

RURAL HIPOTECARIO IV Fondo de Titulización Hipotecaria

Brief report

Date: 08/31/2005
Currency: EUR

Date of constitution
11/14/2002

VAT Reg. no.
G83470823

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

Originator
Caja Rural de Aragón
Caja Rural de Navarra
Caja Rural de Zamora
Caja Rural del Mediterráneo, Ruralcaja
Caja Rural Intermediterránea (Cajamar)

Servicer
Caja Rural de Aragón
Caja Rural de Navarra
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Caja Rural del Mediterráneo, Ruralcaja
Caja Rural Intermediterránea (Cajamar)

Lead Managers
Banco Cooperativo
Crédit Agricole Indosuez
DZ Bank

Bond Underwriters and Placement Agents

Banco Cooperativo
Crédit Agricole Indosuez
DZ Bank
Ahorro Corp. Financiera, S.V. S.A.
BNP Paribas
Banesto
BCP Inwestimento, S.A.
SG Investment Banking
Bankinter
Natexis Banques Populaires
EBN Banco
BBVA
Tokyo-Mitsubishi International PLC

Servicer Credit Support Provider
Banco Cooperativo Español

Bond Paying Agent
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Market
AIAF Mercado de Renta Fija

Register of Book Securities
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Treasury Account
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Start-up Loan
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Subordinated 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)		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 ES0358283002	11/19/2002 4,987	60,783.47 303,127,164.89 60.78%	100,000.00 498,700,000.00	Floating 3-M Euribor + 0.240% 13.Feb/May/Aug/Nov	2.3740% 11/14/2005 360.75 Gross 306.64 Net	02/13/2033 Quarterly 13.Feb/May/Aug/Nov	11/14/2005 "Pass-Through"	Aaa	Aaa
Series B ES0358283010	11/19/2002 213	100,000.00 21,300,000.00 100.00%	100,000.00 21,300,000.00	Floating 3-M Euribor + 0.550% 13.Feb/May/Aug/Nov	2.6840% 11/14/2005 671.00 Gross 570.35 Net	02/13/2033 Quarterly 13.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	A2	A2
Total		324,427,164.89	520,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

		% Monthly CPR (SMM)		0,00	0,70	0,80	0,90	1,00	1,10	1,20	1,30
		% Annual equivalent CPR		0,00	8,08	9,19	10,28	11,36	12,43	13,49	14,53
Series A	With optional redemption *	Average life	Years	8.08	2.93	2.93	2.93	2.93	2.93	2.93	2.93
		Final Maturity	Years	09/26/2013	08/04/2008	08/04/2008	08/04/2008	08/04/2008	08/04/2008	08/04/2008	08/04/2008
	Without optional redemption *	Average life	Years	15.96	6.96	6.96	6.96	6.96	6.96	6.96	6.96
		Final Maturity	Years	08/13/2021	08/13/2012	08/13/2012	08/13/2012	08/13/2012	08/13/2012	08/13/2012	08/13/2012
	With optional redemption *	Average life	Years	8.24	3.03	3.03	3.03	3.03	3.03	3.03	3.03
		Final Maturity	Years	11/25/2013	09/09/2008	09/09/2008	09/09/2008	09/09/2008	09/09/2008	09/09/2008	09/09/2008
Series B	Without optional redemption *	Average life	Years	19.71	9.46	9.46	9.46	9.46	9.46	9.46	9.46
		Final Maturity	Years	05/13/2025	02/14/2015	02/14/2015	02/14/2015	02/14/2015	02/14/2015	02/14/2015	02/14/2015
	With optional redemption *	Average life	Years	15.96	6.96	6.96	6.96	6.96	6.96	6.96	6.96
		Final Maturity	Years	08/13/2021	08/13/2012	08/13/2012	08/13/2012	08/13/2012	08/13/2012	08/13/2012	08/13/2012
	Without optional redemption *	Average life	Years	22.04	12.34	12.34	12.34	12.34	12.34	12.34	12.34
		Final Maturity	Years	09/10/2027	12/28/2017	12/28/2017	12/28/2017	12/28/2017	12/28/2017	12/28/2017	12/28/2017

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%.

