

RURAL HIPOTECARIO VIII Fondo de Titulización de Activos



Brief report

Date: 01/31/2015
 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
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 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
 Deutsche Bank
 Dexia Capital Markets
 DZ Bank

Senior Underwriter & Placement Agent

ING

Servicer Credit Support Provider

Banco Cooperativo Español

Bond Paying Agent

Barclays Bank PLC

Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

Treasury Account

Barclays Bank PLC

Swap

Banco Cooperativo

Start-up Loan

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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	04/20/2015 Gross Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	Planned	AAA Aaa	AAA Aaa
Series A2a ES0366367011	05/31/2006 8,024	37,992.01 304,847,888.24 37.99%	100,000.00 802,400,000.00	Floating 3-M Euribor+0.130% 19.Jan/Apr/Jul/Oct	0.1990% 04/20/2015 19.111036 Gross 15.288829 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	04/20/2015 "Pass-Through" Secuential / Pro rata under certain circumstances	AA-sf A1sf	AAA Aaa
Series A2b ES0366367029	05/31/2006 3,500	37,992.01 132,972,035.00 37.99%	100,000.00 350,000,000.00	Floating 3-M Euribor+0.140% 19.Jan/Apr/Jul/Oct	0.2090% 04/20/2015 20.071390 Gross 16.057112 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	04/20/2015 "Pass-Through" Secuential / Pro rata under certain circumstances	AA-sf A1sf	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	0.3190% 04/20/2015 80.636111 Gross 64.508889 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A+ Ba2sf	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	0.6190% 04/20/2015 156.469444 Gross 125.175555 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	BBB Caa1sf	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	2.0690% 04/20/2015 522.997222 Gross 418.397778 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	BB+ Caa3sf	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	4.0690% 04/20/2015 514.276389 Gross 411.421111 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	To Be Determined Due to Cash Reserve reduction	CC Casf	CC Caa3
Total		499,619,923.24	1,311,700,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
			% Monthly CPR (SMM)								
			0,17	0,25	0,34	0,42	0,51	0,60	0,69	0,78	
			% Annual equivalent CPR								
			2,00	3,00	4,00	5,00	6,00	7,00	8,00	9,00	
Series A2a	With optional redemption *	Average life	Years	5.97	5.59	5.25	4.88	4.59	4.36	4.10	3.86
		Date	01/07/2021	08/22/2020	04/17/2020	12/06/2019	08/19/2019	05/28/2019	02/24/2019	11/28/2018	
		Final Maturity	Years	10.76	10.25	9.76	9.01	8.50	8.25	7.75	7.25
	Without optional redemption *	Average life	Years	6.36	5.96	5.60	5.27	4.96	4.69	4.44	4.20
