

RURAL HIPOTECARIO VII Fondo de Titulización de Activos



Brief report

Date: 03/31/2021
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
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 Caja Rural del Sur

Issued securities: Asset-Backed Bonds

Bonds Issue													
Series	ISIN Code	Issue date	Nº bonds	Principal outstanding		Interest type	Reference rate and margin	Interest Rate	Redemption		Rating		
				(Bond Unit / Series Total / %Factor)					Next coupon	Final maturity (legal)	Next	Current	Original
Series A1	ES0366366005	05/06/2005	9,571	10,380.85	100,000.00	Floating	3-M Euribor+0.130%	0.0000%	06/15/2021	03/15/2038	06/15/2021	AAAsf	AAA
				99,355,115.35	957,100,000.00		15.Mar/Jun/Sep/Dec	0.000000 Gross	15.Mar/Jun/Sep/Dec	Quarterly	"Pass-Through"	Aa1 (sf)	Aaa
				10.38%				0.000000 Net					
Series A2	ES0366366013	05/06/2005	1,000	100,000.00	100,000,000.00	Floating	BEI Rate Interest+0.000%	06/15/2021		03/15/2015	Planned	AA+sf	AAA
							15.Mar/Jun/Sep/Dec			Quarterly		Aa2 (sf)	Aaa
Series B	ES0366366021	05/06/2005	192	22,764.61	100,000.00	Floating	3-M Euribor+0.210%	0.0000%	06/15/2021	03/15/2038	To be determined	AA-sf	A+ Aa3
				4,370,805.12	19,200,000.00		15.Mar/Jun/Sep/Dec	0.000000 Gross	15.Mar/Jun/Sep/Dec	Quarterly	"Pass-Through"	A1 (sf)	
				22.76%				0.000000 Net			Pro rata		
											deferred start /		
											Secuential		
Series C	ES0366366039	05/06/2005	237	23,689.63	100,000.00	Floating	3-M Euribor+0.550%	0.0080%	06/15/2021	03/15/2038	To be determined	Asf	BBB-
				5,614,442.31	23,700,000.00		15.Mar/Jun/Sep/Dec	0.484321 Gross	15.Mar/Jun/Sep/Dec	Quarterly	"Pass-Through"	Ba3 (sf)	Baa3
				23.69%				0.392300 Net			Pro rata		
											deferred start /		
											Secuential		
Total				109,340,362.78	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	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49
		Final Maturity	09/10/2021	09/10/2021	09/10/2021	09/09/2021	09/09/2021	09/09/2021	09/09/2021	09/09/2021	09/08/2021	09/08/2021	09/08/2021
	Without optional redemption *	Average life	3.81	3.66	3.52	3.39	3.27	3.15	3.04	2.94	2.84	2.74	2.64
		Final Maturity	01/03/2025	11/10/2024	09/21/2024	08/04/2024	06/20/2024	05/09/2024	03/30/2024	02/21/2024	02/12/2024	02/03/2024	01/24/2024
Series B	With optional redemption *	Average life	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	
		Final Maturity	09/15/2021	09/15/2021	09/15/2021	09/15/2021	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	10.40	10.16	9.90	9.64	9.38	9.11	8.85	8.60	8.35	8.10	7.85
		Final Maturity	08/07/2031	05/08/2031	02/04/2031	11/01/2030	07/29/2030	04/23/2030	01/17/2030	10/16/2029	09/15/2029	08/14/2029	07/13/2029
Series C	With optional redemption *	Average life	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	
		Final Maturity	09/15/2021	09/15/2021	09/15/2021	09/15/2021	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	12.08	11.96	11.82	11.67	11.52	11.35	11.18	11.00	10.82	10.64	10.46
		Final Maturity	04/11/2033	02/24/2033	01/06/2033	11/13/2032	09/17/2032	07/19/2032	05/17/2032	03/12/2032	01/08/2032	11/06/2031	09/04/2031

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
 Societé Générale

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Societé Générale

Swap
 Banco Cooperativo Español

Start-up Loan
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Credit enhancement and financial operations