Credit enhancement and financial operations

Credit enhancement (CE)							
Current				At issue date			
Series A	93.43%	303,127,164.89	9.54%	95.90%	498,700,000.00	5.95%	
Series B	6.57%	21,300,000.00	2.97%	4.10%	21,300,000.00	1.85%	
Issue of Bonds		324,427,164.89			520,000,000.00		
Reserve Fund	2.97%	9,620,000.00		1.85%	9,620,000.00		

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		10,963,454.27	2.054%
Servicer ppal collect not yet credited		1,661,617.70	
Servicer ints collect not yet credited		380,955.81	
Liabilities	Available	Balance	Interest
Start-up Loan		909,000.22	3.134%
Subordinated Loan		9,620,000.00	3.134%

Collateral: Residential mortgage loans

General				
		Current	At constitution date	
Count		6,441	8,853	
Principal				
Principal outstanding		321,515,745.36	520,015,145.09	
Average loan		49,917.05	58,738.86	
Minimum		518.98	12,090.86	
Maximum		279,539.87	296,263.90	
Interest rate				
Weighted average (wac)		3.46%	4.80%	
Minimum		2.60%	3.00%	
Maximum		6.50%	7.50%	
Final maturity				
Weighted average (WARM) (months)		198	230	
Minimum		09/06/2005	08/01/2004	
Maximum		05/30/2032	05/30/2032	
Index (distribution)				
1-year EURIBOR/MIBOR		4.77	4.80	
1-year EURIBOR/MIBOR (Mortgage Market)		53.69	51.96	
Mortgage Market: Banks		0.96	1.01	
Mortgage Market: Savings Banks		32.83	34.51	
Mortgage Market: All Institutions		7.75	7.72	

LTV Distribution				
		Current	At constitution date	
		% Pool % LTV	% Pool	% LTV
0.01 - 10%		0.34 7.44	0.09	5.67
10.01 - 20%		2.56 16.10	0.75	16.46
20.01 - 30%		6.20 25.46	2.96	25.78
30.01 - 40%		9.82 35.49	6.36	35.40
40.01 - 50%		14.39 45.34	9.64	45.49
50.01 - 60%		19.87 55.37	14.65	55.23
60.01 - 70%		28.73 65.30	20.93	65.43
70.01 - 80%		18.10 72.41	44.61	76.01
Weighted average (WALT)		54.89		63.23
Minimum		0.29		0.32
Maximum		77.07		79.65

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.74%	1.24%	1.22%	1.19%	1.01%
Annual equivalent (CPR)	8.56%	13.93%	13.75%	13.38%	11.52%

Geographic distribution		
	Current	At constitution date
Andalucia	32.58%	31.58%
Aragon	5.30%	4.74%
Asturias	0.03%	0.02%
Basque Country	3.28%	3.04%
Canary Islands	0.03%	0.02%
Cantabria	0.08%	0.08%
Castilla-La Mancha	0.05%	0.06%
Castilla-Leon	4.18%	3.61%
Catalonia	9.29%	9.91%
Ceuta	0.04%	0.03%
Galicia	0.21%	0.17%
La Rioja	1.13%	0.98%
Madrid	2.11%	2.34%
Melilla	0.32%	0.25%
Murcia	12.81%	13.56%
Navarra	8.35%	7.32%
Valencia	20.22%	22.27%

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

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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	393	86,905.47	42,461.87	0.00	129,367.34	36.76	19,736,460.16	19,865,827.50	74.55	52.89
1 to 2 months	86	37,074.41	26,500.81	0.00	63,575.22	18.07	4,851,013.54	4,914,588.76	18.44	59.34
2 to 3 months	13	13,028.27	6,638.34	0.00	19,666.61	5.59	887,121.62	906,788.23	3.40	53.06
3 to 6 months	7	7,361.56	4,426.17	0.00	11,787.73	3.35	319,036.21	330,823.94	1.24	57.89
6 to 12 months	2	4,315.68	912.54	0.00	5,228.22	1.49	41,003.85	46,232.07	0.17	23.64
18 to 24 months	1	4,708.97	2,148.27	0.00	6,857.24	1.95	33,692.24	40,549.48	0.15	65.32
Over 2 years	6	60,127.30	55,281.35	0.00	115,408.65	32.80	426,207.67	541,616.32	2.03	85.20
Total	508	213,521.66	138,369.35	0.00	351,891.01		26,294,535.29	26,646,426.30		54.36