

RURAL HIPOTECARIO III Fondo de Titulizacion Hipotecaria

Brief report

Date: 07/31/2006
Currency: EUR

Date of constitution
05/14/2002

VAT Reg. no.
G83317768

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

Originator
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 Intermediterránea

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 Intermediterránea

Lead Managers
DZ Bank
Société Générale
Banco Cooperativo

Bond Underwriters and Placement Agents
DZ Bank
Société Générale
Banco Cooperativo
Crédit Agricole Indosuez
Caja Castilla La Mancha
Commerz
EBN Banco
Natexis Banques Populaires
Rabobank
Tokyo-Mitsubishi International PLC

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
Bancoval

Start-up Loan
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 Intermediterránea

Subordinated Loan
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 Intermediterránea

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 ES0358282004	05/20/2002 3,123	48,762.03 152,283,819.69 48.76%	100,000.00 312,300,000.00	Floating 3-M Euribor + 0.210% 13.Mar/Jun/Sep/Dec	3.1630% 09/13/2006 394.15 Gross 335.03 Net	03/13/2032 Quarterly 13.Mar/Jun/Sep/Dec	09/13/2006 "Pass-Through"	Aaa	Aaa
Series B ES0358282012	05/20/2002 127	100,000.00 12,700,000.00 100.00%	100,000.00 12,700,000.00	Floating 3-M Euribor + 0.500% 13.Mar/Jun/Sep/Dec	3.4530% 09/13/2006 882.43 Gross 750.07 Net	03/13/2032 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Sequential	A2	A2
Total		164,983,819.69	325,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)												
		% Monthly CPR (SMM)		0,00	0,60	0,69	0,78	0,87	0,97	1,06	1,15	
		% Annual equivalent CPR		0,00	7,00	8,00	9,00	10,00	11,00	12,00	13,00	
Series A	With optional redemption *	Average life	Years	6.10	4.11	3.93	3.75	3.56	3.41	3.27	3.14	
		Final Maturity	Years	09/05/2012	09/08/2010	07/03/2010	05/01/2010	02/20/2010	12/28/2009	11/06/2009	09/18/2009	
	Without optional redemption *	Average life	Years	12.13	8.62	8.38	8.13	7.62	7.38	7.13	6.87	
		Final Maturity	Years	09/13/2018	03/13/2015	12/13/2014	09/13/2014	03/13/2014	12/13/2013	09/13/2013	06/13/2013	
		Average life	Years	6.25	4.29	4.09	3.90	3.73	3.57	3.42	3.28	
		Final Maturity	Years	10/28/2012	11/14/2010	09/01/2010	06/24/2010	04/22/2010	02/22/2010	12/29/2009	11/08/2009	
Series B	With optional redemption *	Average life	Years	14.88	12.13	11.62	11.13	10.88	10.38	10.13	9.62	
		Final Maturity	Years	06/13/2021	09/13/2018	03/13/2018	09/13/2017	06/13/2017	12/13/2016	09/13/2016	03/13/2016	
		Average life	Years	12.13	8.62	8.38	8.13	7.62	7.38	7.13	6.87	
		Final Maturity	Years	09/13/2018	03/13/2015	12/13/2014	09/13/2014	03/13/2014	12/13/2013	09/13/2013	06/13/2013	
		Average life	Years	12.13	8.62	8.38	8.13	7.62	7.38	7.13	6.87	
		Final Maturity	Years	09/13/2018	03/13/2015	12/13/2014	09/13/2014	03/13/2014	12/13/2013	09/13/2013	06/13/2013	
	Without optional redemption *	Average life	Years	17.47	14.61	14.22	13.83	13.45	13.06	12.69	12.32	
		Final Maturity	Years	01/13/2024	03/07/2021	10/15/2020	05/26/2020	01/07/2020	08/20/2019	04/05/2019	11/20/2018	
		Average life	Years	25.14	25.14	25.14	25.14	25.14	25.14	25.14	25.14	
		Final Maturity	Years	09/13/2031	09/13/2031	09/13/2031	09/13/2031	09/13/2031	09/13/2031	09/13/2031	09/13/2031	
		Average life	Years	25.14	25.14	25.14	25.14	25.14	25.14	25.14	25.14	
		Final Maturity	Years	09/13/2031	09/13/2031	09/13/2031	09/13/2031	09/13/2031	09/13/2031	09/13/2031	09/13/2031	

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	
Series A	92.30%	152,283,819.69	11.64%	96.09%	312,300,000.00	5.91%
Series B	7.70%	12,700,000.00	3.94%	3.91%	12,700,000.00	2.00%
Issue of Bonds		164,983,819.69			325,000,000.00	
Reserve Fund	3.94%	6,500,000.00	2.00%		6,500,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	11,796,825.87	2.873%	
Servicer ppal collect not yet credited	639,651.88		
Servicer ints collect not yet credited	176,632.20		
Liabilities	Available	Balance	Interest
Start-up Loan		230,489.14	3.953%
Subordinated Loan		6,500,000.00	3.953%

