

RURAL HIPOTECARIO III FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 31st AUG, 2003



DATE OF CONSTITUTION: 14th May, 2002
MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T.
ORIGINATOR/SERVICER: CAIXA RURAL DE BALEARS
CAJA RURAL DE ASTURIAS
CAJA RURAL DE NAVARRA
CAJA RURAL DE SORIA
CAJA RURAL DE ZAMORA
CAJA RURAL DEL SUR
CAJA RURAL INTERMEDITERRANEA
SERVICER GUARANTEE: BANCO COOPERATIVO ESPAÑOL
SUBORDINATED LOAN: CAIXA RURAL DE BALEARS, CAJA RURAL DE
STAR-UP LOAN ASTURIAS, CAJA RURAL DE NAVARRA, CAJA RURAL
DE SORIA, CAJA RURAL DE ZAMORA, CAJA RURAL
DEL SUR, CAJA RURAL INTERMEDITERRANEA

TREASURY C.: BANCOVAL
LEAD MANAGERS: DZ BANK, SOCIÉTÉ GÉNÉRALE, BANCO COOPERATIVO,
PAYING AGENT: BANCO COOPERATIVO
SECONDARY MARKET: AIAF MERCADO DE RENTA FIJA
REGISTER OF BOOK SECURITIES: IBERCLEAR
DEPOSITARY: BANCO COOPERATIVO ESPAÑOL
AUDITORS: ERNST & YOUNG

MORTGAGE BACKED SECURITIES: BONOS DE TITULIZACIÓN HIPOTECARIA (STRUCTURE SENIOR/MEZZANINE)

SERIES ISIN CODE PRIORITY	ISSUE DATE	PRINCIPAL OUTSTANDING (UNIT /Nº BONDS /TOTAL)		INTEREST TYPE REF. RATE AND MARGIN PAYMENT DATE	INTEREST RATE CURRENT (EUROS)	REDEMPTION (EUROS)		RATING MOODY'S	
		CURRENT	ORIGINAL			FINAL MATURITY FREQUENCY	NEXT UNIT%/OUTST.	CURRENT	ORIGINAL
A ES0358282004 SENIOR	20.05.2002	86.561,03 3.123 270.330.096,69	100.000,00 3.123 312.300.000,00	FLOATING EURIBOR 3M + 0,21%, 13.03/13.06/13.09/13.12	2,3330% NEXT COUPON: 15.09.2003 527,31 GROS 448,21 NET	13.03.2032 QUARTERLY 13.03/06/09/12	13.03.2003 Amortization "pass-through"	Aaa	Aaa
B ES0358282012 MEZZANINE	20.05.2002	100.000,00 127 12.700.000,00	100.000,00 127 12.700.000,00	FLOATING EURIBOR 3M + 0,50%, 13.03/13.06/13.09/13.12	2,6230% NEXT COUPON: 15.09.2003 684,89 GROS 582,16 NET	13.03.2032 QUARTERLY 13.03/06/09/12	To be determined Sequential Amortization "pass-through"	A2	A2
TOTALS		283.030.096,69	325.000.000,00						

AVERAGE LIFE (IN YEARS) AND MATURITY ACCORDING TO DIFFERENT HYPOTHESIS OF PREPAYMENT RATES

PREPAYMENTS		CLASS A BONDS				CLASS B BONDS			
% CONSTANT MONTHLY (SMM)	% ANNUAL EQUIVALENT (CPR)	WITHOUT OPTIONAL REDEMPTION 1		WITH OPTIONAL REDEMPTION 1		WITHOUT OPTIONAL REDEMPTION 1		WITH OPTIONAL REDEMPTION 1	
		AVERAGE LIFE	FINAL MATURITY	AVERAGE LIFE	FINAL MATURITY	AVERAGE LIFE	FINAL MATURITY	AVERAGE LIFE	FINAL MATURITY
0,00%	0,00%	7,98 (22/08/2011)	19,30 (13/12/2022)	7,90 (21/07/2011)	16,30 (13/12/2019)	21,21 (10/11/2024)	28,05 (13/09/2031)	16,30 (13/12/2019)	16,30 (13/12/2019)
0,20%	2,37%	6,86 (09/07/2010)	17,80 (13/06/2021)	6,78 (10/06/2010)	15,05 (13/09/2018)	20,16 (24/10/2023)	28,05 (13/09/2031)	15,05 (13/09/2018)	15,05 (13/09/2018)
0,30%	3,54%	6,39 (20/01/2010)	17,05 (13/09/2020)	6,31 (18/12/2009)	14,30 (13/12/2017)	19,60 (01/04/2023)	28,05 (13/09/2031)	14,30 (13/12/2017)	14,30 (13/12/2017)
0,40%	4,70%	5,98 (20/08/2009)	16,55 (13/03/2020)	5,88 (15/07/2009)	13,54 (13/03/2017)	19,04 (11/09/2022)	28,05 (13/09/2031)	13,54 (13/03/2017)	13,54 (13/03/2017)
0,50%	5,84%	5,60 (05/04/2009)	16,05 (13/09/2019)	5,50 (26/02/2009)	12,79 (13/06/2016)	18,50 (26/02/2022)	28,05 (13/09/2031)	12,79 (13/06/2016)	12,79 (13/06/2016)
0,60%	6,97%	5,26 (03/12/2008)	15,54 (13/03/2019)	5,17 (29/10/2008)	12,29 (13/12/2015)	17,98 (17/08/2021)	28,05 (13/09/2031)	12,29 (13/12/2015)	12,29 (13/12/2015)
0,70%	8,08%	4,96 (14/08/2008)	15,05 (13/09/2018)	4,87 (12/07/2008)	11,79 (13/06/2015)	17,46 (08/02/2021)	28,05 (13/09/2031)	11,79 (13/06/2015)	11,79 (13/06/2015)
0,80%	9,19%	4,69 (06/05/2008)	14,30 (13/12/2017)	4,60 (05/04/2008)	11,29 (13/12/2014)	16,94 (04/08/2020)	28,05 (13/09/2031)	11,29 (13/12/2014)	11,29 (13/12/2014)

