

RURAL HIPOTECARIO VIII Fondo de Titulización de Activos



Brief report

Date: 01/31/2013
 Currency: EUR

Date of constitution
 05/26/2006

VAT Reg. no.
 V84722446

Management Company
 Europea de Titulización, S.G.F.T

Originator
 Caixa Popular - Caixa Rural
 Caixa Rural de Baleares
 Caja Campo Caja Rural
 Caja Rural Central
 Caja Rural de Albacete
 Caja Rural de Aragón
 Caja Rural de Burgos
 Caja Rural de Canarias
 Caja Rural de Ciudad Real
 Caja Rural de Córdoba
 Caja Rural de Extremadura
 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,
 Rural Caja
 Caja Rural del Sur

Servicer
 Caixa Popular-Caixa Rural
 Caixa Rural de Baleares
 Caja Campo, Caja Rural
 Caja Rural Central
 Caja Rural de Albacete
 Caja Rural de Aragón
 Caja Rural de Burgos
 Caja Rural de Canarias
 Caja Rural de Ciudad Real
 Caja Rural de Córdoba
 Caja Rural de Extremadura
 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

Lead Managers

Banco Cooperativo
 Deutsche Bank
 Dexia Capital Markets
 DZ Bank AG

Bond Underwriters and Placement Agents

Banco Cooperativo
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 Dexia Capital Markets
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 ING
 Bancaja
 Banco Pastor
 Banco Santander Central Hispano
 CAM

Senior Underwriter & Placement Agent

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Barclays Bank PLC

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AIAF Mercado de Renta Fija

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 Caja Rural de Zamora
 Caja Rural del Duero
 Caja Rural del Mediterráneo, Ruralcaja
 Caja Rural del Sur

Assets Custodian

Banco Cooperativo Español

Fund Auditors

Deloitte (ejercicios 2009 a actual)
 Ernst & Young (hasta ejercicio 2008)

