

RURAL HIPOTECARIO XI Fondo de Titulización de Activos

Brief report

Date: 05/31/2010
Currency: EUR

Date of constitution
02/25/2009

VAT Reg. no.
V85643575

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

Originator
Cajas Rurales: Popular, Albalat dels Sorells, Balaers, Galega, La Vall "San Isidro", Torrent, Caja Campo, Aragonesa y de los Pirineos, Central, Albacete, Aragón, Asturias, Casinos, Extremadura, Gijón, Granada, Navarra, Soria, Cajasiete, Teruel, Toledo, Zamora, Ruralcaja, Sur, Ntra Sra de la Esperanza de Onda, San Jaime de Alquerías Niño Perdido, San José de Burriana, San José de Nules, San Roque de Almenara, Credit Valencia

Servicer
Cajas Rurales: Popular, Albalat dels Sorells, Balaers, Galega, La Vall "San Isidro", Torrent, Caja Campo, Aragonesa y de los Pirineos, Central, Albacete, Aragón, Asturias, Casinos, Extremadura, Gijón, Granada, Navarra, Soria, Cajasiete, Teruel, Toledo, Zamora, Ruralcaja, Sur, Ntra Sra de la Esperanza de Onda, San Jaime de Alquerías Niño Perdido, San José de Burriana, San José de Nules, San Roque de Almenara, Credit Valencia

Lead Manager and Subscriber
Banco Cooperativo Español

Servicer Credit Support Provider
Banco Cooperativo Español

Bond Paying Agent
Banco Cooperativo Español

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Interclar

Treasury Account
Banco Cooperativo Español

Assets Custodian
Banco Cooperativo Español

Start-up Loan
Entidades Cedentes

Subordinated Loan
Entidades Cedentes

Fund Auditors
Deloitte

Financial Swaps
Banco Cooperativo Español
Caja Navarra

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 Moody's			
		Current	Original			Final maturity (legal)	Next	Current	Original		
Series A ES0323975005	02/27/2009 21.131	91,069.50 1,924,389,604.50	100,000.00 2,113,100,000.00	Floating 3M Euribor+0.300% 25.Mar/Jun/Sep/Dec	0.9370% 06/25/2010 218.070977 Gross 176.637491 Net	03/25/2053 Quarterly 25.Mar/Jun/Sep/Dec	06/25/2010 "Pass-Through"	Aaa	Aaa		
Series B ES0323975013	02/27/2009 253	100,000.00 25,300,000.00	100,000.00 25,300,000.00	Floating 3M Euribor+0.500% 25.Mar/Jun/Sep/Dec	1.1370% 06/25/2010 290.566667 Gross 235.359000 Net	03/25/2053 Quarterly 25.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Aa3	Aa3		
Series C ES0323975021	02/27/2009 616	100,000.00 61,600,000.00	100,000.00 61,600,000.00	Floating 3M Euribor+0.700% 25.Mar/Jun/Sep/Dec	1.3370% 06/25/2010 341.677778 Gross 276.759000 Net	03/25/2053 Quarterly 25.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Baa3	Baa3		
Total		2,011,289,604.50	2,200,000,000.00								

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)												
Series	With optional redemption *	Average life	Years	Date	0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44
					% Monthly CPR (SMM)	% Annual equivalent CPR	2,00	4,00	6,00	8,00	10,00	12,00
Series A	With optional redemption *	Average life	Years	Date	10.69	8.98	7.66	6.63	5.82	5.16	4.63	4.19
		Final Maturity	Years	Date	11/29/2020	03/15/2019	11/19/2017	11/08/2016	01/15/2016	05/21/2015	11/08/2014	06/02/2014
	Without optional redemption *	Average life	Years	Date	10.88	9.19	7.87	6.84	6.02	5.35	4.81	4.36
		Final Maturity	Years	Date	02/05/2021	05/30/2019	02/05/2018	01/24/2017	03/29/2016	07/30/2015	01/12/2015	07/31/2014
Series B	With optional redemption *	Average life	Years	Date	16.59	14.21	12.26	10.67	9.38	8.32	7.45	6.75
		Final Maturity	Years	Date	10/22/2026	06/04/2024	06/23/2022	11/21/2020	08/07/2019	07/17/2018	09/04/2017	12/20/2016
	Without optional redemption *	Average life	Years	Date	17.42	15.10	13.18	11.59	10.28	9.19	8.28	7.51
		Final Maturity	Years	Date	08/19/2027	04/27/2025	05/26/2023	10/24/2021	07/02/2020	06/01/2019	07/04/2018	09/26/2017
Series C	With optional redemption *	Average life	Years	Date	31.15	29.17	27.29	25.43	23.61	21.86	20.21	18.69
		Final Maturity	Years	Date	05/09/2041	05/18/2039	07/02/2037	08/23/2035	10/27/2033	01/27/2032	06/05/2030	11/27/2028
	Without optional redemption *	Average life	Years	Date	22.52	20.01	17.76	15.76	14.01	12.51	11.26	10.26
		Final Maturity	Years	Date	09/25/2032	03/25/2030	12/25/2027	12/25/2025	03/25/2024	09/25/2022	06/25/2021	06/25/2020

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%.