(1) Optional Clean up call when the amount of the Outstanding Balance of the Mortgage Loans is less than 10 per 100 of the initial Outstanding Balance.
Hypothesis of delinquency and default assumptions of the Mortgage Loans: 0%.

COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)

GENERAL			
		CURRENT	AT CONSTITUTION DATE
COUNT		5.923	6.541
PRINCIPAL:	TOTAL OUTSTANDING	272.941.006,08	325.017.181,99
(EURO)	AVERAGE LOAN	46.081,55	49.689,22
	MINIMUM	548,16	2.972,77
	MAXIMUM	280.499,03	294.139,49
INTEREST	WEIGHTED AVERAGE (WAC)	4,18%	5,24%
RATE:	MINIMUM	2,51%	3,50%
	MAXIMUM	7,25%	8,03%
REMAINING			
MATURITY	WEIGHTED AV.(WARM)(MONTHS)	186	199
	MINIMUM	25.03.04	20.06.03
	MAXIMUM	27.07.31	27.07.31
INDEX (DISTRIBUTION)			
	EURIBOR / MIBOR 1 YEAR	52,35%	51,39%
	MH BANKS	2,60%	2,66%
	MH SAVINGS BANKS	31,32%	31,93%
	MH BANKS & SAVINGS BANKS	13,44%	13,66%
	MH CECA	0,30%	0,36%

PREPAYMENTS

	CURRENT	LAST 3 MONTHS	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTHLY	0,69%	0,71%	0,70%	0,70%	0,67%
MORTALITY (SMM)	7,94%	8,16%	8,13%	8,06%	7,73%
ANNUAL EQUIVALENT (CPR)					

LTV DISTRIBUTION

	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	20,93	73,41	30,92	75,19
60,01 - 70%	22,61	65,27	19,70	65,19
50,01 - 60%	18,12	55,08	16,51	54,87
40,01 - 50%	16,57	45,07	15,18	45,41
30,01 - 40%	11,97	35,28	10,68	35,32
30% & BELOW	9,80	22,60	7,01	23,02
WEIGHTED AVERAGE (WALTV)		53,86		57,43
MINIMUM		0,41		5,13
MAXIMUM		77,61		84,47

GEOGRAPHIC DISTRIBUTION

	CURRENT	AT ICONSTITUTION DATE
ANDALUCÍA	36,75%	37,37%
NAVARRA	19,07%	2,51%
MURCIA	13,00%	13,01%
CASTILLA - LEON	10,89%	18,87%
ASTURIAS	5,60%	0,19%
OTHER 14 REGIONS	14,70%	28,06%

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CURRENT DELINQUENCY (EURO)									
AGING	NUMBER MORTGAGE PARTICIPATIONS	UNPAID AMOUNTS				REMAINING DEBT TO MATURE	TOTAL DEBT		% LOAN TO VALUE
		PRINCIPAL	INTEREST AND OTHERS	TOTALS	%				
							%		
• Up to a month	316	62.825,08	41.590,25	104.415,33	34,01	14.036.142,01	14.140.557,34	70,20	51,99
• From 1 to 2 months	57	24.419,44	19.596,59	44.016,03	14,34	2.794.934,32	2.838.950,35	14,09	55,11
• From 2 to 3 months	22	12.879,37	12.105,03	24.984,40	8,14	1.171.564,84	1.196.549,24	5,94	61,25
• From 3 to 6 months	19	16.885,01	12.102,49	28.987,50	9,44	762.806,78	791.794,28	3,93	52,67
• From 6 to 12 months	22	51.843,20	31.674,02	83.517,22	27,20	881.743,24	965.260,46	4,79	51,84
• Over 1 year	7	8.749,99	12.373,80	21.123,79	6,88	188.764,18	209.887,97	1,04	61,74
TOTALS	443	177.602,09	129.442,18	307.044,27	100,00	19.835.955,37	20.142.999,64	100,00	52,99

CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)						
CURRENT			AT ISSUE DATE			
			% CE			% CE
SERIES A	95,51%	270.330.096,69	6,78%	96,09%	312.300.000,00	5,91%
SERIES B	4,49%	12.700.000,00	2,30%	3,91%	12.700.000,00	2,00%
ISSUE BONDS		283.030.096,69			325.000.000,00	
RESERVE FUND	2,30%	6.500.000,00		2,00%	6.500.000,00	

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)		
ASSETS		BALANCE INTEREST
TREASURY C.	18.185.864,71	2,043%
SERVICER PPAL COLLECT NOT YET CREDITED	1.115.383,27	
SERVICER INTS COLLECT NOT YET CREDITED	332.133,06	
LIABILITIES		BALANCE INTEREST
STARTING EXPENSES LOAN	950.489,21	3,123%
SUBORDINATED LOAN	6.500.000,00	3,123%

ADDITIONAL INFORMATION

MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T

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OFFICIAL REGISTER:

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