

# RURAL HIPOTECARIO VIII Fondo de Titulización de Activos



## Brief report

Date: 11/30/2016  
Currency: EUR

Date of constitution  
05/26/2006

VAT Reg. no.  
V84722446

Management Company  
Europa 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  
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

Caixa Popular-Caixa Rural  
Caixa Rural de Baleares  
Caja Campo, Caja Rural  
Caja Rural Central  
Caja Rural de Albacete  
Caja Rural de Aragón  
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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

### 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<br>Nº bonds | Principal outstanding<br>(Bond Unit / Series Total / %Factor) |                              | Interest type<br>Reference rate and margin<br>Payment Date | Interest Rate<br>Next coupon                                | Redemption                                    |  | Rating         |             |
|                            |                        | Current   | Original                     |  |   | Final maturity (legal)                        | Next   | Current        | Original    |
| Series A1<br>ES0366367003  | 05/31/2006<br>975      |   | 100,000.00<br>97,500,000.00  | Floating<br>3-M Euribor+0.050%<br>19.Jan/Apr/Jul/Oct       | 01/19/2017<br>Gross<br>Net                                  | 01/19/2044<br>Quarterly<br>19.Jan/Apr/Jul/Oct | Planned  | AAA<br>Aaa     | AAA<br>Aaa  |
| Series A2a<br>ES0366367011 | 05/31/2006<br>8,024    | 26,447.50<br>212,214,740.00<br>26.45%                         | 100,000.00<br>802,400,000.00 | Floating<br>3-M Euribor+0.130%<br>19.Jan/Apr/Jul/Oct       | 0.0000%<br>01/19/2017<br>0.000000 Gross<br>0.000000 Net     | 01/19/2044<br>Quarterly<br>19.Jan/Apr/Jul/Oct | 01/19/2017<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances       | AA-sf<br>Aa2sf | AAA<br>Aaa  |
| Series A2b<br>ES0366367029 | 05/31/2006<br>3,500    | 26,447.50<br>92,566,250.00<br>26.45%                          | 100,000.00<br>350,000,000.00 | Floating<br>3-M Euribor+0.140%<br>19.Jan/Apr/Jul/Oct       | 0.0000%<br>01/19/2017<br>0.000000 Gross<br>0.000000 Net     | 01/19/2044<br>Quarterly<br>19.Jan/Apr/Jul/Oct | 01/19/2017<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances       | AA-sf<br>Aa2sf | AAA<br>Aaa  |
| Series B<br>ES0366367037   | 05/31/2006<br>273      | 100,000.00<br>27,300,000.00<br>100.00%                        | 100,000.00<br>27,300,000.00  | Floating<br>3-M Euribor+0.250%<br>19.Jan/Apr/Jul/Oct       | 0.0000%<br>01/19/2017<br>0.000000 Gross<br>0.000000 Net     | 01/19/2044<br>Quarterly<br>19.Jan/Apr/Jul/Oct | To Be Determined<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances | A+<br>Baa3sf   | A+<br>A1    |
| Series C<br>ES0366367045   | 05/31/2006<br>156      | 100,000.00<br>15,600,000.00<br>100.00%                        | 100,000.00<br>15,600,000.00  | Floating<br>3-M Euribor+0.550%<br>19.Jan/Apr/Jul/Oct       | 0.2390%<br>01/19/2017<br>61.07778 Gross<br>49.473000 Net    | 01/19/2044<br>Quarterly<br>19.Jan/Apr/Jul/Oct | To Be Determined<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances | BBB<br>B3sf    | BBB<br>Baa2 |
| Series D<br>ES0366367052   | 05/31/2006<br>72       | 100,000.00<br>7,200,000.00<br>100.00%                         | 100,000.00<br>7,200,000.00   | Floating<br>3-M Euribor+2.000%<br>19.Jan/Apr/Jul/Oct       | 1.6890%<br>01/19/2017<br>431.633333 Gross<br>349.623000 Net | 01/19/2044<br>Quarterly<br>19.Jan/Apr/Jul/Oct | To Be Determined<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances | BB+<br>Caa3sf  | BB+<br>Ba2  |
| Series E<br>ES0366367060   | 05/31/2006<br>234      | 50,000.00<br>11,700,000.00<br>100.00%                         | 50,000.00<br>11,700,000.00   | Floating<br>3-M Euribor+4.000%<br>19.Jan/Apr/Jul/Oct       | 3.6890%<br>01/19/2017<br>471.372222 Gross<br>381.811500 Net | 01/19/2044<br>Quarterly<br>19.Jan/Apr/Jul/Oct | To Be Determined<br>Due to Cash<br>Reserve reduction   | CC<br>Casf     | CC<br>Caa3  |
| Total                      |                        | 366,580,990.00  | 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               | 4.73       | 4.42       | 4.13       | 3.93       | 3.68       | 3.50       | 3.33       | 3.11       |
