

RURAL HIPOTECARIO III Fondo de Titulizacion Hipotecaria



Brief report

Date: 02/28/2013
Currency: EUR

Date of constitution
05/14/2002

VAT Reg. no.
V83317788

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
Barclays Bank PLC

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Barclays Bank PLC

Start-up Loan
Caixa Rural de Balears
Caja Rural de Asturias
Caja Rural de Navarra
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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	12,905.68 40,304,438.64 12.91%	100,000.00 312,300,000.00	Floating 3-M Euribor+0.210% 13.Mar/Jun/Sep/Dec	0.3910% 03/13/2013 12.62 Gross 9.97 Net	03/13/2032 Quarterly 13.Mar/Jun/Sep/Dec	03/13/2013 "Pass-Through"	A3sf	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	0.6810% 03/13/2013 170.25 Gross 134.50 Net	03/13/2032 Quarterly 13.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	Baa1sf	A2
Total		53,004,438.64	325,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)									
		% Monthly CPR (SMM)		Date	Date	Date	Date	Date	Date
		Average life	Years						
Series A	With optional redemption *	1.94	1.77	02/05/2015	12/05/2014	10/07/2014	09/20/2014	07/28/2014	05/27/2014
		2.79	2.54	12/13/2015	09/13/2015	06/13/2015	06/13/2015	03/13/2015	12/13/2014
		2.70	2.48	11/11/2015	08/23/2015	06/14/2015	04/13/2015	02/17/2015	12/31/2014
	Without optional redemption *	6.54	6.04	09/13/2019	03/13/2019	12/13/2018	06/13/2018	03/13/2018	09/13/2017
		2.79	2.54	12/13/2015	09/13/2015	06/13/2015	06/13/2015	03/13/2015	03/13/2015
		2.79	2.54	12/13/2015	09/13/2015	06/13/2015	06/13/2015	03/13/2015	03/13/2015
Series B	With optional redemption *	9.07	8.63	03/23/2022	10/12/2021	05/11/2021	12/13/2020	07/25/2020	03/12/2020
		18.55	18.55	09/13/2031	09/13/2031	09/13/2031	09/13/2031	09/13/2031	09/13/2031
		7.80	7.41	05/11/2021	18.55	18.55	18.55	18.55	18.55
	Without optional redemption *	6.54	6.04	09/13/2019	03/13/2019	12/13/2018	06/13/2018	03/13/2018	09/13/2017
		2.79	2.54	12/13/2015	09/13/2015	06/13/2015	06/13/2015	03/13/2015	03/13/2015
		2.79	2.54	12/13/2015	09/13/2015	06/13/2015	06/13/2015	03/13/2015	03/13/2015

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	76.04%	40,304,438.64	30.11%	312,300,000.00	5.91%
Series B	23.96%	12,700,000.00	6.15%	12,700,000.00	2.00%
Issue of Bonds		53,004,438.64		325,000,000.00	
Reserve Fund	6.15%	3,261,719.56	2.00%	6,500,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	6,068,653.65	0.104%	
Servicer ppal collect not yet credited	224,216.57		
Servicer ints collect not yet credited	43,660.94		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		3,250,171.81	1.184%
Subordinated Loan S/T		11,547.75	
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		2,137	6,541
Principal outstanding		50,101,336.40	325,017,181.99
Average loan		23,444.71	49,689.22
Minimum		20.77	2,972.77
Maximum		173,474.70	294,139.49
Interest rate			
Weighted average (wac)		3.04%	5.25%
Minimum		1.00%	3.50%
Maximum		6.75%	8.03%
Final maturity			
Weighted average (WARM) (months)		105	199
Minimum		03/01/2013	05/05/2004
Maximum		07/19/2031	07/27/2031
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		2.59%	3.83%
1-year EURIBOR/MIBOR (Mortgage Market)		50.66%	48.74%
Mortgage Market: Banks		2.20%	2.64%
Mortgage Market: Savings Banks		31.39%	31.24%
Mortgage Market: All Institutions		13.04%	13.21%
Savings Banks Lending Rate (CECA Indicator)		0.12%	0.34%

LTV Distribution			
	Current		At constitution date
	% Pool	% LTV	% LTV
0.01 - 10%	5.89	6.89	0.13
10.01 - 20%	16.99	15.48	1.71
20.01 - 30%	22.28	25.36	5.18
30.01 - 40%	27.52	35.15	10.63
40.01 - 50%	19.32	44.37	15.13
50.01 - 60%	7.88	51.72	16.51
60.01 - 70%	0.12	62.43	19.68
70.01 - 80%			31.01
Weighted average (WALTV)	31.08		57.47
Minimum	0.04		5.13
Maximum	62.43		79.55

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.35%	0.52%	0.43%	0.39%	0.66%
Annual Percentage Rate (CPR)	4.09%	6.07%	5.08%	4.62%	7.64%

Geographic distribution

	Current	At constitution date
Andalucia	35.19%	37.42%
Aragon	0.04%	0.11%
Asturias	7.38%	5.25%
Balearic Islands	3.28%	3.53%
Basque Country	5.96%	4.80%
Canary Islands	0.03%	0.03%
Cantabria	0.00%	0.08%
Castilla-La Mancha	0.07%	0.03%
Castilla-Leon	10.97%	10.72%
Catalonia	1.43%	2.51%
Ceuta	0.06%	0.06%
Galicia	0.20%	0.24%
La Rioja	1.72%	1.22%
Madrid	0.58%	0.77%
Meillia	1.10%	1.12%
Murcia	14.15%	13.03%
Navarra	17.85%	18.87%
Valencia	0.02%	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	135	30,714.65	6,632.42	0.00	37,347.07	11.35	3,447,194.92	3,484,541.99	70.11	24.98
from > 1 to ≤ 2 months	24	16,450.17	3,628.21	0.00	20,078.38	6.10	549,659.35	569,737.73	11.46	24.37
from > 2 to ≤ 3 months	11	9,783.14	1,873.80	0.00	11,656.94	3.54	225,931.64	237,588.58	4.78	23.88
from > 3 to ≤ 6 months	3	3,669.04	1,270.63	0.00	4,939.67	1.50	94,045.32	98,984.99	1.99	30.34
from > 6 to < 12 months	4	12,057.98	3,277.61	0.00	15,335.59	4.66	103,795.41	119,131.00	2.40	37.02
from ≥ 12 to < 18 months	2	5,264.24	1,426.33	0.00	6,690.57	2.03	28,253.31	34,943.88	0.70	30.55
from ≥ 18 to < 24 months	3	15,407.65	4,994.75	0.00	20,402.40	6.20	73,930.78	94,333.18	1.90	48.18
from ≥ 2 years	15	143,099.90	69,622.66	0.00	212,722.56	64.62	117,941.92	330,664.48	6.65	31.08
Subtotal	197	236,446.77	92,726.41	0.00	329,173.18	100.00	4,640,752.65	4,969,925.83	100.00	25.74
<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	197	236,446.77	92,726.41	0.00	329,173.18		4,640,752.65	4,969,925.83		25.74