

RURAL HIPOTECARIO VII Fondo de Titulización de Activos



Brief report

Date: 10/31/2020
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
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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
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 Caja Rural del Sur

Assets Custodian
 Banco Cooperativo Español

Fund Auditor

Issued securities: Asset-Backed Bonds

Bonds Issue											
Series	ISIN Code	Issue date	Principal outstanding		Interest type	Interest Rate	Redemption		Rating		
			Nº bonds	(Bond Unit / Series Total / %Factor)			Reference rate and margin	Next coupon	Final maturity (legal)	Next	Fitch / Moody's
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 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	12/15/2020	03/15/2015 Quarterly 15.Mar/Jun/Sep/Dec	Planned	AA+sf Aa2 (sf)	AAA 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 A1 (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 Ba3 (sf)	BBB- Baa3
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	0.70	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	3.06		
		Final Maturity	09/09/2024	07/14/2024	05/21/2024	03/31/2024	02/12/2024	09/09/2023	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	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	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	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	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	9,156,168.37	-0.500%	
Servicer ppal collect not yet credited	154,111.09		
Servicer ints collect not yet credited	10,133.18		
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 constitution date
Principal	4,273	16,155	
Principal outstanding	117,283,937.06	1,100,016,438.76	
Average loan	27,447.68	68,091.39	
Minimum	9.16	3,101.28	
Maximum	178,588.47	544,097.40	
Interest rate			
Weighted average (wac)	1.01%	3.37%	
Minimum	0.00%	2.31%	
Maximum	5.00%	9.50%	
Final maturity			
Weighted average (WARM) (months)	113	254	
Minimum	11/05/2020	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	7.12%	9.14%	
1-year EURIBOR/MIBOR (Mortgage Market)	75.40%	69.78%	
Mortgage Market: Savings Banks	0.00%	9.00%	
Mortgage Market: All Institutions	14.07%	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%	6.28	6.88	0.17	7.80
10.01 - 20%	17.84	15.31	1.19	16.18
20.01 - 30%	27.73	25.58	2.80	25.61
30.01 - 40%	29.42	34.78	7.06	35.65
40.01 - 50%	17.01	43.03	11.07	45.27
50.01 - 60%	1.72	53.33	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)	28.73		62.19	
Minimum		0.01		2.75
Maximum		58.79		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

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Subordinated Loan

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.60%	0.43%	0.37%	0.35%	0.50%
Annual Percentage Rate (CPR)	6.96%	5.02%	4.38%	4.12%	5.65%

Geographic distribution

	Current	At constitution date
Andalucia	34.71%	36.89%
Aragon	7.02%	6.77%
Asturias	1.10%	1.11%
Balearic Islands	4.98%	3.82%
Basque Country	2.31%	3.21%
Canary Islands	6.25%	4.36%
Cantabria	2.31%	1.66%
Castilla-La Mancha	0.60%	0.70%
Castilla-Leon	9.40%	7.75%
Catalonia	1.72%	1.75%
Extremadura	0.00%	0.01%
Galicia	0.03%	0.06%
La Rioja	4.36%	3.62%
Madrid	0.40%	0.69%
Murcia	0.66%	0.53%
Navarra	1.96%	4.37%
Valencia	23.21%	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	114	29,617.42	2,010.90	0.00	31,628.32	1.21	3,648,090.34	3,679,718.66	30.13	24.65
from > 1 to = 2 months	34	18,143.02	1,721.02	0.00	19,864.04	0.76	966,826.17	986,690.21	8.08	23.26
from > 2 to = 3 months	33	40,576.21	3,868.05	0.00	44,444.26	1.70	1,289,415.35	1,333,859.61	10.92	21.85
from > 3 to = 6 months	30	40,899.24	4,003.42	0.00	44,902.66	1.72	1,292,549.54	1,337,452.20	10.95	26.51
from > 6 to < 12 months	26	67,817.44	14,685.59	0.00	82,503.03	3.16	1,137,615.23	1,220,118.26	9.99	31.72
from = 12 to < 18 months	8	47,000.07	4,023.43	0.00	51,023.50	1.95	330,379.01	381,402.51	3.12	31.35
from = 18 to < 24 months	3	21,093.95	2,015.63	0.00	23,109.58	0.89	70,093.84	93,203.42	0.76	32.34
from ≥ 2 years	60	2,037,324.62	275,546.90	0.00	2,312,871.52	88.60	867,648.86	3,180,520.38	26.04	36.60
Subtotal	308	2,302,471.97	307,874.94	0.00	2,610,346.91	100.00	9,602,618.34	12,212,965.25	100.00	27.53
Total	308	2,302,471.97	307,874.94	0.00	2,610,346.91		9,602,618.34	12,212,965.25		