1.75	1.75	1.50	1.50	1.50	1.25
	Without optional redemption *	Average life	Years	4.95	4.77	4.69	4.43	4.27	4.12	3.98	3.85
		Final Maturity	Years	15.01	15.01	15.01	15.01	15.01	15.01	15.01	15.01
Series B	With optional redemption *	Average life	Years	1.56	1.35	1.34	1.33	1.13	1.12	1.12	1.11
		Final Maturity	Years	1.75	1.50	1.50	1.50	1.25	1.25	1.25	1.25
	Without optional redemption *	Average life	Years	4.85	4.67	4.51	4.35	4.20	4.05	3.91	3.78
		Final Maturity	Years	10/20/2024	08/17/2024	06/17/2024	04/19/2024	02/24/2024	01/02/2024	11/13/2023	09/27/2023
Series C	With optional redemption *	Average life	Years	1.56	1.35	1.34	1.33	1.13	1.12	1.12	1.11
		Final Maturity	Years	1.75	1.50	1.50	1.50	1.25	1.25	1.25	1.25
	Without optional redemption *	Average life	Years	4.85	4.67	4.51	4.35	4.20	4.05	3.91	3.78
		Final Maturity	Years	10/20/2024	08/17/2024	06/17/2024	04/19/2024	02/24/2024	01/02/2024	11/13/2023	09/27/2023

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	% CE	At issue date			
			% CE		% CE	
Class A	92.20%	125,674,121.12	12.00%	96.10%	1,057,100,000.00	4.94%
Series A1	92.20%	125,674,121.12		87.01%	957,100,000.00	
Series A2	0.00%	0.00		9.09%	100,000,000.00	
Series B	3.49%	4,758,443.52	8.51%	1.75%	19,200,000.00	3.19%
Series C	4.31%	5,873,426.43	4.20%	2.15%	23,700,000.00	1.04%
Issue of Bonds		136,305,991.07			1,100,000,000.00	
Reserve Fund	4.20%	5,720,000.00		1.04%	11,440,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	10,018,869.81	-0.500%	
Servicer ppal collect not yet credited	144,340.62		
Servicer ints collect not yet credited	11,280.46		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		5,720,000.00	0.605%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

### Collateral: Residential mortgage loans (PTCs/MCs)

General			
Count	Current	At constitution date	
Principal	4,586	16,155	
Principal outstanding	133,688,253.80	1,100,016,438.76	
Average loan	29,151.39	68,091.39	
Minimum	11.08	3,101.28	
Maximum	187,885.42	544,097.40	
Interest rate			
Weighted average (wac)	1.08%	3.37%	
Minimum	0.00%	2.31%	
Maximum	5.00%	9.50%	
Final maturity			
Weighted average (WARM) (months)	119	254	
Minimum	02/01/2020	12/29/2005	
Maximum	12/05/2034	04/01/2035	
Index (principal outstanding distribution)			
6-month EURIBOR/MIBOR	0.00%	0.03%	
1-year EURIBOR/MIBOR	7.15%	9.14%	
1-year EURIBOR/MIBOR (Mortgage Market)	74.90%	69.78%	
Mortgage Market: Savings Banks	0.00%	9.00%	
Mortgage Market: All Institutions	14.54%	12.03%	
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.01%	
Secondary Market Public Debt 2-6 years	3.41%	0.00%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	4.94	6.78	0.17	7.80
10.01 - 20%	16.90	15.50	1.19	16.18
20.01 - 30%	23.87	25.32	2.80	25.61
30.01 - 40%	30.39	34.74	7.06	35.65
40.01 - 50%	21.42	44.00	11.07	45.27
50.01 - 60%	2.35	54.14	16.45	55.26
60.01 - 70%	0.12	61.27	21.35	65.28
70.01 - 80%			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)	30.33		62.19	
Minimum			0.01	2.75
Maximum			61.44	122.90

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 91 411 84 68 🌐 www.edt-sg.com ✉ info@edt-sg.com  
Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

# RURAL HIPOTECARIO VII Fondo de Titulización de Activos

## Brief report

**Date:** 01/31/2020  
**Currency:** EUR

**Constitution date**  
 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 Español  
 BBVA  
 DZ Bank  
 Société Générale

**Bond Underwriters and Placement Agents**  
 Banco Cooperativo Español  
 BBVA  
 DZ Bank  
 Société Générale  
 ABN AMRO  
 Banco Pastor  
 Banesto  
 Caja Madrid  
 EBN Banco

**Servicer Credit Support Provider**  
 Banco Cooperativo Español

**Bond Paying Agent**  
 Société Générale

**Market**  
 AIAF Mercado de Renta Fija

**Register of Book Securities**  
 Iberclear

**Treasury Account**  
 Société Générale

**Swap**  
 Banco Cooperativo Español

**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 Auditor**

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 91 411 84 68 🌐 www.edt-sg.com ✉ info@edt-sg.com  
 Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month, mort. (SMM)	0.20%	0.43%	0.31%	0.29%	0.51%
Annual Percentage Rate (CPR)	2.36%	5.09%	3.64%	3.47%	5.95%

Geographic distribution		
	Current	At constitution date
Andalucia	34.91%	36.89%
Aragon	6.96%	6.77%
Asturias	1.11%	1.11%
Balearic Islands	5.06%	3.82%
Basque Country	1.33%	3.21%
Canary Islands	6.21%	4.36%
Cantabria	2.34%	1.66%
Castilla-La Mancha	0.63%	0.70%
Castilla-Leon	9.27%	7.75%
Catalonia	1.64%	1.75%
Extremadura	0.00%	0.01%
Galicia	0.03%	0.06%
La Rioja	4.29%	3.62%
Madrid	0.44%	0.69%
Murcia	0.64%	0.53%
Navarra	1.95%	4.37%
Valencia	23.18%	22.69%

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	119	27,979.61	2,357.95	0.00	30,337.56	1.32	4,293,132.38	4,323,469.94	38.70	27.94
from > 1 to = 2 months	42	23,335.65	2,364.06	0.00	25,699.71	1.12	1,404,432.66	1,430,132.37	12.80	27.68
from > 2 to = 3 months	23	20,627.73	2,580.97	0.00	23,208.70	1.01	872,399.42	895,608.12	8.02	31.45
from > 3 to = 6 months	10	20,200.16	3,413.60	0.00	23,613.76	1.03	557,310.19	580,923.95	5.20	33.61
from > 6 to < 12 months	7	23,804.16	3,687.61	0.00	27,491.77	1.19	263,502.05	290,993.82	2.60	29.84
from = 12 to < 18 months	6	21,903.57	2,459.37	0.00	24,362.94	1.06	153,574.71	177,937.65	1.59	30.16
from = 18 to < 24 months	3	27,854.45	5,297.33	0.00	33,151.78	1.44	195,668.17	228,819.95	2.05	46.86
from ≥ 2 years	62	1,834,760.98	279,226.24	0.00	2,113,987.22	91.84	1,130,005.65	3,243,992.87	29.04	36.83
Subtotal	272	2,000,466.31	301,387.13	0.00	2,301,853.44	100.00	8,870,025.23	11,171,878.67	100.00	30.96
Total	272	2,000,466.31	301,387.13	0.00	2,301,853.44		8,870,025.23	11,171,878.67		