

RURAL HIPOTECARIO IV Fondo de Titulización Hipotecaria



Brief report

Date: 02/29/2012
Currency: EUR

Date of constitution
11/14/2002

VAT Reg. no.
V83470823

Management Company
Europa 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 (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 Inverimento, 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

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

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	19,034.38 94,924,453.06 19.03%	100,000.00 498,700,000.00	Floating 3-M Euribor+0.240% 13.Feb/May/Aug/Nov	1.3100% 05/14/2012 63.03 Gross 51.05 Net	02/13/2033 Quarterly 13.Feb/May/Aug/Nov	05/14/2012 "Pass-Through"	Aa2sf	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	1.6200% 05/14/2012 409.50 Gross 331.69 Net	02/13/2033 Quarterly 13.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	A2	A2
Total		116,224,453.06	520,000,000.00						

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
		% Annual equivalent CPR							
Series A	With optional redemption *	Average life	Years	3.53	3.18	2.85	2.56	2.37	2.20
		Final Maturity	Years	08/24/2015	04/17/2015	12/20/2014	09/05/2014	06/27/2014	04/24/2014
				5.50	5.01	4.50	4.00	3.75	3.50
	Without optional redemption *	Average life	Years	08/13/2017	02/13/2017	08/13/2016	02/13/2016	11/13/2015	08/13/2015
		Final Maturity	Years	08/13/2017	02/13/2017	08/13/2016	02/13/2016	11/13/2015	08/13/2015
				5.50	5.01	4.50	4.00	3.75	3.50
Series B	With optional redemption *	Average life	Years	04/29/2016	11/24/2015	07/15/2015	03/24/2015	12/17/2014	09/25/2014
		Final Maturity	Years	10.01	9.25	8.50	7.75	7.25	6.75
				02/13/2022	05/13/2021	08/13/2020	11/13/2019	05/13/2019	11/13/2018
	Without optional redemption *	Average life	Years	08/13/2017	02/13/2017	08/13/2016	02/13/2016	11/13/2015	08/13/2015
		Final Maturity	Years	08/13/2017	02/13/2017	08/13/2016	02/13/2016	11/13/2015	08/13/2015
				5.50	5.01	4.50	4.00	3.75	3.50
	With optional redemption *	Average life	Years	13.22	12.41	11.64	10.92	10.24	9.61
		Final Maturity	Years	04/30/2025	07/08/2024	10/02/2023	01/11/2023	05/09/2022	09/20/2021
				30.02	30.02	30.02	30.02	30.02	30.02
	Without optional redemption *	Average life	Years	02/13/2042	02/13/2042	02/13/2042	02/13/2042	02/13/2042	02/13/2042
		Final Maturity	Years	02/13/2042	02/13/2042	02/13/2042	02/13/2042	02/13/2042	02/13/2042
				02/13/2042	02/13/2042	02/13/2042	02/13/2042	02/13/2042	02/13/2042

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	81.67%	94,924,453.06	23.88%	95.90%	498,700,000.00
Series B	18.33%	21,300,000.00	5.55%	4.10%	21,300,000.00
Issue of Bonds		116,224,453.06			520,000,000.00
Reserve Fund	5.55%	6,450,457.14	1.85%		9,620,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	7,535,754.98	0.990%	
Servicer ppal collect not yet credited	540,627.34		
Servicer ints collect not yet credited	106,566.92		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		5,701,306.30	2.070%
Subordinated Loan S/T		749,150.84	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		3,518	8,853
Principal			
Principal outstanding		114,331,669.66	520,015,145.09
Average loan		32,499.05	58,738.86
Minimum		43.93	12,090.86
Maximum		233,217.07	296,263.90
Interest rate			
Weighted average (wac)		3.28%	4.80%
Minimum		2.05%	3.00%
Maximum		6.50%	7.50%
Final maturity			
Weighted average (WARM) (months)		141	230
Minimum		03/01/2012	08/01/2004
Maximum		04/30/2042	05/30/2032
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		5.01%	4.80%
1-year EURIBOR/MIBOR (Mortgage Market)		53.35%	51.96%
Mortgage Market: Banks		0.77%	1.01%
Mortgage Market: Savings Banks		32.87%	34.51%
Mortgage Market: All Institutions		8.01%	7.72%

LTV Distribution			
	Current		At constitution date
	% Pool	% LTV	% LTV
0.01 - 10%	2.69	6.93	0.09
10.01 - 20%	8.96	15.65	0.75
20.01 - 30%	15.71	25.53	2.96
30.01 - 40%	17.87	35.17	6.36
40.01 - 50%	25.40	45.32	9.64
50.01 - 60%	23.12	55.07	14.65
60.01 - 70%	6.25	62.26	20.93
70.01 - 80%			44.61
Weighted average (WALTV)		40.02	63.23
Minimum		0.03	0.32
Maximum		67.59	79.65

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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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.46%	0.51%	0.41%	0.34%	0.78%
Annual Percentage Rate (CPR)	5.40%	5.92%	4.86%	4.05%	8.96%

Geographic distribution

	Current	At constitution date
Andalucía	33.33%	31.58%
Aragón	5.49%	4.74%
Asturias	0.04%	0.02%
Basque Country	3.82%	3.04%
Canary Islands	0.02%	0.02%
Cantabria	0.02%	0.08%
Castilla-La Mancha	0.09%	0.06%
Castilla-León	4.78%	3.61%
Catalonia	10.05%	9.91%
Ceuta	0.05%	0.03%
Galicia	0.22%	0.17%
La Rioja	1.37%	0.98%
Madrid	1.56%	2.34%
Melilla	0.30%	0.25%
Murcia	13.37%	13.56%
Navarra	8.62%	7.32%
Valencia	16.87%	22.27%

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	271	61,867.53	18,026.88	0.00	79,894.41	12.23	9,466,997.66	9,546,892.07	66.95	35.67
from > 1 to ≤ 2 months	40	20,736.77	7,627.57	0.00	28,364.34	4.34	1,595,700.03	1,624,064.37	11.39	39.97
from > 2 to ≤ 3 months	31	29,227.07	11,183.25	0.00	40,410.32	6.19	1,396,075.89	1,436,486.21	10.07	39.67
from > 3 to ≤ 6 months	7	14,187.04	3,350.70	0.00	17,537.74	2.68	266,827.56	284,365.30	1.99	34.70
from > 6 to < 12 months	7	14,083.28	3,880.84	0.00	17,964.12	2.75	150,113.15	168,077.27	1.18	28.53
from ≥ 12 to < 18 months	7	21,705.11	4,454.91	0.00	26,160.02	4.00	251,384.44	277,544.46	1.95	39.71
from ≥ 18 to < 24 months	3	27,753.04	8,648.04	0.00	36,401.08	5.57	120,368.56	156,769.64	1.10	47.18
from ≥ 2 years	11	266,958.75	139,625.81	0.00	406,584.56	62.23	359,769.53	766,354.09	5.37	74.74
Subtotal	377	456,518.59	196,798.00	0.00	653,316.59	100.00	13,607,236.82	14,260,553.41	100.00	37.61
<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	377	456,518.59	196,798.00	0.00	653,316.59		13,607,236.82	14,260,553.41		37.61