

RURAL HIPOTECARIO II Fondo de Titulización Hipotecaria

Brief report

Date: 12/31/2005
Currency: EUR

Date of constitution
05/29/2001

VAT Reg. no.
G83012922

Management Company
Europa de Titulización S.G.F.T

Originator
Caja Rural de Almería y Málaga
Caja Rural Credicoop
Caja Rural del Jálón
Caja Rural de Navarra
Caja Rural del Sur
Caja Rural de Zamora
Caja Rural de Zaragoza

Servicer
Caja Rural de Almería y Málaga
Caja Rural Credicoop
Caja Rural del Jálón
Caja Rural de Navarra
Caja Rural del Sur
Caja Rural de Zamora
Caja Rural de Zaragoza

Lead Managers
Banco Cooperativo
Credit Agricole Indosuez
DG Bank

Bond Underwriters and Placement Agents
Banco Cooperativo
Credit Agricole Indosuez
DG Bank
EBN Banco
ABN AMRO Bank
Credit Suisse First Boston
BNP Paribas
Société Générale

Servicer Credit Support Provider
Banco Cooperativo Español

Bond Paying Agent
Banco Cooperativo

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Bankinter

Subordinated Loan
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Start-up Loan
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Assets Custodian
Banco Cooperativo Español

Fund Auditors
Ernst&Young

Issued securities: Mortgage-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 ES0374228007	06/05/2001 2,220	43,118.45 95,722,959.00 43.12%	100,000.00 222,000,000.00	Floating 3-M Euribor + 0.240% 12.Feb/May/Aug/Nov	2.5640% 02/13/2006 279.46 Gross 237.54 Net	08/12/2026 Quarterly 12.Feb/May/Aug/Nov	02/13/2006 "Pass-Through"	Aaa	Aaa
Series B ES0374228015	06/05/2001 130	100,000.00 13,000,000.00 100.00%	100,000.00 13,000,000.00	Floating 3-M Euribor + 0.500% 12.Feb/May/Aug/Nov	2.8240% 02/13/2006 713.84 Gross 606.76 Net	08/12/2026 Quarterly 12.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Sequential	A2	A2
Total		108,722,959.00	235,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

			% Monthly CPR (SMM)								
			0,00	0,70	0,80	0,90	1,00	1,10	1,20	1,30	
		% Annual equivalent CPR	0,00	8,08	9,19	10,28	11,36	12,43	13,49	14,53	
Series A	With optional redemption *	Average life	4.79	3.28	3.13	2.99	2.87	2.75	2.64	2.53	
		Final Maturity	10/15/2010	04/10/2009	02/15/2009	12/27/2008	11/11/2008	09/29/2008	08/19/2008	07/12/2008	
Series B	With optional redemption *	Average life	9.62	7.12	6.87	6.62	6.37	6.12	5.87	5.62	
		Final Maturity	08/12/2015	02/12/2013	11/12/2012	08/12/2012	05/12/2012	02/12/2012	11/12/2011	08/12/2011	
Series A	Without optional redemption *	Average life	4.90	3.34	3.19	3.06	2.93	2.81	2.70	2.60	
		Final Maturity	11/22/2010	05/04/2009	03/10/2009	01/19/2009	12/03/2008	10/21/2008	09/11/2008	08/04/2008	
Series B	Without optional redemption *	Average life	11.87	8.62	8.37	8.13	7.87	7.62	7.37	7.13	
		Final Maturity	11/12/2017	08/13/2014	05/13/2014	02/13/2014	11/13/2013	08/13/2013	05/13/2013	02/13/2013	
Series A	With optional redemption *	Average life	9.62	7.12	6.87	6.62	6.37	6.12	5.87	5.62	
		Final Maturity	08/12/2015	02/12/2013	11/12/2012	08/12/2012	05/12/2012	02/12/2012	11/12/2011	08/12/2011	
Series B	Without optional redemption *	Average life	14.35	11.50	11.13	10.79	10.45	10.14	9.84	9.55	
		Final Maturity	05/05/2020	06/29/2017	02/14/2017	10/10/2016	06/11/2016	02/17/2016	10/30/2015	07/18/2015	
			20.13	20.13	20.13	20.13	20.13	20.13	20.13	20.13	
			02/12/2026	02/13/2026	02/13/2026	02/13/2026	02/13/2026	02/13/2026	02/13/2026	02/13/2026	

