

RURAL HIPOTECARIO VIII Fondo de Titulización de Activos



Brief report

Date: 12/31/2022
Currency: EUR

Constitution date
 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
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 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

Servicer
 Caixa Popular-Caixa Rural
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 Caja Rural del Mediterráneo, Ruralcaja
 Caja Rural del Sur

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	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	01/19/2023	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	Planned	AAAsf Aaa (sf)	AAA Aaa	
Series A2a ES0366367011	05/31/2006 8,024	11,458.26 91,941,078.24 11.46%	100,000.00 802,400,000.00	Floating 3-M Euribor+0.130% 19.Jan/Apr/Jul/Oct	1.5880% 01/19/2023 46,500165 Gross 37.665134 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	01/19/2023 "Pass-Through" Secutorial / Pro rata under certain circumstances	AAAsf Aa1 (sf)	AAA Aaa	
Series A2b ES0366367029	05/31/2006 3,500	11,458.26 40,103,910.00 11.46%	100,000.00 350,000,000.00	Floating 3-M Euribor+0.140% 19.Jan/Apr/Jul/Oct	1.5980% 01/19/2023 46,792988 Gross 37.902320 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	01/19/2023 "Pass-Through" Secutorial / Pro rata under certain circumstances	AAAsf Aa1 (sf)	AAA Aaa	
Series B ES0366367037	05/31/2006 273	22,011.25 6,009,071.25 22.01%	100,000.00 27,300,000.00	Floating 3-M Euribor+0.250% 19.Jan/Apr/Jul/Oct	1.7080% 01/19/2023 96,076661 Gross 77.822095 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	AAAsf Baa1 (sf)	A+ A1	
Series C ES0366367045	05/31/2006 156	22,011.25 3,433,755.00 22.01%	100,000.00 15,600,000.00	Floating 3-M Euribor+0.550% 19.Jan/Apr/Jul/Oct	2.0080% 01/19/2023 112,951952 Gross 91.491081 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A+sf Ba2 (sf)	BBB Baa2	
Series D ES0366367052	05/31/2006 72	22,017.36 1,585,249.92 22.02%	100,000.00 7,200,000.00	Floating 3-M Euribor+2.000% 19.Jan/Apr/Jul/Oct	3.4580% 01/19/2023 194,569857 Gross 157.601584 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BBB+sf Caa2 (sf)	BB+ Ba2	
Series E ES0366367060	05/31/2006 234	25,000.00 5,850,000.00 50.00%	50,000.00 11,700,000.00	Floating 3-M Euribor+4.000% 19.Jan/Apr/Jul/Oct	5.4580% 01/19/2023 348,705556 Gross 282.451500 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	To Be Determined Due to Cash Reserve reduction	CCsf Ca (sf)	CC Caa3	
Total		148,923,064.41	1,311,700,000.00							

Lead Managers

Banco Cooperativo Español
 Deutsche Bank
 Dexia Capital Markets
 DZ Bank

Bond Underwriters and Placement Agents

Banco Cooperativo Español
 Deutsche Bank
 Dexia Capital Markets
 DZ Bank
 ING
 Bancaja
 Banco Pastor
 Banco Santander
 CAM