Issued securities: Asset-Backed Bonds

| Bonds issue | | | | | | | | | |
|----------------------------|------------------------|---|------------------------------|--|---|---|--|---------------------------|-------------|
| 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 Fitch / Moody's | |
| | | Current | Original | | | Final maturity (legal) | Next | Current | Original |
| Series A1 ES0366367003 | 05/31/2006 975 | | 100,000.00 97,500,000.00 | Floating 3-M Euribor+0.050% 19.Jan/Apr/Jul/Oct | 04/19/2013 Gross Net | 01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct | Planned | AAA Aaa | AAA Aaa |
| Series A2a ES0366367011 | 05/31/2006 8,024 | 49,501.14 397,197,147.36 49.50% | 100,000.00 802,400,000.00 | Floating 3-M Euribor+0.130% 19.Jan/Apr/Jul/Oct | 0.3340% 04/19/2013 40.414931 Gross 31.927795 Net | 01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct | 04/19/2013 "Pass-Through" Secuential / Pro rata under certain circumstances | AA-sf Baa1sf | AAA Aaa |
| Series A2b ES0366367029 | 05/31/2006 3,500 | 49,501.14 173,253,990.00 49.50% | 100,000.00 350,000,000.00 | Floating 3-M Euribor+0.140% 19.Jan/Apr/Jul/Oct | 0.3440% 04/19/2013 41.624959 Gross 32.883718 Net | 01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct | 04/19/2013 "Pass-Through" Secuential / Pro rata under certain circumstances | AA-sf Baa1sf | AAA Aaa |
| Series B ES0366367037 | 05/31/2006 273 | 100,000.00 27,300,000.00 100.00% | 100,000.00 27,300,000.00 | Floating 3-M Euribor+0.250% 19.Jan/Apr/Jul/Oct | 0.4540% 04/19/2013 110.977778 Gross 87.672445 Net | 01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct | To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances | A+ Baa2sf | A+ A1 |
| Series C ES0366367045 | 05/31/2006 156 | 100,000.00 15,600,000.00 100.00% | 100,000.00 15,600,000.00 | Floating 3-M Euribor+0.550% 19.Jan/Apr/Jul/Oct | 0.7540% 04/19/2013 184.311111 Gross 145.605778 Net | 01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct | To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances | BBB Baa3sf | BBB Baa2 |
| Series D ES0366367052 | 05/31/2006 72 | 100,000.00 7,200,000.00 100.00% | 100,000.00 7,200,000.00 | Floating 3-M Euribor+2.000% 19.Jan/Apr/Jul/Oct | 2.2040% 04/19/2013 538.755556 Gross 425.616889 Net | 01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct | To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances | BB+ Caa1sf | BB+ Ba2 |
| Series E ES0366367060 | 05/31/2006 234 | 50,000.00 11,700,000.00 100.00% | 50,000.00 11,700,000.00 | Floating 3-M Euribor+4.000% 19.Jan/Apr/Jul/Oct | 4.2040% 04/19/2013 513.822222 Gross 405.919555 Net | 01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct | To Be Determined Due to Cash Reserve reduction | CC Caa3 | CC Caa3 |
| Total | | 632,251,137.36 | 1,311,700,000.00 | | | | | | |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) | | | | | | | | | | | | | |
|---|-------------------------------|-----------------------|------------|---------------------|------------|------------|------------|------------|------------|------------|------|--|--|
| Series | Optional redemption | Average life | Years | % Monthly CPR (SMM) | | | | | | | | | |
| | | | | 0,17 | 0,34 | 0,51 | 0,69 | 0,87 | 1,06 | 1,25 | 1,44 | | |
| Series A2a | With optional redemption * | Annual equivalent CPR | 2,00 | 4,00 | 6,00 | 8,00 | 10,00 | 12,00 | 14,00 | 16,00 | | | |
| | | Average life | 7.10 | 6.15 | 5.39 | 4.74 | 4.26 | 3.81 | 3.44 | 3.16 | | | |
| | | Final Maturity | 02/26/2020 | 03/15/2019 | 06/09/2018 | 10/17/2017 | 04/24/2017 | 11/10/2016 | 07/01/2016 | 03/18/2016 | | | |
| | Without optional redemption * | Average life | 7.37 | 6.43 | 5.66 | 5.02 | 4.49 | 4.05 | 3.68 | 3.36 | | | |
| | | Final Maturity | 06/04/2020 | 06/26/2019 | 09/17/2018 | 01/28/2018 | 07/19/2017 | 02/08/2017 | 09/25/2016 | 06/01/2016 | | | |
| | | Final Maturity | 07/19/2026 | 01/19/2025 | 10/19/2023 | 07/19/2022 | 10/19/2021 | 10/19/2020 | 01/19/2020 | 07/19/2019 | | | |