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	% CE	At issue date	% CE
Series A	88.04%	95,722,959.00	17.36%	94.47%	222,000,000.00
Series B	11.96%	13,000,000.00	5.40%	5.53%	13,000,000.00
Issue of Bonds		108,722,959.00			235,000,000.00
Reserve Fund	5.40%	5,875,000.00	2.50%		5,875,000.00

Other financial operations (current)			
	Assets	Balance	Interest
Treasury Account		9,387,033.70	2,230%
Servicer ppal collect not yet credited		1,138,039.93	
Servicer ints collect not yet credited		156,871.72	
	Liabilities	Available	Balance
Start-up Loan			101,245.12
Subordinated Loan			5,875,000.00
			3.324%

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	3,242	5,118	
Principal			
Principal outstanding	104,471,983.77	235,006,217.60	
Average loan	32,224.55	45,917.59	
Minimum	303.48	3,692.85	
Maximum	215,576.30	246,754.56	
Interest rate			
Weighted average (wac)	3.57%	6.08%	
Minimum	2.71%	3.20%	
Maximum	8.00%	8.24%	
Final maturity			
Weighted average (WARM) (months)	136	185	
Minimum	01/10/2006	06/01/2003	
Maximum	11/30/2025	11/30/2025	
Index (distribution)			
1-year EURIBOR/MIBOR	15.93	17.21	
1-year EURIBOR/MIBOR (Mortgage Market)	39.43	37.12	
Mortgage Market: Banks	5.65	5.77	
Mortgage Market: Savings Banks	16.79	19.03	
Mortgage Market: All Institutions	22.21	20.85	

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% Pool
0.01 - 10%	1.08	6.80	0.14
10.01 - 20%	6.16	15.80	1.13
20.01 - 30%	12.34	25.56	4.47
30.01 - 40%	16.24	35.12	7.97
40.01 - 50%	25.71	45.16	12.23
50.01 - 60%	21.33	54.76	17.40
60.01 - 70%	17.11	63.98	23.71
70.01 - 80%	0.03	70.35	32.94
Weighted average (WALTV)	44.16		59.48
Minimum	0.57		0.30
Maximum	70.35		79.21

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.63%	1.11%	1.02%	1.03%	0.86%
Annual Percentage Rate (CPR)	17.85%	12.57%	11.62%	11.65%	9.87%

Geographic distribution		
	Current	At constitution date
Andalucia	32.16%	30.97%
Aragon	24.66%	25.34%
Balearic Islands		0.02%
Basque Country	1.18%	1.02%
Cantabria	0.04%	0.02%
Castilla-La Mancha	0.13%	0.11%
Castilla-Leon	6.34%	5.67%
Catalonia	2.51%	2.74%
Ceuta		0.01%
Galicia	0.10%	0.07%
La Rioja	1.20%	1.14%
Madrid	0.37%	0.45%
Melilla	0.36%	0.29%
Murcia	7.88%	9.53%
Navarra	12.32%	11.44%
Valencia	10.75%	11.14%

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Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Up to 1 month	142	31,200.24	8,882.01	0.00	40,082.25	31.08	4,790,588.03	4,830,670.28	72.47	40.88
1 to 2 months	24	11,922.68	4,932.08	0.00	16,854.76	13.07	939,643.49	956,498.25	14.35	40.93
2 to 3 months	11	9,408.89	3,393.98	0.00	12,802.87	9.93	559,053.28	571,856.15	8.58	51.90
3 to 6 months	1	235.74	222.08	0.00	457.82	0.35	19,531.18	19,989.00	0.30	26.10
6 to 12 months	4	7,167.58	3,769.68	0.00	10,937.26	8.48	122,170.94	133,108.20	2.00	54.66
12 to 18 months	1	309.38	0.77	0.00	310.15	0.24	0.00	310.15	0.00	0.16
18 to 24 months	1	12,873.00	723.15	0.00	13,596.15	10.54	8,694.94	22,291.09	0.33	16.84
Over 2 years	6	20,185.42	13,736.71	0.00	33,922.13	26.30	97,087.16	131,009.29	1.97	29.11
Total	190	93,302.93	35,660.46	0.00	128,963.39		6,536,769.02	6,665,732.41		40.77

Additional information