Senior Underwriter & Placement Agent

ING

Servicer Credit Support Provider

Banco Cooperativo Español

Bond Paying Agent

Société Générale

Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

Treasury Account

Société Générale

Swap

Banco Cooperativo Español

Start-up Loan

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Assets Custodian

Banco Cooperativo Español

Fund Auditor

KPMG Auditores

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date											
			% 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	0.94	0.72	0.71	0.71	0.71	0.71	0.71	0.71	0.70
		Final Maturity	09/27/2023	07/07/2023	07/06/2023	07/05/2023	07/05/2023	07/04/2023	07/03/2023	07/03/2023	07/03/2023
	Without optional redemption *	Average life	1.00	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
		Final Maturity	10/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023
Series A2b	With optional redemption *	Average life	4.32	4.12	3.96	3.80	3.66	3.53	3.40	3.28	
		Final Maturity	02/10/2027	11/29/2026	10/01/2026	08/07/2026	06/16/2026	04/27/2026	03/11/2026	01/26/2026	
	Without optional redemption *	Average life	11.01	10.76	10.51	10.26	10.01	9.76	9.51	9.26	
		Final Maturity	10/19/2033	07/19/2033	04/19/2033	01/19/2033	10/19/2032	07/19/2032	04/19/2032	01/19/2032	
Series B	With optional redemption *	Average life	0.94	0.72	0.71	0.71	0.71	0.71	0.71	0.71	0.70
		Final Maturity	09/27/2023	07/07/2023	07/06/2023	07/05/2023	07/05/2023	07/04/2023	07/03/2023	07/03/2023	
	Without optional redemption *	Average life	1.00	0.75	0.75	0.75	0.75	0.75	0.75	0.75	
		Final Maturity	10/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	
Series C	With optional redemption *	Average life	10.19	10.31	10.09	9.87	9.63	9.40	9.16	8.91	
		Final Maturity	12/25/2032	02/05/2033	11/17/2032	08/28/2032	06/03/2032	03/10/2032	12/14/2031	09/15/2031	
	Without optional redemption *	Average life	12.01	11.76	11.76	11.51	11.51	11.26	11.01	10.76	
		Final Maturity	10/19/2034	07/19/2034	07/19/2034	04/19/2034	04/19/2034	01/19/2034	10/19/2033	07/19/2033	
Series D	With optional redemption *	Average life	0.94	0.72	0.71	0.71	0.71	0.71	0.71	0.71	0.70
		Final Maturity	09/27/2023	07/07/2023	07/06/2023	07/05/2023	07/05/2023	07/04/2023	07/03/2023	07/03/2023	
	Without optional redemption *	Average life	1.00	0.75	0.75	0.75	0.75	0.75	0.75	0.75	
		Final Maturity	10/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	
Series E	With optional redemption *	Average life	18.27	18.27	18.27	18.27	18.27	18.27	18.27	18.27	
		Final Maturity	01/19/2041	01/19/2041	01/19/2041	01/19/2041	01/19/2041	01/19/2041	01/19/2041	01/19/2041	
	Without optional redemption *	Average life	1.00	0.75	0.75	0.75	0.75	0.75	0.75	0.75	
		Final Maturity	10/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	

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

Europea de Titulización: C/Jorge Juan 68 - 28009 Madrid www.edt-sg.com info@edt-sg.com
 Official register CNMV: C/ Edison, 4 - 28006 Madrid www.cnmv.com +34 91 585 15 00

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Credit enhancement and financial operations

Credit enhancement (CE)					
Class		Current		At issue date	
		% CE	% CE	% CE	% CE
Class A	88.67%	132,044,988.24	11.80%	95.29%	1,249,900,000.00
Series A1	0.00%	0.00		7.43%	97,500,000.00
Series A2a	61.74%	91,941,078.24		61.17%	802,400,000.00
Series A2b	26.93%	40,103,910.00		26.68%	350,000,000.00
Series B	4.04%	6,009,071.25	7.60%	2.08%	27,300,000.00
Series C	2.31%	3,433,755.00	5.20%	1.19%	15,600,000.00
Series D	1.06%	1,585,249.92	4.09%	0.55%	7,200,000.00
Series E	3.93%	5,850,000.00		0.89%	11,700,000.00
Issue of Bonds		148,923,064.41			1,311,700,000.00
Reserve Fund	4.09%	5,850,000.00	0.90%		11,700,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	12,348,585.35	1.390%	
Swap Deposit Account	5,370,000.00	1.858%	
Servicer ppal collect not yet credited	206,780.81		
Servicer ints collect not yet credited	18,184.38		
Liabilities	Available	Balance	Interest
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans (PTCs)