|   |                               | Final Maturity          | Years               | 07/09/2021 | 03/20/2021 | 12/06/2020 | 09/21/2020 | 08/21/2020 | 04/17/2020 | 02/16/2020 | 11/28/2019 |
|   | Without optional redemption * | Average life            | Years               | 8.01       | 7.50       | 7.00       | 6.75       | 6.25       | 6.00       | 5.75       | 5.25       |
|   |                               | Final Maturity          | Years               | 10/19/2024 | 04/19/2024 | 10/19/2023 | 07/19/2023 | 01/19/2023 | 10/19/2022 | 07/19/2022 | 01/19/2022 |
| Series A2b  | With optional redemption *    | Average life            | Years               | 4.73       | 4.42       | 4.13       | 3.93       | 3.68       | 3.50       | 3.33       | 3.11       |
|   |                               | Final Maturity          | Years               | 07/09/2021 | 03/20/2021 | 12/06/2020 | 09/21/2020 | 08/21/2020 | 04/17/2020 | 02/16/2020 | 11/28/2019 |
|   | Without optional redemption * | Average life            | Years               | 8.01       | 7.50       | 7.00       | 6.75       | 6.25       | 6.00       | 5.75       | 5.25       |
|   |                               | Final Maturity          | Years               | 10/19/2024 | 04/19/2024 | 10/19/2023 | 07/19/2023 | 01/19/2023 | 10/19/2022 | 07/19/2022 | 01/19/2022 |
| Series B  | With optional redemption *    | Average life            | Years               | 8.01       | 7.50       | 7.00       | 6.75       | 6.25       | 6.00       | 5.75       | 5.25       |
|   |                               | Final Maturity          | Years               | 10/19/2024 | 04/19/2024 | 10/19/2023 | 07/19/2023 | 01/19/2023 | 10/19/2022 | 07/19/2022 | 01/19/2022 |
|   | Without optional redemption * | Average life            | Years               | 13.80      | 13.31      | 12.83      | 12.37      | 11.92      | 11.48      | 11.05      | 10.63      |
|   |                               | Final Maturity          | Years               | 08/05/2030 | 02/06/2030 | 08/15/2029 | 02/28/2029 | 09/17/2028 | 04/09/2028 | 11/04/2027 | 06/05/2027 |
| Series C  | With optional redemption *    | Average life            | Years               | 8.01       | 7.50       | 7.00       | 6.75       | 6.25       | 6.00       | 5.75       | 5.25       |
|   |                               | Final Maturity          | Years               | 10/19/2024 | 04/19/2024 | 10/19/2023 | 07/19/2023 | 01/19/2023 | 10/19/2022 | 07/19/2022 | 01/19/2022 |
|   | Without optional redemption * | Average life            | Years               | 16.47      | 16.10      | 15.69      | 15.26      | 14.81      | 14.37      | 13.93      | 13.51      |
|   |                               | Final Maturity          | Years               | 04/04/2033 | 11/19/2032 | 06/23/2032 | 01/17/2032 | 08/08/2031 | 02/27/2031 | 09/21/2030 | 04/19/2030 |
| Series D  | With optional redemption *    | Average life            | Years               | 8.01       | 7.50       | 7.00       | 6.75       | 6.25       | 6.00       | 5.75       | 5.25       |
|   |                               | Final Maturity          | Years               | 10/19/2024 | 04/19/2024 | 10/19/2023 | 07/19/2023 | 01/19/2023 | 10/19/2022 | 07/19/2022 | 01/19/2022 |
|   | Without optional redemption * | Average life            | Years               | 18.78      | 18.56      | 18.34      | 18.11      | 17.86      | 17.60      | 17.33      | 17.04      |
|   |                               | Final Maturity          | Years               | 07/26/2035 | 05/06/2035 | 02/14/2035 | 11/22/2034 | 08/24/2034 | 05/23/2034 | 02/12/2034 | 10/29/2033 |
| Series E  | With optional redemption *    | Average life            | Years               | 8.01       | 7.50       | 7.00       | 6.75       | 6.25       | 6.00       | 5.75       | 5.25       |
|   |                               | Final Maturity          | Years               | 10/19/2024 | 04/19/2024 | 10/19/2023 | 07/19/2023 | 01/19/2023 | 10/19/2022 | 07/19/2022 | 01/19/2022 |
|   | Without optional redemption * | Average life            | Years               | 24.02      | 24.02      | 24.02      | 24.02      | 24.02      | 24.02      | 24.02      | 24.02      |
|   |                               | Final Maturity          | Years               | 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%.

