

RURAL HIPOTECARIO VII Fondo de Titulización de Activos



Brief report

Date: 12/31/2020
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
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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
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Swap
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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	10,930.09 104,611,891.39 10.93%	100,000.00 957,100,000.00	Floating 3-M Euribor+0.130% 15.Mar/Jun/Sep/Dec	0.0000% 03/15/2021 0.000000 Gross 0.000000 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	03/15/2021 "Pass-Through"	AAAsf Aa1 (sf)	AAA Aaa
Series A2 ES0366366013	05/06/2005 1,000	100,000.00 100,000,000.00	100,000.00 100,000,000.00	Floating BEI Rate Interest+0.000% 15.Mar/Jun/Sep/Dec	03/15/2021	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% 03/15/2021 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	0.0070% 03/15/2021 0.414569 Gross 0.335801 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		114,597,138.82	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											
			% Monthly CPR (SMM)								
	% Annual equivalent CPR		0,17	0,25	0,34	0,42	0,51	0,60	0,69	0,78	
			2,00	3,00	4,00	5,00	6,00	7,00	8,00	9,00	
Series A1	With optional redemption *	Average life	Years	0,72	0,71	0,71	0,71	0,71	0,71	0,70	
		Final Maturity	Years	09/02/2021	09/01/2021	08/31/2021	08/30/2021	08/30/2021	08/29/2021	08/27/2021	
	Without optional redemption *	Average life	Years	0,75	0,75	0,75	0,75	0,75	0,75	0,75	
		Final Maturity	Years	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	
Series B	With optional redemption *	Average life	Years	3,90	3,75	3,60	3,47	3,34	3,22	3,11	
		Final Maturity	Years	11/06/2024	09/11/2024	07/21/2024	06/02/2024	04/17/2024	03/04/2024	01/22/2024	
	Without optional redemption *	Average life	Years	10,01	9,76	9,50	9,25	9,01	8,50	8,25	
		Final Maturity	Years	12/15/2030	09/15/2030	06/15/2030	03/15/2030	12/15/2029	06/15/2029	03/15/2029	
Series C	With optional redemption *	Average life	Years	0,75	0,75	0,75	0,75	0,75	0,75	0,75	
		Final Maturity	Years	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	
	Without optional redemption *	Average life	Years	12,35	12,22	12,08	11,93	11,77	11,60	11,43	
		Final Maturity	Years	04/17/2033	03/01/2033	01/09/2033	11/16/2032	09/19/2032	07/20/2032	05/17/2032	

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)					
		Current		At issue date	
		% CE	% CE	% CE	% CE
Class A	91.29%	104,611,891.39	13.70%	96.10%	1,057,100,000.00
Series A1	91.29%	104,611,891.39	87.01%	957,100,000.00	4.94%
Series A2	0.00%	0.00	9.09%	100,000,000.00	
Series B	3.81%	4,370,805.12	9.89%	19,200,000.00	3.19%
Series C	4.90%	5,614,442.31	4.99%	23,700,000.00	1.04%
Issue of Bonds		114,597,138.82		1,100,000,000.00	
Reserve Fund	4.99%	5,720,000.00	1.04%	11,440,000.00	

Other financial operations (current)			
Assets		Balance Interest	
Treasury Account		7,346,940.03	-0.500%
Servicer ppal collect not yet credited		122,147.37	
Servicer ints collect not yet credited		6,073.98	
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		5,720,000.00	0.457%
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		4,217	16,155
Principal outstanding		113,628,902.20	1,100,016,438.76
Average loan		26,945.44	68,091.39
Minimum		8.74	3,101.28
Maximum		176,520.62	544,097.40
Interest rate			
Weighted average (wac)		0.97%	3.37%
Minimum		0.00%	2.31%
Maximum		5.00%	9.50%
Final maturity			
Weighted average (WARM) (months)		112	254
Minimum		01/01/2021	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		7.17%	9.14%
1-year EURIBOR/MIBOR (Mortgage Market)		75.34%	69.78%
Mortgage Market: Savings Banks		0.00%	9.00%
Mortgage Market: All Institutions		14.06%	12.03%
Savings Banks Lending Rate (CECA Indicator)		0.00%	0.01%
Secondary Market Public Debt 2-6 years		3.43%	0.00%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	6.71	6.89	0.17	7.80
10.01 - 20%	17.86	15.31	1.19	16.18
20.01 - 30%	28.97	25.61	2.80	25.61
30.01 - 40%	29.09	34.91	7.06	35.65
40.01 - 50%	15.99	42.98	11.07	45.27
50.01 - 60%	1.39	53.53	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)	28.39		62.19	
Minimum		0.01	2.75	
Maximum		58.19	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)	0.46%	0.49%	0.41%	0.33%	0.50%
Annual Percentage Rate (CPR)	5.33%	5.71%	4.81%	3.89%	5.84%

Geographic distribution		
	Current	At constitution date
Andalucia	34.74%	36.89%
Aragon	6.92%	6.77%
Asturias	1.10%	1.11%
Balearic Islands	5.05%	3.82%
Basque Country	1.27%	3.21%
Canary Islands	6.30%	4.36%
Cantabria	2.31%	1.66%
Castilla-La Mancha	0.59%	0.70%
Castilla-Leon	9.36%	7.75%
Catalonia	1.75%	1.75%
Extremadura	0.00%	0.01%
Galicia	0.03%	0.06%
La Rioja	4.34%	3.62%
Madrid	0.40%	0.69%
Murcia	0.66%	0.53%
Navarra	1.94%	4.37%
Valencia	23.22%	22.69%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		%		
Delinquencies										
Up to 1 month	98	24,004.79	1,537.88	0.00	25,542.67	0.99	2,832,574.07	2,858,116.74	27.77	25.13
from > 1 to = 2 months	32	18,066.04	1,396.73	0.00	19,462.77	0.75	982,425.11	1,001,887.88	9.73	23.99
from > 2 to = 3 months	14	10,956.48	906.58	0.00	11,863.06	0.46	386,427.93	398,290.99	3.87	24.46
from > 3 to = 6 months	25	36,289.87	4,741.00	0.00	41,030.87	1.59	1,119,995.16	1,161,026.03	11.28	24.86
from > 6 to < 12 months	21	54,580.45	6,361.84	0.00	60,942.29	2.36	818,625.82	879,568.11	8.55	25.67
from = 12 to < 18 months	12	72,438.59	11,733.89	0.00	84,172.48	3.26	636,074.13	720,246.61	7.00	36.95
from = 18 to < 24 months	2	18,822.65	988.06	0.00	19,810.71	0.77	31,663.65	51,474.36	0.50	23.56
from ≥ 2 years	61	2,038,046.10	283,167.61	0.00	2,321,213.71	89.83	899,838.39	3,221,052.10	31.30	36.60
Subtotal	265	2,273,204.97	310,833.59	0.00	2,584,038.56	100.00	7,707,624.26	10,291,662.82	100.00	28.40
Total	265	2,273,204.97	310,833.59	0.00	2,584,038.56		7,707,624.26	10,291,662.82		