

# RURAL HIPOTECARIO VII Fondo de Titulización de Activos

## Brief report

Date: 02/28/2021  
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  
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Caja Rural del Duero  
Caja Rural del Mediterráneo, Ruralcaja  
Caja Rural del Sur

**Servicer**  
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Caja Rural del Sur

### 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	0.88
		2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00	10.00
Series A1	With optional redemption *	Average life	Years	0.72	0.71	0.71	0.71	0.71	0.70	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	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
Series B	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	10.68	10.42	10.16	9.90	9.63	9.36	9.09
		Final Maturity	Years	08/17/2031	05/16/2031	02/10/2031	11/06/2030	07/30/2030	04/22/2030	01/14/2030
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%.

**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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**Subordinated Loan**  
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**Assets Custodian**  
Banco Cooperativo Español

**Fund Auditor**

**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

### Credit enhancement and financial operations

Credit enhancement (CE)						
Class		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%	1,75%	19,200,000.00	3.19%
Series C	4.90%	5,614,442.31	4.99%	2.15%	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	10,425,932.63	-0.500%	
Servicer ppal collect not yet credited	319,056.16		
Servicer ints collect not yet credited	17,616.11		
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			
	Current	At constitution date	
Count	4,150	16,155	
Principal			
Principal outstanding	110,457,543.77	1,100,016,438.76	
Average loan	26,616.28	68,091.39	
Minimum	8.32	3,101.28	
Maximum	174,450.46	544,097.40	
Interest rate			
Weighted average (wac)	0.91%	3.37%	
Minimum	0.00%	2.31%	
Maximum	5.00%	9.50%	
Final maturity			
Weighted average (WARM) (months)	111	254	
Minimum	03/02/2021	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	7.11%	9.14%	
1-year EURIBOR/MIBOR (Mortgage Market)	75.44%	69.78%	
Mortgage Market: Savings Banks	0.00%	9.00%	
Mortgage Market: All Institutions	14.01%	12.03%	
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.01%	
Secondary Market Public Debt 2-6 years	3.45%	0.00%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	7.11	6.94	0.17	7.80
10.01 - 20%	17.94	15.33	1.19	16.18
20.01 - 30%	29.96	25.57	2.80	25.61
30.01 - 40%	28.70	34.98	7.06	35.65
40.01 - 50%	14.99	42.76	11.07	45.27
50.01 - 60%	1.31	53.17	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)	28.05		62.19	
Minimum	0.01		2.75	
Maximum	57.59		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.  
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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

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.29%	0.33%	0.40%	0.34%	0.50%
Annual Percentage Rate (CPR)	3.43%	3.90%	4.64%	3.97%	5.81%

Geographic distribution		
	Current	At constitution date
Andalucia	34.71%	36.89%
Aragon	6.93%	6.77%
Asturias	1.10%	1.11%
Balearic Islands	5.11%	3.82%
Basque Country	1.28%	3.21%
Canary Islands	6.33%	4.36%
Cantabria	2.27%	1.66%
Castilla-La Mancha	0.59%	0.70%
Castilla-Leon	9.34%	7.75%
Catalonia	1.77%	1.75%
Extremadura	0.00%	0.01%
Galicia	0.03%	0.06%
La Rioja	4.33%	3.62%
Madrid	0.40%	0.69%
Murcia	0.67%	0.53%
Navarra	1.93%	4.37%
Valencia	23.20%	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	153	38,823.87	2,203.94	0.00	41,027.81	1.55	4,666,799.46	4,707,827.27	40.12	24.36
from > 1 to = 2 months	23	13,589.54	1,016.66	0.00	14,606.20	0.55	722,735.42	737,341.62	6.28	25.33
from > 2 to = 3 months	14	12,014.59	1,321.48	0.00	13,336.07	0.50	462,655.68	475,991.75	4.06	26.65
from > 3 to = 6 months	9	11,417.37	1,638.66	0.00	13,056.03	0.49	352,478.89	365,534.92	3.11	26.22
from > 6 to < 12 months	33	88,899.73	10,718.22	0.00	99,617.95	3.77	1,302,638.11	1,402,256.06	11.95	22.90
from = 12 to < 18 months	12	77,491.93	13,480.15	0.00	90,972.08	3.44	654,655.03	745,627.11	6.35	38.11
from = 18 to < 24 months	2	12,089.95	695.16	0.00	12,785.11	0.48	27,517.37	40,302.48	0.34	22.37
from ≥ 2 years	62	2,069,743.60	286,312.90	0.00	2,356,056.50	89.20	904,059.14	3,260,115.64	27.78	36.48
Subtotal	308	2,324,070.58	317,387.17	0.00	2,641,457.75	100.00	9,093,539.10	11,734,996.85	100.00	27.54
Total	308	2,324,070.58	317,387.17	0.00	2,641,457.75		9,093,539.10	11,734,996.85		