Credit enhancement and financial operations

Credit enhancement (CE)						
		Current		At issue date		
		% CE	% CE	% CE	% CE	
Series A	95.68%	1,924,389,604.50	7.87%	96.05%	2,113,100,000.00	7.20%
Series B	1.26%	25,300,000.00	6.61%	1.15%	25,300,000.00	6.05%
Series C	3.06%	61,600,000.00	3.55%	2.80%	61,600,000.00	3.25%
Issue of Bonds		2,011,289,604.50			2,200,000,000.00	
Reserve Fund	3.55%	71,500,000.00		3.25%	71,500,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		118,027,474.18	0.584%
Servicer ppal collect not yet credited		1,485,709.92	
Servicer ints collect not yet credited		782,941.76	
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		71,500,000.00	1.637%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		3,228,719.35	1.637%
Start-up Loan S/T		1,076,239.92	

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	18,340	19,341	
Principal			
Principal outstanding	1,974,820,149.64	2,200,118,800.81	
Average loan	107,678.31	113,754.14	
Minimum	1,799.10	12,535.52	
Maximum	485,159.15	495,172.15	
Interest rate			
Weighted average (wac)	2.80%	5.54%	
Minimum	1.24%	2.93%	
Maximum	6.90%	8.51%	
Final maturity			
Weighted average (WARM) (months)	291	305	
Minimum	12/21/2010	12/31/2011	
Maximum	05/05/2050	07/24/2049	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	1.00%	0.19%	
1-year EURIBOR/MIBOR (Mortgage Market)	93.35%	94.09%	
Mortgage Market: Savings Banks	3.05%	3.02%	
Mortgage Market: All Institutions	2.60%	2.69%	

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	0.10	7.77	0.03
10.01 - 20%	1.33	16.41	0.91
20.01 - 30%	4.34	25.61	3.78
30.01 - 40%	7.92	35.35	6.98
40.01 - 50%	12.47	45.38	11.19
50.01 - 60%	16.91	55.19	16.07
60.01 - 70%	21.36	65.27	19.92
70.01 - 80%	28.46	74.66	33.41
80.01 - 90%	4.10	84.92	3.96
90.01 - 100%	3.02	93.76	3.74
Weighted average (WALTV)	60.62		62.78
Minimum	0.89		4.01
Maximum	98.08		99.89

RURAL HIPOTECARIO XI Fondo de Titulización de Activos

Brief report

Date: 05/31/2010

Currency: EUR

Date of constitution
02/25/2009

VAT Reg. no.
V85643575

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

Originator
Cajas Rurales: Popular, Albalat dels Sorells, Balears, Galega, La Vall "San Isidro", Torrent, Caja Campo, Aragonesa y de los Pirineos, Central, Albacete, Aragón, Asturias, Casinos, Extremadura, Gijón, Granada, Navarra, Soria, Cajasiete, Teruel, Toledo, Zamora, Ruralcaja, Sur, Ntra Sra de la Esperanza de Onda, San Jaime de Alquerías Niño Perdido, San José de Burriana, San José de Nules, San Roque de Almenara, Credit Valencia

Services
Cajas Rurales: Popular, Albalat dels Sorells, Balears, Galega, La Vall "San Isidro", Torrent, Caja Campo, Aragonesa y de los Pirineos, Central, Albacete, Aragón, Asturias, Casinos, Extremadura, Gijón, Granada, Navarra, Soria, Cajasiete, Teruel, Toledo, Zamora, Ruralcaja, Sur, Ntra Sra de la Esperanza de Onda, San Jaime de Alquerías Niño Perdido, San José de Burriana, San José de Nules, San Roque de Almenara, Credit Valencia

Lead Manager and Subscriber
Banco Cooperativo Español

Service Credit Support Provider
Banco Cooperativo Español

Bond Paying Agent
Banco Cooperativo Español

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Cooperativo Español

Assets Custodian
Banco Cooperativo Español

Start-up Loan
Entidades Cedentes

Subordinated Loan
Entidades Cedentes

Fund Auditors
Deloitte

Financial Swaps
Banco Cooperativo Español
Caja Navarra

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.43%	0.48%	0.49%	0.46%	0.48%
Annual Percentage Rate (CPR)	5.02%	5.61%	5.75%	5.41%	5.60%

Geographic distribution

	Current	At constitution date
Andalucia	20.40%	20.40%
Aragon	11.40%	11.40%
Asturias	4.81%	4.94%
Balearic Islands	1.72%	1.67%
Basque Country	3.73%	3.83%
Canary Islands	0.58%	0.56%
Cantabria	0.09%	0.09%
Castilla-La Mancha	6.11%	6.00%
Castilla-Leon	2.72%	2.90%
Catalonia	2.44%	2.33%
Extremadura	0.65%	0.67%
Galicia	0.44%	0.48%
La Rioja	1.92%	2.08%
Madrid	2.69%	2.70%
Murcia	0.92%	0.89%
Navarra	9.74%	10.14%
Valencia	29.63%	28.91%

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	1,186	317,716.55	217,484.02	0.00	535,200.57	18.36	136,197,037.24	136,732,237.81	55.64	59.54
from > 1 to ≤ 2 months	265	161,930.77	142,221.54	0.00	304,152.31	10.43	33,531,876.99	33,836,029.30	13.77	60.16
from > 2 to ≤ 3 months	152	119,096.94	119,363.66	0.00	238,460.60	8.18	18,451,814.10	18,690,274.70	7.61	60.30
from > 3 to ≤ 6 months	128	137,569.52	171,748.84	0.00	309,318.36	10.61	15,833,761.76	16,143,080.12	6.57	61.19
from > 6 to < 12 months	191	264,337.63	385,564.33	0.00	649,901.96	22.30	21,989,547.66	22,639,449.62	9.21	53.54
from ≥ 12 to < 18 months	131	291,824.59	585,875.56	0.00	877,700.15	30.11	16,830,695.37	17,708,395.52	7.21	63.74
Subtotal	2,053	1,292,476.00	1,622,257.95	0.00	2,914,733.95	100.00	242,834,733.12	245,749,467.07	100.00	59.46
<i>Doubt debts (subjectives)</i>										
	0	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	2,053	1,292,476.00	1,622,257.95	0.00	2,914,733.95		242,834,733.12	245,749,467.07		59.46