

RURAL HIPOTECARIO II Fondo de Titulización Hipotecaria

Brief report

Date: 04/30/2006
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
Caja Rural de Almería y Málaga
Caja Rural Credicoop
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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	40,286.13 89,435,208.60 40.29%	100,000.00 222,000,000.00	Floating 3-M Euribor + 0.240% 12.Feb/May/Aug/Nov	2.8250% 05/12/2006 278.20 Gross 236.47 Net	08/12/2026 Quarterly 12.Feb/May/Aug/Nov	05/12/2006 "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	3.0850% 05/12/2006 754.11 Gross 640.99 Net	08/12/2026 Quarterly 12.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Sequential	A2	A2
Total		102,435,208.60	235,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)																		
Series	Redemption	% Monthly CPR (SMM)																
		0,00	0,60	0,69	0,78	0,87	0,97	1,06	1,15									
		% Annual equivalent CPR																
		Average life	Years	Date	Average life	Years	Date	Average life	Years	Date								
Series A	With optional redemption *	Average life	4.52	11/05/2010	3.26	08/02/2009	3.13	06/14/2009	3.00	04/27/2009	2.88	03/14/2009	2.76	01/31/2009	2.65	12/22/2008	2.55	11/14/2008
		Final Maturity	9.04	05/12/2015	7.04	05/12/2013	6.79	02/12/2013	6.54	11/12/2012	6.29	08/12/2012	6.04	05/12/2012	5.79	02/12/2012	5.54	11/12/2011
	Without optional redemption *	Average life	4.64	12/18/2010	3.33	08/27/2009	3.19	07/08/2009	3.06	05/22/2009	2.94	04/08/2009	2.83	02/25/2009	2.72	01/17/2009	2.62	12/12/2008
		Final Maturity	11.29	08/12/2017	8.54	11/12/2014	8.29	08/12/2014	8.04	05/12/2014	7.79	02/12/2014	7.54	11/12/2013	7.29	08/12/2013	7.04	05/12/2013
Series B	With optional redemption *	Average life	9.04	05/12/2015	7.04	05/12/2013	6.79	02/12/2013	6.54	11/12/2012	6.29	08/12/2012	6.04	05/12/2012	5.79	02/12/2012	5.54	11/12/2011
		Final Maturity	9.04	05/12/2015	7.04	05/12/2013	6.79	02/12/2013	6.54	11/12/2012	6.29	08/12/2012	6.04	05/12/2012	5.79	02/12/2012	5.54	11/12/2011
	Without optional redemption *	Average life	13.95	04/07/2020	11.51	10/31/2017	11.18	06/30/2017	10.85	03/04/2017	10.54	11/09/2016	10.24	07/22/2016	9.95	04/07/2016	9.67	12/27/2015
		Final Maturity	19.80	02/12/2026	19.80	02/12/2026	19.80	02/12/2026	19.80	02/12/2026	19.80	02/12/2026	19.80	02/12/2026	19.80	02/12/2026	19.80	02/12/2026

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		At issue date		% CE	
	% CE	% CE	% CE	% CE		
Series A	87.31%	89,435,208.60	18.43%	94.47%	222,000,000.00	8.03%
Series B	12.69%	13,000,000.00	5.74%	5.53%	13,000,000.00	2.50%
Issue of Bonds		102,435,208.60			235,000,000.00	
Reserve Fund	5.74%	5,875,000.00	2.50%		5,875,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	11,272,361.94	2.490%	
Servicer ppal collect not yet credited	619,107.78		
Servicer ints collect not yet credited	140,652.76		
Liabilities	Available	Balance	Interest
Start-up Loan		50,622.28	3.585%
Subordinated Loan		5,875,000.00	3.585%

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	3,106	5,118	
Principal			
Principal outstanding	97,064,451.76	235,006,217.60	
Average loan	31,250.63	45,917.59	
Minimum	184.50	3,692.85	
Maximum	212,815.81	246,754.56	
Interest rate			
Weighted average (wac)	3.67%	6.08%	
Minimum	2.71%	3.20%	
Maximum	8.00%	8.24%	
Final maturity			
Weighted average (WARM) (months)	133	185	
Minimum	05/06/2006	06/01/2003	
Maximum	11/30/2025	11/30/2025	
Index (distribution)			
1-year EURIBOR/MIBOR	15.87	17.21	
1-year EURIBOR/MIBOR (Mortgage Market)	39.30	37.12	
Mortgage Market: Banks	5.51	5.77	
Mortgage Market: Savings Banks	16.77	19.03	
Mortgage Market: All Institutions	22.55	20.85	

LTV Distribution					
	Current		At constitution date		
	% Pool	% LTV	% Pool	% LTV	
0.01 - 10%	1.25	6.95	0.14	5.80	
10.01 - 20%	6.54	15.73	1.13	16.33	
20.01 - 30%	13.17	25.36	4.47	25.56	
30.01 - 40%	17.29	35.28	7.97	35.38	
40.01 - 50%	26.30	45.01	12.23	45.46	
50.01 - 60%	20.65	54.80	17.40	55.28	
60.01 - 70%	14.80	63.54	23.71	65.33	
70.01 - 80%			32.94	74.79	
Weighted average (WALTV)	43.11		59.48		
Minimum		0.38		0.30	
Maximum		69.58		79.21	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.91%	0.95%	1.08%	1.02%	0.87%
Annual Percentage Rate (CPR)	10.37%	10.80%	12.22%	11.53%	9.99%

Geographic distribution			
	Current	At constitution date	
Andalucia	32.09%	30.97%	
Aragon	24.44%	25.34%	
Balearic Islands		0.02%	
Basque Country	1.22%	1.02%	
Cantabria	0.04%	0.02%	
Castilla-La Mancha	0.14%	0.11%	
Castilla-Leon	6.39%	5.67%	
Catalonia	2.46%	2.74%	
Ceuta		0.01%	
Galicia	0.10%	0.07%	
La Rioja	1.23%	1.14%	
Madrid	0.35%	0.45%	
Meillia	0.38%	0.29%	
Murcia	7.80%	9.53%	
Navarra	12.77%	11.44%	
Valencia	10.61%	11.14%	

Additional information

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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	173	39,539.32	12,436.74	0.00	51,976.06	32.78	5,881,814.39	5,933,790.45	75.82	40.26
1 to 2 months	24	12,987.38	3,939.13	0.00	16,926.51	10.68	818,239.02	835,165.53	10.67	37.86
2 to 3 months	12	8,952.41	4,377.04	0.00	13,329.45	8.41	578,413.91	591,743.36	7.56	46.80
3 to 6 months	3	3,574.91	1,844.41	0.00	5,419.32	3.42	150,368.85	155,788.17	1.99	61.53
6 to 12 months	1	474.24	448.90	0.00	923.14	0.58	19,292.68	20,215.82	0.26	26.40
12 to 18 months	4	10,096.93	5,306.48	0.00	15,403.41	9.72	119,098.68	134,502.09	1.72	55.23
18 to 24 months	2	15,829.03	797.63	0.00	16,626.66	10.49	6,048.29	22,674.95	0.29	6.93
Over 2 years	6	23,021.35	14,920.83	0.00	37,942.18	23.93	94,251.23	132,193.41	1.69	29.37
Total	225	114,475.57	44,071.16	0.00	158,546.73		7,667,527.05	7,826,073.78		40.02

Additional information