RURAL HIPOTECARIO II Fondo de Titulización Hipotecaria

Brief report

Date: 10/31/2006
Currency: EUR

Date of constitution
05/29/2001

VAT Reg. no.
G83012922

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

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

Servicer
Caja Rural de Almería y Málaga
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Caja Rural del Sur
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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
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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) Current	Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	Next	Rating Moody´s Current	Original
Series A ES0374228007	06/05/2001 2,220	35,562.24 78,948,172.80 35.56%	100,000.00 222,000,000.00	Floating 3-M Euribor + 0.240% 12.Feb/May/Aug/Nov	3.4550% 11/13/2006 310.58 Gross 263.99 Net	08/12/2026 Quarterly 12.Feb/May/Aug/Nov	11/13/2006 "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	3.7150% 11/13/2006 939.07 Gross 798.21 Net	08/12/2026 Quarterly 12.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	A2	A2
Total		91,948,172.80	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	0,51	0,69	0,87	1,06	1,25	1,44	1,64
			% Annual equivalent CPR	0,00	6,00	8,00	10,00	12,00	14,00	16,00	18,00
Series A	With optional redemption *	Average life	Years	4.36	3.28	3.01	2.80	2.57	2.40	2.24	2.10
			Date	04/10/2011	03/13/2010	12/03/2009	09/15/2009	06/26/2009	04/24/2009	02/26/2009	01/05/2009
		Final Maturity	Years	8.21	6.45	5.96	5.70	5.21	4.95	4.70	4.45
			Date	02/12/2015	05/12/2013	11/12/2012	08/12/2012	02/12/2012	11/12/2011	08/12/2011	05/12/2011
	Without optional redemption *	Average life	Years	4.51	3.39	3.12	2.88	2.67	2.48	2.31	2.16
			Date	06/02/2011	04/20/2010	01/11/2010	10/15/2009	07/30/2009	05/22/2009	03/22/2009	01/26/2009
		Final Maturity	Years	10.71	8.21	7.70	7.21	6.70	6.45	5.96	5.70
			Date	08/12/2017	02/12/2015	08/12/2014	02/12/2014	08/12/2013	05/12/2013	11/12/2012	08/12/2012
Series B	With optional redemption *	Average life	Years	8.21	6.45	5.96	5.70	5.21	4.95	4.70	4.45
			Date	02/12/2015	05/12/2013	11/12/2012	08/12/2012	02/12/2012	11/12/2011	08/12/2011	05/12/2011
		Final Maturity	Years	8.21	6.45	5.96	5.70	5.21	4.95	4.70	4.45
			Date	02/12/2015	05/12/2013	11/12/2012	08/12/2012	02/12/2012	11/12/2011	08/12/2011	05/12/2011
	Without optional redemption *	Average life	Years	13.23	11.22	10.57	9.97	9.41	8.89	8.41	7.96
			Date	02/18/2020	02/15/2018	06/24/2017	11/16/2016	04/26/2016	10/19/2015	04/26/2015	11/12/2014
		Final Maturity	Years	19.22	19.22	19.22	19.22	19.22	19.22	19.22	19.22
			Date	02/12/2026	02/12/2026	02/12/2026	02/12/2026	02/12/2026	02/12/2026	02/12/2026	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	% CE		At issue date	% CE
Series A	85.86%	78,948,172.80	20.53%	94.47%	222,000,000.00	8.03%
Series B	14.14%	13,000,000.00	6.39%	5.53%	13,000,000.00	2.50%
Issue of Bonds		91,948,172.80			235,000,000.00	
Reserve Fund	6.39%	5,875,000.00		2.50%	5,875,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		10,564,763.34	3.130%
Servicer ppal collect not yet credited		787,826.50	
Servicer ints collect not yet credited		143,983.95	
Liabilities	**Available**	**Balance**	**Interest**
Start-up Loan		0.00	
Subordinated Loan		5,875,000.00	4.215%

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	2,907	5,118
Principal		
Principal outstanding	87,119,184.18	235,006,217.60
Average loan	29,968.76	45,917.59
Minimum	336.65	3,692.85
Maximum	208,942.66	246,754.56
Interest rate		
Weighted average (wac)	4.12%	6.08%
Minimum	2.82%	3.20%
Maximum	8.00%	8.24%
Final maturity		
Weighted average (WARM) (months)	128	185
Minimum	11/01/2006	06/01/2003
Maximum	11/30/2025	11/30/2025
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	15.86%	17.21%
1-year EURIBOR/MIBOR (Mortgage Market)	39.08%	37.12%
Mortgage Market: Banks	5.46%	5.77%
Mortgage Market: Savings Banks	16.91%	19.03%
Mortgage Market: All Institutions	22.66%	20.85%

LTV Distribution

	Current % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	1.48	7.23	0.14	5.80
10.01 - 20%	7.79	15.95	1.13	16.33
20.01 - 30%	14.07	25.31	4.47	25.56
30.01 - 40%	18.77	35.31	7.97	35.38
40.01 - 50%	26.19	44.74	12.23	45.46
50.01 - 60%	21.31	55.23	17.40	55.28
60.01 - 70%	10.40	63.36	23.71	65.33
70.01 - 80%			32.94	74.79
Weighted average (WALTV)		41.61		59.48
Minimum		0.17		0.30
Maximum		68.47		79.21

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.95%	0.85%	0.90%	0.99%	0.90%
Annual Percentage Rate (CPR)	10.85%	9.73%	10.23%	11.25%	10.23%

Geographic distribution

	Current	At constitution date
Andalucia	32.09%	30.97%
Aragon	24.63%	25.34%
Balearic Islands		0.02%
Basque Country	1.05%	1.02%
Cantabria	0.04%	0.02%
Castilla-La Mancha	0.15%	0.11%
Castilla-Leon	6.59%	5.67%
Catalonia	2.37%	2.74%
Ceuta		0.01%
Galicia	0.11%	0.07%
La Rioja	1.18%	1.14%
Madrid	0.31%	0.45%
Melilla	0.34%	0.29%
Murcia	7.90%	9.53%
Navarra	12.87%	11.44%
Valencia	10.39%	11.14%

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 Fax +34 91 411 84 68 www.edt-sg.com info@eurotitulizacion.com
Official register CNMV: Pº de la Castellana, 19 - 28046 Madrid ☎ +34 91 585 15 00 www.cnmv.com

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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	167	39,695.21	10,761.17	0.00	50,456.38	33.25	5,321,671.13	5,372,127.51	78.97	37.24
1 to 2 months	22	9,186.48	4,541.26	0.00	13,727.74	9.05	782,902.05	796,629.79	11.71	42.99
2 to 3 months	8	6,076.16	2,500.90	0.00	8,577.06	5.65	288,598.23	297,175.29	4.37	48.05
3 to 6 months	2	5,545.03	798.42	0.00	6,343.45	4.18	50,632.89	56,976.34	0.84	23.57
6 to 12 months	2	3,056.60	2,261.96	0.00	5,318.56	3.50	73,384.42	78,702.98	1.16	69.20
12 to 18 months	2	3,404.26	1,741.93	0.00	5,146.19	3.39	34,339.12	39,485.31	0.58	33.54
18 to 24 months	2	7,600.98	2,906.85	0.00	10,507.83	6.92	33,734.81	44,242.64	0.65	43.72
Over 2 years	6	38,076.00	13,595.50	0.00	51,671.50	34.05	65,341.09	117,012.59	1.72	18.19
Total	211	112.640,72	39,107.99	0.00	151,748.71		6,650,603.74	6,802,352.45		37.55

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