

RURAL HIPOTECARIO IX Fondo de Titulización de Activos

Brief report

Date: 11/30/2022
Currency: EUR

Constitution date
03/28/2007

VAT Reg. no.
V85049039

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

Originator
Caixa Popular-Caixa Rural
Caixa Rural de Balears
Caixa Rural de Callosa d'En Sarrià
Caixa Rural Galega
Caja Campo, Caja Rural
Caja Rural Aragonesa y de los Pirineos
Caja Rural Central
Caja Rural de Aragón
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Caja Rural de Casinos
Caja Rural de Córdoba
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Caja Rural de Extremadura
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Caja Rural de Soria
Caja Rural de Tenerife
Caja Rural de Teruel
Caja Rural de Zamora
Caja Rural del Mediterráneo, Ruralcaja
Caja Rural del Sur
Caja Rural R. San Agustín de Fuente Alamo
Credit Valencia

Servicer
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Lead Managers
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Calyon
Deutsche Bank
DZ Bank

Bond Underwriters and Placement Agents
Banco Cooperativo Español
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Deutsche Bank
DZ Bank
Bancaja
Banco Pastor
Rabobank International

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

Assets Custodian
Banco Cooperativo Español

Fund Auditor
KPMG Auditores

Start-up Loan

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 ES0374274001	04/03/2007 2,000	100,000.00 200,000,000.00	100,000.00 200,000,000.00	Floating 3-M Euribor+0.050% 17.Feb/May/Aug/Nov	02/17/2023	02/17/2050 Quarterly 17.Feb/May/Aug/Nov	"Pass-Through"	AAAsf Aaa (sf)	AAA Aaa	
Series A2 ES0374274019	04/03/2007 10,217	1,667.54 17,037,256.18 1.67%	100,000.00 1,021,700,000.00	Floating 3-M Euribor+0.140% 17.Feb/May/Aug/Nov	1.9350% 02/17/2023 8.245985 Gross 6.679248 Net	02/17/2050 Quarterly 17.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	AAAsf Aa2 (sf)	AAA Aaa	
Series A3 ES0374274027	04/03/2007 2,100	100,000.00 210,000,000.00 100.00%	100,000.00 210,000,000.00	Floating 3-M Euribor+0.190% 17.Feb/May/Aug/Nov	1.9850% 02/17/2023 507.277778 Gross 410.895000 Net	02/17/2050 Quarterly 17.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	AAAsf A1 (sf)	AAA Aaa	
Series B ES0374274035	04/03/2007 293	33,307.54 9,759,109.22 33.31%	100,000.00 29,300,000.00	Floating 3-M Euribor+0.320% 17.Feb/May/Aug/Nov	2.1150% 02/17/2023 180.027254 Gross 145.822076 Net	02/17/2050 Quarterly 17.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A+sf Ba1 (sf)	A+ Aa3	
Series C ES0374274043	04/03/2007 285	33,304.70 9,491,839.50 33.30%	100,000.00 28,500,000.00	Floating 3-M Euribor+0.520% 17.Feb/May/Aug/Nov	2.3150% 02/17/2023 197.034306 Gross 159.597768 Net	02/17/2050 Quarterly 17.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Asf B3 (sf)	BBB+ Baa2	
Series D ES0374274050	04/03/2007 105	33,304.70 3,496,993.50 33.30%	100,000.00 10,500,000.00	Floating 3-M Euribor+2.000% 17.Feb/May/Aug/Nov	3.7950% 02/17/2023 323.000082 Gross 261.630066 Net	02/17/2050 Quarterly 17.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BBBsf Ca (sf)	BB+ Ba3	
Series E ES0374274068	04/03/2007 300	25,000.00 7,500,000.00 50.00%	50,000.00 15,000,000.00	Floating 3-M Euribor+4.000% 17.Feb/May/Aug/Nov	5.7950% 02/17/2023 370.236111 Gross 299.891250 Net	02/17/2050 Quarterly 17.Feb/May/Aug/Nov	To Be Determined Due to Cash Reserve reduction	CCsf C (sf)	CCC Ca	
Total		257,285,198.40	1,515,000,000.00							

