

# RURAL HIPOTECARIO VII Fondo de Titulización de Activos

## Brief report

Date: 09/30/2020  
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  
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Banco Cooperativo Español  
BBVA  
DZ Bank  
Société Générale

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ABN AMRO  
Banco Pastor  
Banesto  
Caja Madrid  
EBN Banco

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**Register of Book Securities**  
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**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)		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	11,477.96 109,855,555.16 11.48%	100,000.00 957,100,000.00	Floating 3-M Euribor+0.130% 15.Mar/Jun/Sep/Dec	0.0000% 12/15/2020 0.000000 Gross 0.000000 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	12/15/2020 "Pass-Through"	AAAsf	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	12/15/2020	03/15/2015 Quarterly 15.Mar/Jun/Sep/Dec	Planned	AA+sf	AAA
Series B	ES0366366021	05/06/2005 192	22,764.61 4,370,805.12 22.76%	100,000.00 19,200,000.00	Floating 3-M Euribor+0.210% 15.Mar/Jun/Sep/Dec	0.0000% 12/15/2020 0.000000 Gross 0.000000 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	AA-sf	A+ Aa3
Series C	ES0366366039	05/06/2005 237	23,689.63 5,614,442.31 23.69%	100,000.00 23,700,000.00	Floating 3-M Euribor+0.550% 15.Mar/Jun/Sep/Dec	0.0600% 12/15/2020 3.952220 Gross 3.201298 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	Asf	BBB-
Total			119,840,802.59	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	Option	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	0.93	0.93	0.93	0.92	0.92	0.92	0.92	0.92	0.70	0.70	
		Final Maturity	08/22/2021	08/20/2021	08/19/2021	08/18/2021	08/16/2021	08/15/2021	05/29/2021	05/28/2021			
	Without optional redemption *	Average life	3.99	3.83	3.68	3.54	3.41	3.29	3.17	3.06			
		Final Maturity	09/09/2024	07/14/2024	05/21/2024	03/31/2024	02/12/2024	09/29/2023	11/17/2023	10/07/2023			
Series B	With optional redemption *	Average life	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.75	0.75	
		Final Maturity	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	06/15/2021	06/15/2021			
	Without optional redemption *	Average life	10.95	10.69	10.42	10.15	9.88	9.60	9.32	9.06			
		Final Maturity	08/24/2031	05/21/2031	02/14/2031	11/07/2030	07/30/2030	04/18/2030	01/07/2030	10/03/2029			
Series C	With optional redemption *	Average life	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.75	0.75	
		Final Maturity	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	06/15/2021	06/15/2021			
	Without optional redemption *	Average life	12.60	12.47	12.33	12.18	12.02	11.85	11.67	11.48			
		Final Maturity	04/18/2033	03/03/2033	01/10/2033	11/16/2032	09/18/2032	07/18/2032	05/14/2032	03/06/2032			

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	Current	% CE	At issue date
Class A	91.67%	109,855,555.16	13.10%	96.10%	1,057,100,000.00	4.94%
Series A1	91.67%	109,855,555.16		87.01%	957,100,000.00	
Series A2	0.00%	0.00		9.09%	100,000,000.00	
Series B	3.65%	4,370,805.12	9.45%	1.75%	19,200,000.00	3.19%
Series C	4.68%	5,614,442.31	4.77%	2.15%	23,700,000.00	1.04%
Issue of Bonds	119,840,802.59				1,100,000,000.00	
Reserve Fund	4.77%	5,720,000.00		1.04%	11,440,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	6,835,933.83	-0.500%	
Servicer ppal collect not yet credited	187,410.87		
Servicer ints collect not yet credited	10,571.35		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		5,720,000.00	0.516%
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	
		Current	At issue date
Principal	4,305	16,155	
Principal outstanding	119,343,508.89	1,100,016,438.76	
Average loan	27,722.07	68,091.39	
Minimum	9.37	3,101.28	
Maximum	179,621.53	544,097.40	
Interest rate			
Weighted average (wac)	1.02%	3.37%	
Minimum	0.00%	2.31%	
Maximum	5.00%	9.50%	
Final maturity			
Weighted average (WARM) (months)	114	254	
Minimum	10/02/2020	12/29/2005	
Maximum	02/17/2035	04/01/2035	
Index (principal outstanding distribution)			
6-month EURIBOR/MIBOR	0.00%	0.03%	
1-year EURIBOR/MIBOR	7.10%	9.14%	
1-year EURIBOR/MIBOR (Mortgage Market)	75.27%	69.78%	
Mortgage Market: Savings Banks	0.00%	9.00%	
Mortgage Market: All Institutions	14.24%	12.03%	
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.01%	
Secondary Market Public Debt 2-6 years	3.39%	0.00%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	6.10	6.88	0.17	7.80
10.01 - 20%	17.85	15.36	1.19	16.18
20.01 - 30%	26.51	25.52	2.80	25.61
30.01 - 40%	30.17	34.67	7.06	35.65
40.01 - 50%	17.52	43.17	11.07	45.27
50.01 - 60%	1.84	53.64	16.45	55.26
60.01 - 70%			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)	28.94		62.19	
Minimum	0.01		2.75	
Maximum	59.09		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**  
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Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.37%	0.33%	0.30%	0.31%	0.50%
Annual Percentage Rate (CPR)	4.31%	3.89%	3.51%	3.67%	5.84%

Geographic distribution		
	Current	At constitution date
Andalucia	34.72%	36.89%
Aragon	7.02%	6.77%
Asturias	1.09%	1.11%
Balearic Islands	5.15%	3.82%
Basque Country	1.29%	3.21%
Canary Islands	6.22%	4.36%
Cantabria	2.30%	1.66%
Castilla-La Mancha	0.60%	0.70%
Castilla-Leon	9.36%	7.75%
Catalonia	1.71%	1.75%
Extremadura	0.00%	0.01%
Galicia	0.03%	0.06%
La Rioja	4.36%	3.62%
Madrid	0.40%	0.69%
Murcia	0.65%	0.53%
Navarra	1.95%	4.37%
Valencia	23.15%	22.69%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
<b>Delinquencies</b>										
Up to 1 month	117	32,714.19	1,949.88	0.00	34,664.07	1.27	3,699,965.40	3,734,629.47	29.01	24.80
from > 1 to = 2 months	60	39,011.35	3,515.38	0.00	42,526.73	1.55	2,031,198.23	2,073,724.96	18.11	23.49
from > 2 to = 3 months	38	32,981.24	4,052.51	0.00	37,033.75	1.35	1,571,715.77	1,608,749.52	12.49	27.72
from > 3 to = 6 months	19	27,659.57	3,358.46	0.00	31,018.03	1.13	851,106.11	882,124.14	6.85	29.58
from > 6 to < 12 months	18	60,132.41	13,279.88	0.00	73,412.29	2.68	772,671.14	846,083.43	6.57	31.80
from = 12 to < 18 months	6	34,938.77	2,268.42	0.00	37,207.19	1.36	239,449.19	276,656.38	2.15	30.93
from = 18 to < 24 months	5	28,442.69	3,005.43	0.00	31,448.12	1.15	107,457.13	138,905.25	1.08	28.89
from ≥ 2 years	61	2,173,853.69	277,411.54	0.00	2,451,265.23	89.51	863,214.78	3,314,480.01	25.74	37.04
Subtotal	324	2,429,733.91	308,841.50	0.00	2,738,575.41	100.00	10,136,777.75	12,875,353.16	100.00	28.20
Total	324	2,429,733.91	308,841.50	0.00	2,738,575.41		10,136,777.75	12,875,353.16		