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

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Brief report

Date: 11/30/2016  
 Currency: EUR

Date of constitution  
 05/26/2006

VAT Reg. no.  
 V84722446

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

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 Banco Cooperativo  
 Deutsche Bank  
 Dexia Capital Markets  
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Senior Underwriter & Placement Agent  
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Market  
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Assets Custodian  
 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                 | 83.14%  | 304,780,990.00 | 17.41% | 95.29%        | 1,249,900,000.00 | 4.75% |
| Series A1               | 0.00%   | 0.00           |        | 7.43%         | 97,500,000.00    |       |
| Series A2a              | 57.89%  | 212,214,740.00 |        | 61.17%        | 802,400,000.00   |       |
| Series A2b              | 25.25%  | 92,566,250.00  |        | 26.68%        | 350,000,000.00   |       |
| Series B                | 7.45%   | 27,300,000.00  | 9.72%  | 2.08%         | 27,300,000.00    | 2.65% |
| Series C                | 4.26%   | 15,600,000.00  | 5.33%  | 1.19%         | 15,600,000.00    | 1.45% |
| Series D                | 1.96%   | 7,200,000.00   | 3.30%  | 0.55%         | 7,200,000.00     | 0.90% |
| Series E                | 3.19%   | 11,700,000.00  |        | 0.89%         | 11,700,000.00    |       |
| Issue of Bonds          |         | 366,580,990.00 |        |               | 1,311,700,000.00 |       |
| Reserve Fund            | 3.30%   | 11,700,000.00  |        | 0.90%         | 11,700,000.00    |       |

| Other financial operations (current)   |               |          |          |
|--|---------------|----------|----------|
| Assets                                 | Balance       | Interest |          |
| Treasury Account                       | 19,206,883.22 | 0.000%   |          |
| Swap Deposit Account                   | 6,200,000.00  | 0.000%   |          |
| Servicer ppal collect not yet credited | 288,526.95    |          |          |
| Servicer ints collect not yet credited | 39,748.98     |          |          |
| Liabilities                            | Available     | Balance  | Interest |
| Start-up Loan LT                       |               |          | 0.00     |
| Start-up Loan S/T                      |               |          | 0.00     |