General			
	Current	At constitution date	
Count	4,220	14,296	
Principal			
Principal outstanding	138,475,101.79	1,300,020,570.99	
Average loan	32,814.01	90,935.97	
Minimum	0.01	17,107.38	
Maximum	190,307.89	440,870.39	
Interest rate			
Weighted average (wac)	1.78%	3.53%	
Minimum	0.00%	2.10%	
Maximum	5.13%	8.50%	
Final maturity			
Weighted average (WARM) (months)	117	276	
Minimum	01/01/2023	11/16/2008	
Maximum	02/05/2041	11/07/2040	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.06%	0.00%	
6-month EURIBOR/MIBOR	0.03%	0.02%	
1-year EURIBOR/MIBOR	9.05%	9.75%	
1-year EURIBOR/MIBOR (Mortgage Market)	81.97%	80.10%	
Mortgage Market: Banks	0.00%	0.02%	
Mortgage Market: Savings Banks	0.00%	5.41%	
Mortgage Market: All Institutions	6.60%	4.67%	
6-month MIBOR	0.00%	0.03%	
Secondary Market Public Debt 2-6 years	2.30%	0.00%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	6.68	6.64	0.07	6.12
10.01 - 20%	17.65	15.42	0.99	16.83
20.01 - 30%	31.22	25.36	4.00	25.81
30.01 - 40%	32.78	35.51	6.86	35.41
40.01 - 50%	10.63	43.28	10.79	45.23
50.01 - 60%	1.04	51.93	14.88	55.28
60.01 - 70%			20.28	65.21
70.01 - 80%			34.48	75.50
80.01 - 90%			4.10	84.66
90.01 - 100%			3.53	94.66
Weighted average (WALTV)	27.86		62.83	
Minimum	0.00		0.11	
Maximum	55.82		99.09	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.91%	0.57%	0.54%	0.44%	0.48%
Annual Percentage Rate (CPR)	10.38%	6.58%	6.26%	5.19%	5.64%

Geographic distribution		
	Current	At constitution date
Andalucía	31.64%	33.88%
Aragón	6.67%	6.56%
Asturias	0.03%	0.04%
Balearic Islands	6.48%	4.62%
Basque Country	0.59%	2.43%
Canary Islands	7.36%	6.20%
Cantabria	1.96%	1.69%
Castilla-La Mancha	5.54%	4.92%
Castilla-León	9.43%	8.11%
Catalonia	1.36%	1.48%
Extremadura	2.00%	2.11%
Galicia	0.07%	0.07%
La Rioja	4.02%	4.40%
Madrid	0.91%	0.86%
Murcia	1.39%	1.36%
Navarra	1.17%	4.82%
Valencia	19.39%	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	140	36,378.32	4,005.07	0.00	40,383.39	1.45	5,382,686.90	5,423,070.29	44.12	23.95
from > 1 to = 2 months	33	23,996.46	3,544.29	0.00	27,540.75	0.99	1,629,295.21	1,656,835.96	13.48	24.42
from > 2 to = 3 months	14	12,822.86	1,301.81	0.00	14,124.67	0.51	420,574.85	434,699.52	3.54	20.68
from > 3 to = 6 months	3	3,350.24	256.50	0.00	3,606.74	0.13	64,187.47	67,794.21	0.55	19.38
from > 6 to < 12 months	9	26,465.81	1,659.79	0.00	28,125.60	1.01	242,913.86	271,039.46	2.21	21.90
from = 12 to < 18 months	4	22,279.05	859.36	0.00	23,138.41	0.83	162,731.39	185,869.80	1.51	33.34
from = 18 to < 24 months	5	15,203.47	924.64	0.00	16,128.11	0.58	65,938.02	82,066.13	0.67	14.87
from ≥ 2 years	63	2,207,290.96	430,048.00	0.00	2,637,338.96	94.52	1,532,434.39	4,169,773.35	33.93	38.52
Subtotal	271	2,347,787.17	442,599.46	0.00	2,790,386.63	100.00	9,500,762.09	12,291,148.72	100.00	27.28
Total	271	2,347,787.17	442,599.46	0.00	2,790,386.63		9,500,762.09	12,291,148.72		

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