		Date	05/28/2021	01/02/2021	08/23/2020	04/23/2020	01/04/2020	09/25/2019	06/25/2019	04/02/2019	
		Final Maturity	Years	15.26	14.76	14.01	13.51	13.01	12.50	12.01	11.50
Series A2b	With optional redemption *	Average life	Years	5.97	5.59	5.25	4.88	4.59	4.36	4.10	3.86
		Date	01/07/2021	08/22/2020	04/17/2020	12/06/2019	08/19/2019	05/28/2019	02/24/2019	11/28/2018	
		Final Maturity	Years	10.76	10.25	9.76	9.01	8.50	8.25	7.75	7.25
	Without optional redemption *	Average life	Years	6.36	5.96	5.60	5.27	4.96	4.69	4.44	4.20
		Date	05/28/2021	01/02/2021	08/23/2020	04/23/2020	01/04/2020	09/25/2019	06/25/2019	04/02/2019	
		Final Maturity	Years	15.26	14.76	14.01	13.51	13.01	12.50	12.01	11.50
Series B	With optional redemption *	Average life	Years	10.76	10.25	9.76	9.01	8.50	8.25	7.75	7.25
		Date	10/19/2025	04/19/2025	10/19/2024	01/19/2024	07/19/2023	04/19/2023	01/19/2022	04/19/2022	
		Final Maturity	Years	10.76	10.25	9.76	9.01	8.50	8.25	7.75	7.25
	Without optional redemption *	Average life	Years	16.45	15.88	15.32	14.77	14.24	13.73	13.22	12.72
		Date	06/29/2031	12/02/2030	05/10/2030	10/22/2029	04/12/2029	10/06/2028	04/05/2028	10/06/2027	
		Final Maturity	Years	17.76	17.26	16.76	16.26	15.76	15.26	14.76	14.26
Series C	With optional redemption *	Average life	Years	10.76	10.25	9.76	9.01	8.50	8.25	7.75	7.25
		Date	10/19/2025	04/19/2025	10/19/2024	01/19/2024	07/19/2023	04/19/2023	01/19/2022	04/19/2022	
		Final Maturity	Years	10.76	10.25	9.76	9.01	8.50	8.25	7.75	7.25
	Without optional redemption *	Average life	Years	18.76	18.40	18.00	17.56	17.08	16.58	16.08	15.58
		Date	10/19/2033	06/10/2033	01/14/2033	08/05/2032	02/12/2032	08/14/2031	02/11/2031	08/15/2030	
		Final Maturity	Years	19.76	19.51	19.26	19.01	18.76	18.26	18.01	17.51
Series D	With optional redemption *	Average life	Years	10.76	10.25	9.76	9.01	8.50	8.25	7.75	7.25
		Date	10/19/2025	04/18/2025	10/18/2024	01/18/2024	07/18/2023	04/18/2023	01/18/2022	04/19/2022	
		Final Maturity	Years	10.76	10.25	9.76	9.01	8.50	8.25	7.75	7.25
	Without optional redemption *	Average life	Years	20.98	20.72	20.46	20.20	19.93	19.65	19.36	19.04
		Date	01/07/2036	10/02/2035	06/29/2035	03/26/2035	12/20/2034	09/08/2034	05/25/2034	01/28/2034	
		Final Maturity	Years	25.77	25.77	25.77	25.77	25.77	25.77	25.77	25.77
Series E	With optional redemption *	Average life	Years	10.76	10.25	9.76	9.01	8.50	8.25	7.75	7.25
		Date	10/19/2025	04/19/2025	10/19/2024	01/19/2024	07/19/2023	04/19/2023	01/19/2022	04/19/2022	
		Final Maturity	Years	10.76	10.25	9.76	9.01	8.50	8.25	7.75	7.25
	Without optional redemption *	Average life	Years	25.77	25.77	25.77	25.77	25.77	25.77	25.77	25.77
		Date	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	Years	25.77	25.77	25.77	25.77	25.77	25.77	25.77	25.77