Collateral: Residential mortgage loans

| General                                    |                |                      |  |
|--|----------------|----------------------|--|
|  | Current        | At constitution date |  |
| Count                                      | 7,077          | 14,296               |  |
| Principal                                  |                |                      |  |
| Principal outstanding                      | 351,588,039.25 | 1,300,020,570.99     |  |
| Average loan                               | 49,680.38      | 90,935.97            |  |
| Minimum                                    | 29.37          | 17,107.38            |  |
| Maximum                                    | 324,156.14     | 440,870.39           |  |
| Interest rate                              |                |                      |  |
| Weighted average (wac)                     | 1.40%          | 3.53%                |  |
| Minimum                                    | 0.00%          | 2.10%                |  |
| Maximum                                    | 5.50%          | 8.50%                |  |
| Final maturity                             |                |                      |  |
| Weighted average (WARM) (months)           | 169            | 276                  |  |
| Minimum                                    | 12/01/2016     | 11/16/2008           |  |
| Maximum                                    | 11/07/2040     | 11/07/2040           |  |
| Index (principal outstanding distribution) |                |                      |  |
| 3-month EURIBOR/MIBOR                      | 0.07%          | 0.00%                |  |
| 6-month EURIBOR/MIBOR                      | 0.02%          | 0.02%                |  |
| 1-year EURIBOR/MIBOR                       | 5.72%          | 9.75%                |  |
| 1-year EURIBOR/MIBOR (Mortgage Market)     | 85.29%         | 80.10%               |  |
| Mortgage Market: Banks                     | 0.00%          | 0.02%                |  |
| Mortgage Market: Savings Banks             | 0.00%          | 5.41%                |  |
| Mortgage Market: All Institutions          | 6.97%          | 4.67%                |  |
| 6-month MIBOR                              | 0.00%          | 0.03%                |  |
| Secondary Market Public Debt 2-6 years     | 1.93%          | 0.00%                |  |

| LTV Distribution         |         |                      |       |
|--------------------------|---------|----------------------|-------|
|                          | Current | At constitution date |       |
|                          | % Pool  | % LTV                | % LTV |
| 0.01 - 10%               | 2.32    | 6.95                 | 0.07  |
| 10.01 - 20%              | 7.86    | 15.52                | 0.99  |
| 20.01 - 30%              | 13.49   | 25.23                | 4.00  |
| 30.01 - 40%              | 20.51   | 35.38                | 6.86  |
| 40.01 - 50%              | 24.70   | 45.16                | 10.79 |
| 50.01 - 60%              | 25.43   | 54.98                | 14.88 |
| 60.01 - 70%              | 4.62    | 64.04                | 20.28 |
| 70.01 - 80%              | 1.07    | 72.50                | 34.48 |
| 80.01 - 90%              |         |                      | 4.10  |
| 90.01 - 100%             |         |                      | 3.53  |
| Weighted average (WALTV) | 40.91   |                      | 62.83 |
| Minimum                  | 0.01    |                      | 0.11  |
| Maximum                  | 76.44   |                      | 99.09 |

| Prepayments                  |               |               |               |                |            |
|------------------------------|---------------|---------------|---------------|----------------|------------|
|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM)    | 0.40%         | 0.56%         | 0.69%         | 1.08%          | 0.55%      |
| Annual Percentage Rate (CPR) | 4.71%         | 6.46%         | 7.94%         | 12.21%         | 6.35%      |