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 A2	With optional redemption *	Average life	0.44	0.42	0.39	0.37	0.36	0.35	0.34	0.33
		Final Maturity	0.75	0.75	0.75	0.75	0.50	0.50	0.50	0.50
		Final Maturity	08/17/2023	08/17/2023	08/17/2023	05/17/2023	05/17/2023	05/17/2023	05/17/2023	05/17/2023
	Without optional redemption *	Average life	0.44	0.42	0.39	0.37	0.36	0.35	0.34	0.33
		Final Maturity	0.75	0.75	0.75	0.75	0.50	0.50	0.50	0.50
		Final Maturity	08/17/2023	08/17/2023	08/17/2023	05/17/2023	05/17/2023	05/17/2023	05/17/2023	05/17/2023
Series A3	With optional redemption *	Average life	3.39	3.18	2.97	2.73	2.53	2.50	2.31	
		Final Maturity	4.00	3.75	3.50	3.50	3.25	3.00	3.00	
		Final Maturity	04/07/2026	01/19/2026	11/03/2025	10/18/2025	08/08/2025	05/29/2025	05/17/2025	03/09/2025
	Without optional redemption *	Average life	3.17	2.97	2.77	2.73	2.55	2.37	2.34	
		Final Maturity	4.00	3.75	3.50	3.50	3.25	3.00	3.00	
		Final Maturity	11/17/2026	08/17/2026	05/17/2026	05/17/2026	02/17/2026	11/17/2025	11/17/2025	08/17/2025
Series B	With optional redemption *	Average life	5.79	5.54	5.31	5.09	4.89	4.69	4.51	
		Final Maturity	24.27	24.27	24.27	24.27	24.27	24.27	24.27	
		Final Maturity	08/29/2028	05/31/2028	03/07/2028	12/19/2027	10/05/2027	07/27/2027	05/21/2027	
	Without optional redemption *	Average life	3.17	2.97	2.77	2.73	2.55	2.37	2.34	
		Final Maturity	4.00	3.75	3.50	3.50	3.25	3.00	3.00	
		Final Maturity	11/17/2026	08/17/2026	05/17/2026	05/17/2026	02/17/2026	11/17/2025	11/17/2025	
Series C	With optional redemption *	Average life	3.17	2.97	2.77	2.73	2.55	2.37	2.34	
		Final Maturity	4.00	3.75	3.50	3.50	3.25	3.00	3.00	
		Final Maturity	11/17/2026	08/17/2026	05/17/2026	05/17/2026	02/17/2026	11/17/2025	11/17/2025	
	Without optional redemption *	Average life	5.79	5.54	5.31	5.09	4.89	4.69	4.51	
		Final Maturity	24.27	24.27	24.27	24.27	24.27	24.27	24.27	
		Final Maturity	08/29/2028	05/31/2028	03/07/2028	12/19/2027	10/05/2027	07/27/2027	05/21/2027	
Series D	With optional redemption *	Average life	3.17	2.97	2.77	2.73	2.55	2.37	2.34	
		Final Maturity	4.00	3.75	3.50	3.50	3.25	3.00	3.00	
		Final Maturity	11/17/2026	08/17/2026	05/17/2026	05/17/2026	02/17/2026	11/17/2025	11/17/2025	
	Without optional redemption *	Average life	5.79	5.54	5.31	5.09	4.89	4.69	4.51	
		Final Maturity	24.27	24.27	24.27	24.27	24.27	24.27	24.27	
		Final Maturity	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	
Series E	With optional redemption *	Average life	4.00	3.75	3.50	3.50	3.25	3.00	2.75	
		Final Maturity	4.00	3.75	3.50	3.50	3.25	3.00	3.00	
		Final Maturity	11/17/2026	08/17/2026	05/17/2026	05/17/2026	02/17/2026	11/17/2025	11/17/2025	
	Without optional redemption *	Average life	24.27	24.27	24.27	24.27	24.27	24.27	24.27	
		Final Maturity	24.27	24.27	24.27	24.27	24.27	24.27	24.27	
		Final Maturity	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	

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%.

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Caja Rural de Valencia

Service
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Start-up Loan

Credit enhancement and financial operations

Credit enhancement (CE)						
	Current			At issue date		
			% CE			% CE
Class A	88.24%	227,037,256.18	12.11%	94.50%	1,431,700,000.00	5.55%
Series A1	0.00%	0.00		13.20%	200,000,000.00	
Series A2	6.62%	17,037,256.18		67.44%	1,021,700,000.00	
Series A3	81.62%	210,000,000.00		13.86%	210,000,000.00	
Series B	3.79%	9,759,109.22	8.20%	1.93%	29,300,000.00	3.60%
Series C	3.69%	9,491,839.50	4.40%	1.88%	28,500,000.00	1.70%
Series D	1.36%	3,496,993.50	3.00%	0.69%	10,500,000.00	1.00%
Series E	2.92%	7,500,000.00		0.99%	15,000,000.00	
Issue of Bonds		257,285,198.40			1,515,000,000.00	
Reserve Fund	3.00%	7,500,000.00		1.00%	15,000,000.00	

