

RURAL HIPOTECARIO IV Fondo de Titulización Hipotecaria

Brief report

Date: 09/30/2009
Currency: EUR

Date of constitution
11/14/2002

VAT Reg. no.
V63470823

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
Caja Rural de Zamora
Caja Rural del Mediterráneo, Ruralcaja
Caja Rural Intermediterránea
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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

Banco Cooperativo

Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

Treasury Account

Banco Cooperativo

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	28,884.06 144,044,807.22 28.88%	100,000.00 498,700,000.00	Floating 3-M Euribor+0.240% 13.Feb/May/Aug/Nov	1.1230% 11/13/2009 82.89 Gross 67.97 Net	02/13/2033 Quarterly 13.Feb/May/Aug/Nov	11/13/2009 "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	1.4330% 11/13/2009 366.21 Gross 300.29 Net	02/13/2033 Quarterly 13.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	A2	A2
Total		165,344,807.22	520,000,000.00						

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	1,25	1,44
		% Annual equivalent CPR		2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00
Series A	With optional redemption *	Average life	Years	2.28	2.28	2.28	2.28	2.28	2.28	2.28	2.28
		Date		01/08/2012	01/08/2012	01/08/2012	01/08/2012	01/08/2012	01/08/2012	01/08/2012	01/08/2012
		Final Maturity	Years	4.38	4.38	4.38	4.38	4.38	4.38	4.38	4.38
	Without optional redemption *	Average life	Years	2.46	2.46	2.46	2.46	2.46	2.46	2.46	2.46
		Date		03/17/2012	03/17/2012	03/17/2012	03/17/2012	03/17/2012	03/17/2012	03/17/2012	03/17/2012
		Final Maturity	Years	6.87	6.87	6.87	6.87	6.87	6.87	6.87	6.87
Series B	With optional redemption *	Average life	Years	4.38	4.38	4.38	4.38	4.38	4.38	4.38	4.38
		Date		02/13/2014	02/13/2014	02/13/2014	02/13/2014	02/13/2014	02/13/2014	02/13/2014	02/13/2014
		Final Maturity	Years	4.38	4.38	4.38	4.38	4.38	4.38	4.38	4.38
	Without optional redemption *	Average life	Years	9.51	9.51	9.51	9.51	9.51	9.51	9.51	9.51
		Date		04/01/2019	04/01/2019	04/01/2019	04/01/2019	04/01/2019	04/01/2019	04/01/2019	04/01/2019
		Final Maturity	Years	22.63	22.63	22.63	22.63	22.63	22.63	22.63	22.63

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	87.12%	144,044,807.22	18.43%	95.90%	498,700,000.00
Series B	12.88%	21,300,000.00	5.55%	4.10%	21,300,000.00
Issue of Bonds		165,344,807.22			520,000,000.00
Reserve Fund	5.55%	9,176,636.81	1.85%		9,620,000.00

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		13,000,303.38	0.803%
Servicer ppal collect not yet credited		681,973.70	
Servicer ints collect not yet credited		229,367.58	
Liabilities	Available	Balance	Interest
Start-up Loan		0.00	
Subordinated Loan		9,176,636.81	1.883%

Collateral: Residential mortgage loans

General				
		Current		At constitution date
		Count		
Principal		4,226		8,853
Principal outstanding		161,663,357.16		520,015,145.09
Average loan		38,254.46		58,738.86
Minimum		303.13		12,090.86
Maximum		255,098.92		296,263.90
Interest rate				
Weighted average (wac)		4.43%		4.80%
Minimum		1.79%		3.00%
Maximum		8.50%		7.50%
Final maturity				
Weighted average (WARM) (months)		158		230
Minimum		10/11/2009		08/01/2004
Maximum		05/30/2032		05/30/2032
Index (principal outstanding distribution)				
1-year EURIBOR/MIBOR		4.83%		4.80%
1-year EURIBOR/MIBOR (Mortgage Market)		54.15%		51.96%
Mortgage Market: Banks		0.88%		1.01%
Mortgage Market: Savings Banks		32.11%		34.51%
Mortgage Market: All Institutions		8.03%		7.72%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.76	7.15	0.09	5.67
10.01 - 20%	6.12	15.67	0.75	16.46
20.01 - 30%	11.43	25.31	2.96	25.78
30.01 - 40%	16.13	35.29	6.36	35.40
40.01 - 50%	20.47	45.07	9.64	45.49
50.01 - 60%	23.69	55.06	14.65	55.23
60.01 - 70%	20.33	64.00	20.93	65.43
70.01 - 80%	0.08	71.85	44.61	76.01
Weighted average (WALT)	45.01		63.23	
Minimum	0.26		0.32	
Maximum	73.12		79.65	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.42%	0.48%	0.56%	0.61%	0.92%
Annual Percentage Rate (CPR)	4.90%	5.63%	6.50%	7.10%	10.45%

Geographic distribution		
	Current	
	Current	At constitution date
Andalucía	32.81%	31.58%
Aragón	5.71%	4.74%
Asturias	0.04%	0.02%
Basque Country	3.82%	3.04%
Canary Islands	0.02%	0.02%
Cantabria	0.07%	0.08%
Castilla-La Mancha	0.07%	0.06%
Castilla-León	4.78%	3.61%
Catalonia	9.72%	9.91%
Ceuta	0.06%	0.03%
Galicia	0.23%	0.17%
La Rioja	1.33%	0.98%
Madrid	1.58%	2.34%
Mejilla	0.31%	0.25%
Murcia	12.87%	13.56%
Navarra	8.84%	7.32%
Valencia	17.74%	22.27%

Additional information

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Official register CNMV: C/ Miguel Angel, 11 - 28010 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	%			%	
<i>Delinquencies</i>										
Up to 1 month	261	55,502.88	28,173.98	0.00	83,676.86	15.59	10,875,650.13	10,959,326.99	64.97	41.90
from > 1 to ≤ 2 months	74	31,893.14	22,516.54	0.00	54,409.68	10.14	3,238,402.60	3,292,812.28	19.52	43.75
from > 2 to ≤ 3 months	22	14,577.44	12,881.62	0.00	27,459.06	5.12	998,966.34	1,026,425.40	6.08	44.32
from > 3 to ≤ 6 months	4	4,207.20	4,317.98	0.00	8,525.18	1.59	195,983.65	204,508.83	1.21	55.32
from > 6 to < 12 months	7	12,988.48	13,595.93	0.00	26,584.41	4.95	287,452.17	314,036.58	1.86	40.79
from ≥ 12 to < 18 months	3	7,859.85	12,545.26	0.00	20,405.11	3.80	183,651.48	204,056.59	1.21	64.99
from ≥ 18 to < 24 months	3	12,793.48	7,535.32	0.00	20,328.80	3.79	109,845.14	130,173.94	0.77	45.71
from ≥ 2 years	9	170,759.79	124,422.28	0.00	295,182.07	55.01	441,766.64	736,948.71	4.37	75.70
Subtotal	383	310,582.26	225,988.91	0.00	536,571.17	100.00	16,331,718.15	16,868,289.32	100.00	43.57
<i>Doubt debts (subjectives)</i>										
from > 6 to < 12 months	1	22,934.89	2,238.88	0.00	25,173.77	100.00	0.00	25,173.77	100.00	52.29
Subtotal	1	22,934.89	2,238.88	0.00	25,173.77	100.00	0.00	25,173.77	100.00	52.29
Total	384	333,517.15	228,227.79	0.00	561,744.94		16,331,718.15	16,893,463.09		43.58