

RURAL HIPOTECARIO VIII Fondo de Titulización de Activos



Brief report

Date: 02/29/2016
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 Balears
 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
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 Caja Rural del Mediterráneo,
 Rural Caja
 Caja Rural del Sur

Servicer
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 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
 ING
 Bankia
 Banco Popular
 Banco Santander Central Hispano
 CAM

Senior Underwriter & Placement Agent

ING

Servicer Credit Support Provider

Banco Cooperativo Español

Bond Paying Agent

Citibank

Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

Treasury Account

Citibank

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										
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	Fitch / Moody's	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	04/19/2016 Gross Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	Planned	AAA Aaa	AAA Aaa	
Series A2a ES0366367011	05/31/2006 8,024	32,230.85 258,620,340.40 32.23%	100,000.00 802,400,000.00	Floating 3-M Euribor+0.130% 19.Jan/Apr/Jul/Oct	0.0000% 04/19/2016 0.000000 Gross 0.000000 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	04/19/2016 "Pass-Through" Secutorial / Pro rata under certain circumstances	AA-sf A1sf	AAA Aaa	
Series A2b ES0366367029	05/31/2006 3,500	32,230.85 112,807,975.00 32.23%	100,000.00 350,000,000.00	Floating 3-M Euribor+0.140% 19.Jan/Apr/Jul/Oct	0.0000% 04/19/2016 0.000000 Gross 0.000000 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	04/19/2016 "Pass-Through" Secutorial / 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	0.1080% 04/19/2016 27.300000 Gross 22.113000 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / 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	0.4080% 04/19/2016 103.133333 Gross 83.538000 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / 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	1.8580% 04/19/2016 469.661111 Gross 380.425500 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / 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	3.8580% 04/19/2016 487.608333 Gross 394.962750 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	To Be Determined Due To Cash Reserve reduction	CC Casf	CC Caa3	
Total		433,228,315.40	1,311,700,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)															
Series	Option	Average life	Final Maturity	% Monthly CPR (SMM)											
				0.17	0.25	0.34	0.42	0.51	0.60	0.69	0.78				
Series A2a	With optional redemption *	5.32	05/13/2021	4.98	01/11/2021	4.67	09/20/2020	4.44	06/26/2020	4.17	03/20/2020	3.92	12/12/2019	3.73	08/10/2019
	Without optional redemption *	9.25	04/19/2025	8.76	10/19/2024	8.25	04/19/2024	7.50	07/19/2023	7.01	01/19/2023	6.75	10/19/2022	6.50	07/19/2022
Series A2b	With optional redemption *	5.32	05/13/2021	4.98	01/11/2021	4.67	09/20/2020	4.44	06/26/2020	4.17	03/20/2020	3.92	12/12/2019	3.73	08/10/2019
	Without optional redemption *	9.25	04/19/2025	8.76	10/19/2024	8.25	04/19/2024	7.50	07/19/2023	7.01	01/19/2023	6.75	10/19/2022	6.50	07/19/2022
Series B	With optional redemption *	9.25	04/19/2025	8.76	10/19/2024	8.25	04/19/2024	7.50	07/19/2023	7.01	01/19/2023	6.75	10/19/2022	6.50	07/19/2022
	Without optional redemption *	15.11	02/23/2031	14.57	08/12/2030	14.06	02/04/2030	13.56	08/05/2029	13.07	02/10/2029	12.60	08/22/2028	12.14	03/06/2028
Series C	With optional redemption *	9.25	04/19/2025	8.76	10/19/2024	8.25	04/19/2024	7.50	07/19/2023	7.01	01/19/2023	6.75	10/19/2022	6.50	07/19/2022
	Without optional redemption *	17.57	08/10/2033	17.21	03/31/2033	16.81	11/06/2032	16.38	06/01/2032	15.92	12/17/2031	15.45	08/29/2031	14.99	07/28/2030
Series D	With optional redemption *	9.25	04/19/2025	8.76	10/19/2024	8.25	04/19/2024	7.50	07/19/2023	7.01	01/19/2023	6.75	10/19/2022	6.50	07/19/2022
	Without optional redemption *	19.87	11/27/2035	19.62	08/27/2035	19.37	05/28/2035	19.12	02/27/2035	18.86	11/24/2034	18.59	05/06/2034	18.31	01/16/2034
Series E	With optional redemption *	9.25	04/19/2025	8.76	10/19/2024	8.25	04/19/2024	7.50	07/19/2023	7.01	01/19/2023	6.75	10/19/2022	6.50	07/19/2022
	Without optional redemption *	24.77	10/19/2040	24.77	10/19/2040	24.77	10/19/2040	24.77	10/19/2040	24.77	10/19/2040	24.77	10/19/2040	24.77	10/19/2040

Optional Clean up call when the amount of the Outstanding Balance of the securitized assets is less than 10 per 100 of the initial Outstanding Balance.
 Hypothesis of delinquency and default assumptions of the securitized 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

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 Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

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Credit enhancement and financial operations