Collateral: Residential mortgage loans (PTCs)

General			
	Current	At constitution date	
Count	5,111	12,768	
Principal			
Principal outstanding	250,194,646.51	1,500,118,980.94	
Average loan	48,952.19	117,490.52	
Minimum	65.65	97.12	
Maximum	297,955.75	495,690.90	
Interest rate			
Weighted average (wac)	1.42%	4.38%	
Minimum	0.00%	2.67%	
Maximum	5.90%	7.00%	
Final maturity			
Weighted average (WARM) (months)	144	301	
Minimum	12/01/2022	01/29/2009	
Maximum	04/05/2047	08/16/2046	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.03%	0.02%	
1-year EURIBOR/MIBOR	1.96%	5.74%	
1-year EURIBOR/MIBOR (Mortgage Market)	89.92%	84.22%	
Mortgage Market: Savings Banks	0.01%	8.03%	
Mortgage Market: All Institutions	3.56%	1.97%	
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.00%	
Secondary Market Public Debt 2-6 years	4.53%	0.00%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.45%	0.46%	0.42%	0.42%	0.43%
Annual Percentage Rate (CPR)	5.23%	5.34%	4.96%	4.93%	5.03%

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	201	62,222.16	7,738.55	0.00	69,960.71	1.18	11,209,930.97	11,279,891.68	45.08	31.44	
from > 1 to = 2 months	49	44,947.26	4,950.87	0.00	49,898.13	0.84	3,444,979.97	3,494,878.10	13.97	31.68	
from > 2 to = 3 months	17	22,098.15	2,550.80	0.00	24,648.95	0.42	963,509.11	988,158.06	3.95	30.02	
from > 3 to = 6 months	7	14,019.43	1,336.95	0.00	15,356.38	0.26	350,015.07	365,371.45	1.46	30.65	
from > 6 to < 12 months	7	18,101.03	2,344.68	0.00	20,445.71	0.35	285,838.23	306,283.94	1.22	36.32	
from = 12 to < 18 months	7	41,226.03	3,712.46	0.00	44,938.49	0.76	223,878.40	268,816.89	1.07	23.95	
from = 18 to < 24 months	8	176,690.85	8,391.95	0.00	185,082.80	3.13	369,177.93	554,260.73	2.21	38.20	
from ≥ 2 years	91	4,816,890.81	684,106.76	0.00	5,500,997.57	93.06	2,265,448.99	7,766,446.56	31.04	46.98	
	Subtotal	387	5,196,195.72	715,133.02	0.00	5,911,328.74	100.00	19,112,778.67	25,024,107.41	100.00	35.08
Total	387	5,196,195.72	715,133.02	0.00	5,911,328.74		19,112,778.67	25,024,107.41			

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	9,515,149.17	1.500%	
Swap Deposit Account	9,890,000.00	1.158%	
Service ppal collect not yet credited	209,669.15		
Service ints collect not yet credited	24,127.79		
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%	2.97	6.82	0.01	8.27
10.01 - 20%	11.28	15.58	0.51	16.46
20.01 - 30%	21.68	25.46	1.82	25.56
30.01 - 40%	29.90	35.20	4.48	35.73
40.01 - 50%	24.50	43.84	7.76	45.47
50.01 - 60%	8.30	53.64	13.20	55.31
60.01 - 70%	1.37	62.05	20.67	65.31
70.01 - 80%			37.09	75.82
80.01 - 90%			7.60	84.93
90.01 - 100%			6.86	94.86
Weighted average (WALTV)	34.05		67.58	
Minimum	0.03		0.11	
Maximum	66.34		99.64	

Geographic distribution		
	Current	At constitution date
Andalucía	19.16%	19.61%
Aragón	8.97%	9.54%
Asturias	4.01%	3.40%
Balearic Islands	5.16%	3.56%
Basque Country	0.22%	1.31%
Canary Islands	9.19%	7.22%
Cantabria	0.59%	0.68%
Castilla-La Mancha	2.21%	1.95%
Castilla-León	3.05%	4.94%
Catalonia	3.14%	3.71%
Extremadura	2.32%	2.32%
Galicia	0.52%	0.68%
La Rioja	1.74%	1.95%
Madrid	0.77%	0.84%
Murcia	1.02%	1.42%
Navarra	1.28%	4.41%
Valencia	36.64%	32.45%