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		4,223	6,541
Principal			
Principal outstanding		159,654,992.27	325,017,181.99
Average loan		37,806.06	49,689.22
Minimum		0.78	2,972.77
Maximum		244,532.04	294,139.49
Interest rate			
Weighted average (wac)		3.83%	5.25%
Minimum		2.60%	3.50%
Maximum		7.00%	8.03%
Final maturity			
Weighted average (WARM) (months)		157	199
Minimum		08/01/2006	05/05/2004
Maximum		07/27/2031	07/27/2031
Index (distribution)			
1-year EURIBOR/MIBOR		4.02	3.83
1-year EURIBOR/MIBOR (Mortgage Market)		50.77	48.74
Mortgage Market: Banks		2.63	2.64
Mortgage Market: Savings Banks		28.98	31.24
Mortgage Market: All Institutions		13.36	13.21
Savings Banks Lending Rate (CECA Indicator)		0.25	0.34

LTV Distribution					
	Current		At constitution date		
	% Pool	% LTV	% Pool	% LTV	
0.01 - 10%	1.19	7.29	0.13	8.10	
10.01 - 20%	6.13	15.70	1.71	16.29	
20.01 - 30%	11.89	25.57	5.18	25.66	
30.01 - 40%	16.50	35.27	10.63	35.34	
40.01 - 50%	20.64	45.07	15.13	45.40	
50.01 - 60%	22.19	55.07	16.51	54.85	
60.01 - 70%	20.81	64.84	19.68	65.19	
70.01 - 80%	0.66	71.04	31.01	75.21	
Weighted average (WALTV)	45.39			57.47	
Minimum	0.00			5.13	
Maximum	74.17			79.55	

Additional information

Europa de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 📠 +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

RURAL HIPOTECARIO III Fondo de Titulizacion Hipotecaria

Brief report

Date: 07/31/2006
Currency: EUR

Date of constitution
05/14/2002

VAT Reg. no.
G83317768

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

Originator
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 Intermediterránea

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 Intermediterránea

Lead Managers
DZ Bank
Société Générale
Banco Cooperativo

Bond Underwriters and Placement

Agents
DZ Bank
Société Générale
Banco Cooperativo
Crédit Agricole Indosuez
Caja Castilla La Mancha
Commerz
EBN Banco
Natexis Banques Populaires
Rabobank
Tokyo-Mitsubishi International PLC

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
Bancoval

Start-up Loan
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 Intermediterránea

Subordinated Loan
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 Intermediterránea

Assets Custodian
Banco Cooperativo Español

Fund Auditors
Ernst&Young

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.65%	0.91%	0.92%	0.94%	0.83%
Annual Percentage Rate (CPR)	7.53%	10.35%	10.51%	10.67%	9.51%

Geographic distribution

	Current	At constitution date
Andalucia	34.93%	37.42%
Aragon	0.06%	0.11%
Asturias	6.48%	5.25%
Balearic Islands	3.28%	3.53%
Basque Country	5.36%	4.80%
Canary Islands	0.03%	0.03%
Cantabria	0.03%	0.08%
Castilla-La Mancha	0.04%	0.03%
Castilla-Leon	11.72%	10.72%
Catalonia	1.90%	2.51%
Ceuta	0.02%	0.06%
Galicia	0.23%	0.24%
La Rioja	1.54%	1.22%
Madrid	0.59%	0.77%
Melilla	1.18%	1.12%
Murcia	11.93%	13.03%
Navarra	20.58%	18.87%
Valencia	0.10%	0.19%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%				
Up to 1 month	166	36,605.78	14,059.09	0.00	50,664.87	17.28	6,831,007.29	6,881,672.16	73.54	42.36
1 to 2 months	17	9,194.54	4,782.54	0.00	13,977.08	4.77	959,095.53	973,072.61	10.40	54.62
2 to 3 months	13	9,368.60	2,672.15	0.00	12,040.75	4.11	349,013.33	361,054.08	3.86	34.33
3 to 6 months	8	8,036.37	4,596.90	0.00	12,633.27	4.31	361,882.69	374,515.96	4.00	50.38
6 to 12 months	3	4,885.24	2,400.40	0.00	7,285.64	2.49	94,418.69	101,704.33	1.09	54.89
12 to 18 months	3	13,562.22	7,340.91	0.00	20,903.13	7.13	129,167.55	150,070.68	1.60	65.55
Over 2 years	17	117,933.21	57,739.71	0.00	175,672.92	59.92	340,173.95	515,846.87	5.51	56.10
Total	227	199,585.96	93,591.70	0.00	293,177.66		9,064,759.03	9,357,936.69		44.23

Additional information

Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 📠 +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