| Series A2b | With optional redemption * | Average life | 7.10 | 6.15 | 5.39 | 4.74 | 4.26 | 3.81 | 3.44 | 3.16 | | | |
| | | Final Maturity | 02/26/2020 | 03/15/2019 | 06/09/2018 | 10/17/2017 | 04/24/2017 | 11/10/2016 | 07/01/2016 | 03/18/2016 | | | |
| | | Final Maturity | 07/19/2026 | 01/19/2025 | 10/19/2023 | 07/19/2022 | 10/19/2021 | 10/19/2020 | 01/19/2020 | 07/19/2019 | | | |
| | Without optional redemption * | Average life | 7.37 | 6.43 | 5.66 | 5.02 | 4.49 | 4.05 | 3.68 | 3.36 | | | |
| | | Final Maturity | 06/04/2020 | 06/26/2019 | 09/17/2018 | 01/28/2018 | 07/19/2017 | 02/08/2017 | 09/25/2016 | 06/01/2016 | | | |
| | | Final Maturity | 07/19/2026 | 01/19/2025 | 10/19/2023 | 07/19/2022 | 10/19/2021 | 10/19/2020 | 01/19/2020 | 07/19/2019 | | | |
| Series B | With optional redemption * | Average life | 13.50 | 12.00 | 10.75 | 9.50 | 8.75 | 7.75 | 7.00 | 6.49 | | | |
| | | Final Maturity | 07/19/2026 | 01/19/2025 | 10/19/2023 | 07/19/2022 | 10/19/2021 | 10/19/2020 | 01/19/2020 | 07/19/2019 | | | |
| | | Final Maturity | 07/19/2026 | 01/19/2025 | 10/19/2023 | 07/19/2022 | 10/19/2021 | 10/19/2020 | 01/19/2020 | 07/19/2019 | | | |
| | Without optional redemption * | Average life | 18.90 | 17.62 | 16.38 | 15.20 | 14.04 | 12.95 | 11.95 | 11.06 | | | |
| | | Final Maturity | 12/11/2031 | 08/29/2030 | 06/04/2029 | 03/30/2028 | 02/01/2027 | 12/29/2025 | 12/30/2024 | 02/08/2024 | | | |
| | | Final Maturity | 04/19/2033 | 01/19/2032 | 10/19/2030 | 10/19/2029 | 07/19/2028 | 07/19/2027 | 07/19/2026 | 07/19/2025 | | | |
| Series C | With optional redemption * | Average life | 13.50 | 12.00 | 10.75 | 9.50 | 8.75 | 7.75 | 7.00 | 6.49 | | | |
| | | Final Maturity | 07/19/2026 | 01/19/2025 | 10/19/2023 | 07/19/2022 | 10/19/2021 | 10/19/2020 | 01/19/2020 | 07/19/2019 | | | |
| | | Final Maturity | 07/19/2026 | 01/19/2025 | 10/19/2023 | 07/19/2022 | 10/19/2021 | 10/19/2020 | 01/19/2020 | 07/19/2019 | | | |
| | Without optional redemption * | Average life | 21.00 | 20.22 | 19.22 | 18.09 | 16.98 | 15.90 | 14.87 | 13.89 | | | |
| | | Final Maturity | 01/17/2034 | 04/05/2033 | 04/05/2032 | 02/18/2031 | 01/07/2030 | 12/12/2028 | 12/03/2027 | 12/07/2026 | | | |
| | | Final Maturity | 01/19/2035 | 07/19/2034 | 10/19/2033 | 01/19/2033 | 01/19/2032 | 10/19/2030 | 10/19/2029 | 10/19/2028 | | | |
| Series D | With optional redemption * | Average life | 13.50 | 12.00 | 10.75 | 9.50 | 8.75 | 7.75 | 7.00 | 6.49 | | | |
| | | Final Maturity | 07/19/2026 | 01/18/2025 | 10/19/2023 | 07/19/2022 | 10/19/2021 | 10/19/2020 | 01/19/2020 | 07/19/2019 | | | |
| | | Final Maturity | 07/19/2026 | 01/19/2025 | 10/19/2023 | 07/19/2022 | 10/19/2021 | 10/19/2020 | 01/19/2020 | 07/19/2019 | | | |
| | Without optional redemption * | Average life | 23.20 | 22.61 | 22.03 | 21.40 | 20.66 | 19.82 | 18.90 | 17.99 | | | |
| | | Final Maturity | 03/29/2036 | 08/25/2035 | 01/25/2035 | 06/09/2034 | 09/14/2033 | 11/10/2032 | 12/13/2031 | 01/11/2031 | | | |
| | | Final Maturity | 10/19/2040 | 10/19/2040 | 10/19/2040 | 10/19/2040 | 10/19/2040 | 10/19/2040 | 10/19/2040 | 10/19/2040 | | | |
| Series E | With optional redemption * | Average life | 13.50 | 12.00 | 10.75 | 9.50 | 8.75 | 7.75 | 7.00 | 6.49 | | | |
| | | Final Maturity | 07/19/2026 | 01/19/2025 | 10/19/2023 | 07/19/2022 | 10/19/2021 | 10/19/2020 | 01/19/2020 | 07/19/2019 | | | |
| | | Final Maturity | 07/19/2026 | 01/19/2025 | 10/19/2023 | 07/19/2022 | 10/19/2021 | 10/19/2020 | 01/19/2020 | 07/19/2019 | | | |
| | Without optional redemption * | Average life | 27.76 | 27.76 | 27.76 | 27.76 | 27.76 | 27.76 | 27.76 | 27.76 | | | |
| | | Final Maturity | 10/19/2040 | 10/19/2040 | 10/19/2040 | 10/19/2040 | 10/19/2040 | 10/19/2040 | 10/19/2040 | 10/19/2040 | | | |
| | | Final Maturity | 10/19/2040 | 10/19/2040 | 10/19/2040 | 10/19/2040 | 10/19/2040 | 10/19/2040 | 10/19/2040 | 10/19/2040 | | | |