| Geographic distribution |         |                      |
|-------------------------|---------|----------------------|
|                         | Current | At constitution date |
| Andalucia               | 31.81%  | 33.88%               |
| Aragon                  | 7.55%   | 6.56%                |
| Asturias                | 0.03%   | 0.04%                |
| Balearic Islands        | 5.79%   | 4.62%                |
| Basque Country          | 0.60%   | 2.43%                |
| Canary Islands          | 6.92%   | 6.20%                |
| Cantabria               | 1.82%   | 1.69%                |
| Castilla-La Mancha      | 5.84%   | 4.92%                |
| Castilla-Leon           | 9.54%   | 8.11%                |
| Catalonia               | 1.22%   | 1.48%                |
| Extremadura             | 2.14%   | 2.11%                |
| Galicia                 | 0.07%   | 0.07%                |
| La Rioja                | 4.94%   | 4.40%                |
| Madrid                  | 1.00%   | 0.86%                |
| Murcia                  | 1.52%   | 1.36%                |
| Navarra                 | 1.27%   | 4.82%                |
| Valencia                | 17.92%  | 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                           | 292    | 84,782.13    | 15,441.75  | 3.00  | 100,226.88   | 1.58   | 16,633,261.57    | 16,733,488.45 | 41.95  | 34.46                          |
| from > 1 to ≤ 2 months                  | 94     | 61,414.53    | 15,232.90  | 0.00  | 76,647.43    | 1.21   | 5,371,260.63     | 5,447,908.06  | 13.66  | 38.11                          |
| from > 2 to ≤ 3 months                  | 59     | 53,758.73    | 16,861.12  | 0.00  | 70,619.85    | 1.11   | 3,601,264.04     | 3,671,883.89  | 9.20   | 40.34                          |
| from > 3 to ≤ 6 months                  | 24     | 35,127.02    | 12,382.59  | 0.00  | 47,509.61    | 0.75   | 1,339,559.70     | 1,387,069.31  | 3.48   | 39.63                          |
| from > 6 to < 12 months                 | 24     | 78,183.99    | 20,988.32  | 0.00  | 99,172.31    | 1.56   | 1,677,273.84     | 1,776,446.15  | 4.45   | 41.60                          |
| from ≥ 12 to < 18 months                | 18     | 124,017.42   | 28,188.58  | 0.00  | 152,206.00   | 2.40   | 847,037.71       | 999,243.71    | 2.50   | 49.51                          |
| from ≥ 18 to < 24 months                | 17     | 194,986.19   | 35,407.80  | 0.00  | 230,393.99   | 3.63   | 712,892.36       | 943,286.35    | 2.36   | 39.48                          |
| from ≥ 24 to < 36 months                | 107    | 4,876,847.15 | 694,428.68 | 0.00  | 5,571,275.83 | 87.76  | 3,362,784.78     | 8,934,060.61  | 22.39  | 47.62                          |
| Subtotal                                | 635    | 5,509,117.16 | 838,931.74 | 3.00  | 6,348,051.90 | 100.00 | 33,545,334.63    | 39,893,386.53 | 100.00 | 38.77                          |
| <i>Doubt debts (subjectives)</i>        |        |              |            |       |              |        |                  |               |        |                                |
| Caixa Rural de Navarra                  | 0      | 0.00         | 0.00       | 0.00  | 0.00         | 0.00   | 0.00             | 0.00          | 0.00   | 0.00                           |
| Caixa Rural de Tenerife                 |        |              |            |       |              |        |                  |               |        |                                |
| Caixa Rural de Teruel                   |        |              |            |       |              |        |                  |               |        |                                |
| Caixa Rural de Zamora                   |        |              |            |       |              |        |                  |               |        |                                |
| Caixa Rural del Duero                   |        |              |            |       |              |        |                  |               |        |                                |
| Caixa Rural del Mediterráneo, Ruralcaja |        |              |            |       |              |        |                  |               |        |                                |
| Caixa Rural del Sur                     |        |              |            |       |              |        |                  |               |        |                                |
| Subtotal                                | 0      | 0.00         | 0.00       | 0.00  | 0.00         | 0.00   | 0.00             | 0.00          | 0.00   | 0.00                           |
| Total                                   | 635    | 5,509,117.16 | 838,931.74 | 3.00  | 6,348,051.90 |        | 33,545,334.63    | 39,893,386.53 |        | 38.77                          |