Credit enhancement (CE)						
Class	Current	% CE	At issue date	% CE	At issue date	
					Current	% CE
Class A	90.87%	99,355,115.35	14.36%	96.10%	1,057,100,000.00	4.94%
Series A1	90.87%	99,355,115.35		87.01%	957,100,000.00	
Series A2	0.00%	0.00		9.09%	100,000,000.00	
Series B	4.00%	4,370,805.12	10.36%	1.75%	19,200,000.00	3.19%
Series C	5.13%	5,614,442.31	5.23%	2.15%	23,700,000.00	1.04%
Issue of Bonds		109,340,362.78			1,100,000,000.00	
Reserve Fund	5.23%	5,720,000.00		1.04%	11,440,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	7,065,945.93	-0.500%	
Servicer ppal collect not yet credited	152,332.95		
Servicer ints collect not yet credited	5,421.85		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		5,720,000.00	0.458%
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	Index (principal outstanding distribution)	
			Current	At constitution date
Principal	4,101	16,155		
Principal outstanding	108,587,933.42	1,100,016,438.76		
Average loan	26,478.40	68,091.39		
Minimum	8.11	3,101.28		
Maximum	173,414.52	544,097.40		
Interest rate				
Weighted average (wac)	0.88%	3.37%		
Minimum	0.00%	2.31%		
Maximum	5.00%	9.50%		
Final maturity				
Weighted average (WARM) (months)	110	254		
Minimum	04/01/2021	12/29/2005		
Maximum	02/17/2035	04/01/2035		
6-month EURIBOR/MIBOR	0.00%	0.03%		
1-year EURIBOR/MIBOR	7.11%	9.14%		
1-year EURIBOR/MIBOR (Mortgage Market)	75.53%	69.78%		
Mortgage Market: Savings Banks	0.00%	9.00%		
Mortgage Market: All Institutions	13.90%	12.03%		
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.01%		
Secondary Market Public Debt 2-6 years	3.46%	0.00%		

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	7.24	6.91	0.17	7.80
10.01 - 20%	17.77	15.29	1.19	16.18
20.01 - 30%	30.34	25.01	2.80	25.61
30.01 - 40%	29.30	35.41	7.06	35.65
40.01 - 50%	14.03	42.68	11.07	45.27
50.01 - 60%	1.32	52.87	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)	27.89		62.19	
Minimum	0.01		2.75	
Maximum	57.29		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/Jorge Juan 68 - 28009 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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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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Subordinated Loan
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Assets Custodian
 Banco Cooperativo Español

Fund Auditor

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month, mort. (SMM)	0.46%	0.33%	0.41%	0.35%	0.50%
Annual Percentage Rate (CPR)	5.37%	3.92%	4.82%	4.17%	5.81%

Geographic distribution		
	Current	At constitution date
Andalucía	34.73%	36.89%
Aragón	6.91%	6.77%
Asturias	1.11%	1.11%
Balearic Islands	5.09%	3.82%
Basque Country	1.29%	3.21%
Canary Islands	6.38%	4.36%
Cantabria	2.28%	1.66%
Castilla-La Mancha	0.57%	0.70%
Castilla-León	9.38%	7.75%
Catalonia	1.72%	1.75%
Extremadura	0.00%	0.01%
Galicia	0.03%	0.06%
La Rioja	4.32%	3.62%
Madrid	0.40%	0.69%
Murcia	0.67%	0.53%
Navarra	1.94%	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	%		%		
Delinquencies										
Up to 1 month	119	26,673.61	1,748.05	0.00	28,421.66	1.07	3,549,426.87	3,577,848.53	34.11	24.47
from > 1 to = 2 months	35	20,486.23	1,177.17	0.00	21,663.40	0.82	890,638.77	912,302.17	8.70	22.20
from > 2 to = 3 months	11	7,516.67	646.90	0.00	8,163.57	0.31	323,382.75	331,546.32	3.16	25.99
from > 3 to = 6 months	9	11,648.39	1,207.84	0.00	12,856.23	0.49	355,920.33	368,776.56	3.52	28.32
from > 6 to < 12 months	28	80,340.88	7,464.50	0.00	87,805.38	3.32	1,125,113.57	1,212,918.95	11.56	21.50
from = 12 to < 18 months	12	79,072.19	14,543.60	0.00	93,615.79	3.54	653,856.25	747,472.04	7.13	38.60
from = 18 to < 24 months	4	18,980.92	1,224.93	0.00	20,205.85	0.76	62,082.48	82,288.33	0.78	23.36
from ≥ 2 years	61	2,084,716.65	287,472.32	0.00	2,372,188.97	89.69	884,001.49	3,256,190.46	31.04	36.95
Subtotal	279	2,329,435.54	315,485.31	0.00	2,644,920.85	100.00	7,844,422.51	10,489,343.36	100.00	27.57
Total	279	2,329,435.54	315,485.31	0.00	2,644,920.85		7,844,422.51	10,489,343.36		