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%.

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@eurotitulizacion.com
 Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

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Brief report

Date: 01/31/2013
Currency: EUR

Date of constitution
05/26/2006

VAT Reg. no.
V84722446

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Europa de Titulización, S.G.F.T

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Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Credit enhancement and financial operations

| Credit enhancement (CE) | | | | | | |
|-------------------------|--------|----------------|-------|--------|------------------|-------|
| | | Current | % CE | | At issue date | % CE |
| Class A | 90.23% | 570,451,137.36 | 9.96% | 95.29% | 1,249,900,000.00 | 4.75% |
| Series A1 | 0.00% | 0.00 | | 7.43% | 97,500,000.00 | |
| Series A2a | 62.82% | 397,197,147.36 | | 61.17% | 802,400,000.00 | |
| Series A2b | 27.40% | 173,253,990.00 | | 26.68% | 350,000,000.00 | |
| Series B | 4.32% | 27,300,000.00 | 5.56% | 2.08% | 27,300,000.00 | 2.65% |
| Series C | 2.47% | 15,600,000.00 | 3.05% | 1.19% | 15,600,000.00 | 1.45% |
| Series D | 1.14% | 7,200,000.00 | 1.89% | 0.55% | 7,200,000.00 | 0.90% |
| Series E | 1.85% | 11,700,000.00 | | 0.89% | 11,700,000.00 | |
| Issue of Bonds | | 632,251,137.36 | | | 1,311,700,000.00 | |
| Reserve Fund | 1.89% | 11,700,000.00 | 0.90% | | 11,700,000.00 | |

| Other financial operations (current) | | | |
|--|-----------|---------------|----------|
| Assets | | Balance | Interest |
| Treasury Account | | 15,015,133.82 | 0.144% |
| Servicer ppal collect not yet credited | | 310,701.75 | |
| Servicer ints collect not yet credited | | 96,059.45 | |
| Liabilities | Available | Balance | Interest |
| Start-up Loan L/T | | 0.00 | |
| Start-up Loan S/T | | 0.00 | |

Collateral: Residential mortgage loans

| General | | | | |
|--|--|----------------|--|----------------------|
| | | Current | | At constitution date |
| Count | | 9,722 | | 14,296 |
| Principal | | | | |
| Principal outstanding | | 622,093,740.12 | | 1,300,020,570.99 |
| Average loan | | 63,988.25 | | 90,935.97 |
| Minimum | | 234.89 | | 17,107.38 |
| Maximum | | 386,161.56 | | 440,870.39 |
| Interest rate | | | | |
| Weighted average (wac) | | 2.82% | | 3.53% |
| Minimum | | 0.09% | | 2.10% |
| Maximum | | 8.50% | | 8.50% |
| Final maturity | | | | |
| Weighted average (WARM) (months) | | 206 | | 276 |
| Minimum | | 02/04/2013 | | 11/16/2008 |
| Maximum | | 11/07/2040 | | 11/07/2040 |
| Index (principal outstanding distribution) | | | | |
| 6-month EURIBOR/MIBOR | | 0.01% | | 0.02% |
| 1-year EURIBOR/MIBOR | | 9.34% | | 9.75% |
| 1-year EURIBOR/MIBOR (Mortgage Market) | | 81.10% | | 80.10% |
| Mortgage Market: Banks | | 0.02% | | 0.02% |
| Mortgage Market: Savings Banks | | 5.08% | | 5.41% |
| Mortgage Market: All Institutions | | 4.43% | | 4.67% |
| 6-month MIBOR | | 0.02% | | 0.03% |