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%.

Europa 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 Europa de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

Additional information

Europa 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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Banco Santander Central Hispano
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Banco Cooperativo Español

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

Credit enhancement and financial operations

Credit enhancement (CE)						
		Current		At issue date		
			% CE		% CE	
Class A	87.63%	437,819,923.24	12.67%	95.29%	1,249,900,000.00	4.75%
Series A1	0.00%	0.00		7.43%	97,500,000.00	
Series A2a	61.02%	304,847,888.24		61.17%	802,400,000.00	
Series A2b	26.61%	132,972,035.00		26.68%	350,000,000.00	
Series B	5.46%	27,300,000.00	7.07%	2.08%	27,300,000.00	2.65%
Series C	3.12%	15,600,000.00	3.87%	1.19%	15,600,000.00	1.45%
Series D	1.44%	7,200,000.00	2.40%	0.55%	7,200,000.00	0.90%
Series E	2.34%	11,700,000.00		0.89%	11,700,000.00	
Issue of Bonds		499,619,923.24			1,311,700,000.00	
Reserve Fund	2.40%	11,700,000.00		0.90%	11,700,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		15,256,023.74	0.219%
Swap Deposit Account		9,120,000.00	0.029%
Servicer ppal collect not yet credited		358,589.34	
Servicer ints collect not yet credited		102,899.18	
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		8,635	14,296
Principal			
Principal outstanding		489,227,405.62	1,300,020,570.99
Average loan		56,656.33	90,935.97
Minimum		4.45	17,107.38
Maximum		351,462.96	440,870.39
Interest rate			
Weighted average (wac)		2.41%	3.53%
Minimum		0.00%	2.10%
Maximum		8.50%	8.50%
Final maturity			
Weighted average (WARM) (months)		187	276
Minimum		02/01/2015	11/16/2008
Maximum		11/07/2040	11/07/2040
Index (principal outstanding distribution)			
6-month EURIBOR/MIBOR		0.02%	0.02%
1-year EURIBOR/MIBOR		9.28%	9.75%
1-year EURIBOR/MIBOR (Mortgage Market)		81.63%	80.10%
Mortgage Market: Banks		0.00%	0.02%
Mortgage Market: Savings Banks		0.50%	5.41%
Mortgage Market: All Institutions		6.93%	4.67%
6-month MIBOR		0.01%	0.03%
Secondary Market Public Debt 2-6 years		1.63%	0.00%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.60	6.97	0.07	6.12
10.01 - 20%	6.27	15.63	0.99	16.83
20.01 - 30%	11.20	25.38	4.00	25.80
30.01 - 40%	16.34	35.21	6.86	35.41
40.01 - 50%	22.13	45.13	10.79	45.23
50.01 - 60%	24.49	54.99	14.88	55.28
60.01 - 70%	14.43	63.17	20.28	65.21
70.01 - 80%	3.31	74.27	34.48	75.50
80.01 - 90%	0.24	82.22	4.10	84.66
90.01 - 100%			3.53	94.66
Weighted average (WALTV)	44.91		62.83	
Minimum	0.00		0.11	
Maximum	84.94		99.09	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.39%	0.60%	0.47%	0.42%	0.49%
Annual Percentage Rate (CPR)	4.62%	7.00%	5.54%	4.90%	5.70%

Geographic distribution		
	Current	At constitution date
Andalucía	31.30%	33.80%
Aragón	7.12%	6.56%
Asturias	0.04%	0.04%
Balearic Islands	5.05%	4.62%
Basque Country	2.79%	2.43%
Canary Islands	6.08%	6.20%
Cantabria	1.64%	1.69%
Castilla-La Mancha	5.23%	4.92%
Castilla-León	8.66%	8.11%
Catalonia	1.12%	1.48%
Extremadura	2.05%	2.11%
Galicia	0.06%	0.07%
La Rioja	4.93%	4.40%
Madrid	0.89%	0.86%
Murcia	1.45%	1.36%
Navarra	5.19%	4.82%
Valencia	16.41%	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	399	109,318.39	35,659.62	0.00	144,978.01	2.00	26,078,335.86	26,223,313.87	42.86	40.59
from > 1 to ≤ 2 months	130	87,107.29	36,379.42	0.00	123,486.71	1.70	9,097,530.05	9,221,016.76	15.07	43.14
from > 2 to ≤ 3 months	84	84,856.21	40,021.66	0.00	124,877.87	1.72	6,753,181.93	6,878,059.80	11.24	44.47
from > 3 to ≤ 6 months	47	71,009.61	33,412.65	0.00	104,422.26	1.44	2,971,725.28	3,076,147.54	5.03	42.89
from > 6 to < 12 months	41	168,144.38	47,291.74	0.00	215,436.12	2.97	2,060,487.90	2,275,924.02	3.72	35.00
from ≥ 12 to < 18 months	25	223,711.34	61,271.36	0.00	284,982.70	3.93	1,653,608.02	1,938,590.72	3.17	51.85
from ≥ 18 to < 24 months	23	603,502.56	88,029.22	0.00	691,531.78	9.53	1,513,061.78	2,204,593.56	3.60	49.87
from ≥ 2 years	94	4,890,227.62	678,633.61	0.00	5,568,861.23	76.72	3,794,823.71	9,363,684.94	15.30	52.89
Subtotal	843	6,237,877.40	1,020,699.28	0.00	7,258,576.68	100.00	53,922,754.53	61,181,331.21	100.00	43.40
<i>Doubt debts (subjectives)</i>										
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										
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	843	6,237,877.40	1,020,699.28	0.00	7,258,576.68		53,922,754.53	61,181,331.21		43.40