

RURAL HIPOTECARIO III Fondo de Titulizacion Hipotecaria



Brief report

Date: 05/31/2012
Currency: EUR

Date of constitution
05/14/2002

VAT Reg. no.
V83317768

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
Caixa 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
Banco Cooperativo

Start-up Loan
Caixa Rural de Balears
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Subordinated Loan
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Assets Custodian
Banco Cooperativo Español

Fund Auditors
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Issued securities: Mortgage-Backed Bonds

Bonds issue									
Series ISIN Code	Issue date N° 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	15,305.96 47,800,513.08 15.31%	100,000.00 312,300,000.00	Floating 3-M Euribor+0.210% 13.Mar/Jun/Sep/Dec	1.1040% 06/13/2012 43.18 Gross 34.98 Net	03/13/2032 Quarterly 13.Mar/Jun/Sep/Dec	06/13/2012 "Pass-Through"	Aa2sf	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	1.3940% 06/13/2012 356.24 Gross 288.55 Net	03/13/2032 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	A2	A2
Total		60,500,513.08	325,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)									
		% Monthly CPR (SMM)		0,17	0,34	0,51	0,69	0,87	1,06
		% Annual equivalent CPR		2,00	4,00	6,00	8,00	10,00	12,00
Series A	With optional redemption *	Average life	Years	2.36	2.17	2.00	1.84	1.69	1.64
		Final Maturity	Years	10/08/2014	08/01/2014	05/30/2014	04/02/2014	02/06/2014	01/18/2014
	Without optional redemption *	Average life	Years	3.54	3.29	3.04	2.78	2.54	2.54
		Final Maturity	Years	12/13/2015	09/13/2015	06/13/2015	03/13/2015	12/13/2014	09/13/2014
	With optional redemption *	Average life	Years	3.04	2.78	2.56	2.36	2.19	2.04
		Final Maturity	Years	06/13/2015	03/12/2015	12/21/2014	10/11/2014	08/09/2014	06/15/2014
Series B	With optional redemption *	Average life	Years	7.29	6.79	6.54	6.04	5.54	5.29
		Final Maturity	Years	09/13/2019	03/13/2019	12/13/2018	06/13/2018	12/13/2017	09/13/2017
	Without optional redemption *	Average life	Years	3.54	3.29	3.04	2.78	2.54	2.54
		Final Maturity	Years	12/13/2015	09/13/2015	06/13/2015	03/13/2015	12/13/2014	09/13/2014
	With optional redemption *	Average life	Years	9.89	9.41	8.94	8.49	8.06	7.65
		Final Maturity	Years	04/20/2022	10/25/2021	05/08/2021	11/24/2020	06/20/2020	01/22/2020

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
Series A	79.01%	47,800,513.08	26.99%	312,300,000.00	5.91%
Series B	20.99%	12,700,000.00	6.00%	12,700,000.00	2.00%
Issue of Bonds		60,500,513.08		325,000,000.00	
Reserve Fund	6.00%	3,630,030.61	2.00%	6,500,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	6,382,340.21	0.773%	
Servicer ppal collect not yet credited	298,557.61		
Servicer ints collect not yet credited	55,949.36		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		3,027,651.17	1.853%
Subordinated Loan S/T		602,379.44	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans

General			
		Current	At constitution date
		Count	Count
Principal		2,347	6,541
Principal outstanding		57,723,730.43	325,017,181.99
Average loan		24,594.69	49,689.22
Minimum		56.17	2,972.77
Maximum		181,761.61	294,139.49
Interest rate			
Weighted average (wac)		3.40%	5.25%
Minimum		1.78%	3.50%
Maximum		6.63%	8.03%
Final maturity			
Weighted average (WARM) (months)		110	199
Minimum		06/06/2012	05/05/2004
Maximum		07/19/2031	07/27/2031
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		2.82%	3.83%
1-year EURIBOR/MIBOR (Mortgage Market)		50.37%	48.74%
Mortgage Market: Banks		2.27%	2.64%
Mortgage Market: Savings Banks		31.42%	31.24%
Mortgage Market: All Institutions		13.01%	13.21%
Savings Banks Lending Rate (CECA Indicator)		0.11%	0.34%

LTV Distribution			
	Current		At constitution date
	% Pool	% LTV	% LTV
0.01 - 10%	4.92	6.59	0.13
10.01 - 20%	15.26	15.47	1.71
20.01 - 30%	22.53	25.17	5.18
30.01 - 40%	23.54	35.01	10.63
40.01 - 50%	22.84	44.16	15.13
50.01 - 60%	11.01	53.11	16.51
60.01 - 70%	0.11	64.41	19.68
70.01 - 80%			31.01
Weighted average (WALTV)	32.51		57.47
Minimum	0.05		5.13
Maximum	64.41		79.55

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.33%	0.39%	0.40%	0.36%	0.68%
Annual Percentage Rate (CPR)	3.84%	4.53%	4.65%	4.20%	7.86%

Geographic distribution

	Current	At constitution date
Andalucia	35.02%	37.42%
Aragon	0.04%	0.11%
Asturias	7.15%	5.25%
Balearic Islands	3.13%	3.53%
Basque Country	5.96%	4.80%
Canary Islands	0.03%	0.03%
Cantabria	0.01%	0.08%
Castilla-La Mancha	0.06%	0.03%
Castilla-Leon	11.20%	10.72%
Catalonia	1.43%	2.51%
Ceuta	0.05%	0.06%
Galicia	0.19%	0.24%
La Rioja	1.71%	1.22%
Madrid	0.55%	0.77%
Meililla	1.13%	1.12%
Murcia	14.05%	13.03%
Navarra	18.27%	18.87%
Valencia	0.03%	0.19%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
<i>Delinquencies</i>										
Up to 1 month	127	29,917.08	6,951.95	0.00	36,869.03	11.87	3,526,097.19	3,562,966.22	65.52	28.46
from > 1 to ≤ 2 months	35	17,506.95	4,271.62	0.00	21,778.57	7.01	898,884.91	920,663.48	16.93	29.13
from > 2 to ≤ 3 months	9	9,176.43	3,124.87	0.00	12,301.30	3.96	309,198.49	321,499.79	5.91	36.55
from > 3 to ≤ 6 months	3	4,162.83	1,103.70	0.00	5,266.53	1.70	85,503.65	90,770.18	1.67	25.98
from > 6 to < 12 months	4	8,424.23	1,790.58	0.00	10,214.81	3.29	103,753.77	113,968.58	2.10	34.15
from ≥ 12 to < 18 months	2	6,554.98	1,957.59	0.00	8,512.57	2.74	51,082.47	59,595.04	1.10	47.20
from ≥ 18 to < 24 months	1	1,064.05	6.66	0.00	1,070.71	0.34	0.00	1,070.71	0.02	1.87
from ≥ 2 years	17	137,862.34	76,689.23	0.00	214,551.57	69.08	152,860.14	367,411.71	6.76	31.94
Subtotal	198	214,668.89	95,896.20	0.00	310,565.09	100.00	5,127,380.62	5,437,945.71	100.00	29.27
<i>Doubt debts (subjectives)</i>										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	198	214,668.89	95,896.20	0.00	310,565.09		5,127,380.62	5,437,945.71		29.27