| LTV Distribution | | | | |
|--------------------------|---------|-------|----------------------|-------|
| | Current | | At constitution date | |
| | % Pool | % LTV | % Pool | % LTV |
| 0.01 - 10% | 1.12 | 6.98 | 0.07 | 6.12 |
| 10.01 - 20% | 4.62 | 15.79 | 0.99 | 16.83 |
| 20.01 - 30% | 8.89 | 25.34 | 4.00 | 25.80 |
| 30.01 - 40% | 13.74 | 35.34 | 6.86 | 35.41 |
| 40.01 - 50% | 18.42 | 45.16 | 10.79 | 45.23 |
| 50.01 - 60% | 22.91 | 55.11 | 14.88 | 55.28 |
| 60.01 - 70% | 23.74 | 64.54 | 20.28 | 65.21 |
| 70.01 - 80% | 4.85 | 74.69 | 34.48 | 75.50 |
| 80.01 - 90% | 1.70 | 83.02 | 4.10 | 84.66 |
| 90.01 - 100% | | | 3.53 | 94.66 |
| Weighted average (WALTV) | 49.22 | | | 62.83 |
| Minimum | 0.08 | | | 0.11 |
| Maximum | 88.74 | | | 99.09 |

| Prepayments | | | | | |
|------------------------------|---------------|---------------|---------------|----------------|------------|
| | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM) | 0.37% | 0.48% | 0.39% | 0.36% | 0.51% |
| Annual Percentage Rate (CPR) | 4.36% | 5.61% | 4.61% | 4.23% | 5.92% |

| Geographic distribution | | |
|-------------------------|---------|----------------------|
| | Current | At constitution date |
| Andalucia | 31.74% | 33.88% |
| Aragon | 6.83% | 6.59% |
| Asturias | 0.04% | 0.04% |
| Balearic Islands | 5.47% | 4.62% |
| Basque Country | 2.57% | 2.43% |
| Canary Islands | 5.92% | 6.20% |
| Cantabria | 1.55% | 1.69% |
| Castilla-La Mancha | 5.10% | 4.92% |
| Castilla-Leon | 8.55% | 8.11% |
| Catalonia | 1.32% | 1.48% |
| Extremadura | 2.05% | 2.11% |
| Galicia | 0.07% | 0.07% |
| La Rioja | 4.83% | 4.40% |
| Madrid | 0.88% | 0.86% |
| Murcia | 1.48% | 1.36% |
| Navarra | 5.02% | 4.82% |
| Valencia | 16.55% | 16.47% |

| 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 | 534 | 151,162.52 | 68,409.12 | 0.00 | 219,571.64 | 9.37 | 40,562,275.51 | 40,781,847.15 | 49.17 | 45.62 |
| from > 1 to ≤ 2 months | 167 | 116,616.78 | 61,933.51 | 0.00 | 178,550.29 | 7.62 | 13,553,644.39 | 13,732,194.68 | 16.56 | 46.96 |
| from > 2 to ≤ 3 months | 115 | 109,032.87 | 62,464.03 | 0.00 | 171,496.90 | 7.32 | 8,774,940.40 | 8,946,437.30 | 10.79 | 45.57 |
| from > 3 to ≤ 6 months | 65 | 101,079.41 | 63,163.30 | 0.00 | 164,242.71 | 7.01 | 5,651,674.78 | 5,815,917.49 | 7.01 | 53.32 |
| from > 6 to < 12 months | 50 | 165,427.81 | 121,144.20 | 0.00 | 286,572.01 | 12.23 | 5,065,953.68 | 5,352,525.69 | 6.45 | 56.59 |
| from ≥ 12 to < 18 months | 19 | 91,179.92 | 89,979.18 | 0.00 | 181,159.10 | 7.73 | 2,080,104.31 | 2,261,263.41 | 2.73 | 58.17 |
| from ≥ 18 to < 24 months | 9 | 46,280.98 | 44,792.02 | 0.00 | 91,073.00 | 3.89 | 704,233.86 | 795,306.86 | 0.96 | 56.74 |
| from ≥ 24 months | 51 | 503,480.84 | 547,299.41 | 0.00 | 1,050,780.25 | 44.84 | 4,206,761.08 | 5,257,541.33 | 63.54 | 57.46 |
| Subtotal | 1,010 | 1,284,261.13 | 1,059,184.77 | 0.00 | 2,343,445.90 | 100.00 | 80,599,588.01 | 82,943,033.91 | 100.00 | 47.93 |
| <i>Doubt debts (subjectives)</i> | | | | | | | | | | |
| Caja Rural de Extremadura | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 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 | | | | | | | | | | |
| Subtotal | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 1,010 | 1,284,261.13 | 1,059,184.77 | 0.00 | 2,343,445.90 | | 80,599,588.01 | 82,943,033.91 | | 47.93 |