Credit enhancement (CE)					
Class		Current		At issue date	
		% CE	% CE	% CE	% CE
Class A	85.74%	371,428,315.40	14.66%	95.29%	1,249,900,000.00
Series A1	0.00%	0.00		7.43%	97,500,000.00
Series A2a	59.70%	258,620,340.40		61.17%	802,400,000.00
Series A2b	26.04%	112,807,975.00		26.68%	350,000,000.00
Series B	6.30%	27,300,000.00	8.18%	2.08%	27,300,000.00
Series C	3.60%	15,600,000.00	4.48%	1.19%	15,600,000.00
Series D	1.66%	7,200,000.00	2.78%	0.55%	7,200,000.00
Series E	2.70%	11,700,000.00		0.89%	11,700,000.00
Issue of Bonds		433,228,315.40			1,311,700,000.00
Reserve Fund	2.78%	11,700,000.00		0.90%	11,700,000.00

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	7,841	14,296	
Principal			
Principal outstanding	414,928,551.00	1,300,020,570.99	
Average loan	52,917.81	90,935.97	
Minimum	1.57	17,107.38	
Maximum	335,556.53	440,870.39	
Interest rate			
Weighted average (wac)	1.82%	3.53%	
Minimum	0.00%	2.10%	
Maximum	6.50%	8.50%	
Final maturity			
Weighted average (WARM) (months)	177	276	
Minimum	03/08/2016	11/16/2008	
Maximum	11/07/2040	11/07/2040	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.03%	0.00%	
6-month EURIBOR/MIBOR	0.02%	0.02%	
1-year EURIBOR/MIBOR	6.30%	9.75%	
1-year EURIBOR/MIBOR (Mortgage Market)	84.73%	80.10%	
Mortgage Market: Banks	0.00%	0.02%	
Mortgage Market: Savings Banks	0.41%	5.41%	
Mortgage Market: All Institutions	6.76%	4.67%	
6-month MIBOR	0.01%	0.03%	
Secondary Market Public Debt 2-6 years	1.74%	0.00%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.93%	0.85%	0.86%	0.60%	0.50%
Annual Percentage Rate (CPR)	10.64%	9.78%	9.83%	7.02%	5.82%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		%		
Delinquencies										
Up to 1 month	503	143,107.59	34,004.98	0.00	177,112.57	2.04	29,172,048.73	29,349,161.30	49.72	38.11
from > 1 to ≤ 2 months	110	71,399.04	22,162.28	0.00	93,561.32	1.08	7,109,111.26	7,202,672.58	12.20	40.70
from > 2 to ≤ 3 months	77	75,784.23	24,982.07	0.00	100,766.30	1.16	5,285,311.78	5,386,078.08	9.12	41.51
from > 3 to ≤ 6 months	39	211,517.64	19,321.27	0.00	230,838.91	2.66	1,891,541.07	2,122,379.98	3.60	37.20
from > 6 to < 12 months	39	345,124.69	39,293.88	0.00	384,418.57	4.42	2,086,896.31	2,471,314.88	4.19	43.66
from ≥ 12 to < 18 months	18	140,324.35	36,483.30	0.00	176,807.65	2.03	958,392.78	1,135,200.43	1.92	41.00
from ≥ 18 to < 24 months	21	351,061.15	47,977.87	0.00	399,039.02	4.59	874,106.10	1,273,145.12	2.16	41.99
from ≥ 2 years	105	6,516,052.82	612,039.04	0.00	7,128,091.86	82.02	2,961,164.97	10,089,256.83	17.09	51.40
Subtotal	912	7,854,371.51	836,264.69	0.00	8,690,636.20	100.00	50,338,573.00	59,029,209.20	100.00	40.86
Doubt debts (subjectives)										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	912	7,854,371.51	836,264.69	0.00	8,690,636.20		50,338,573.00	59,029,209.20		40.86

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	21,852,233.86	0.058%	
Swap Deposit Account	5,930,000.00	0.000%	
Servicer ppal collect not yet credited	540,023.72		
Servicer ints collect not yet credited	95,918.97		
Liabilities	Available	Balance	Interest
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.89	6.87	0.07	6.12
10.01 - 20%	7.18	15.48	0.99	16.83
20.01 - 30%	12.36	25.26	4.00	25.80
30.01 - 40%	18.53	35.29	6.86	35.41
40.01 - 50%	23.53	44.97	10.79	45.23
50.01 - 60%	25.55	55.00	14.88	55.28
60.01 - 70%	8.67	62.96	20.28	65.21
70.01 - 80%	2.20	73.38	34.48	75.50
80.01 - 90%	0.10	81.42	4.10	84.66
90.01 - 100%			3.53	94.66
Weighted average (WALTV)	42.69		62.83	
Minimum	0.00		0.11	
Maximum	82.50		99.09	

Geographic distribution		
	Current	At constitution date
Andalucia	31.94%	33.88%
Aragon	7.19%	6.56%
Asturias	0.02%	0.04%
Balearic Islands	5.32%	4.62%
Basque Country	2.34%	2.43%
Canary Islands	6.37%	6.20%
Cantabria	1.69%	1.69%
Castilla-La Mancha	5.39%	4.92%
Castilla-Leon	8.83%	8.11%
Catalonia	1.12%	1.48%
Extremadura	2.12%	2.11%
Galicia	0.07%	0.07%
La Rioja	4.82%	4.40%
Madrid	0.91%	0.86%
Murcia	1.46%	1.36%
Navarra	3.95%	4.82%
Valencia	16.46%	16.47%