

RURAL HIPOTECARIO IV Fondo de Titulización Hipotecaria



Brief report

Date: 11/30/2012  
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

Barclays Bank PLC

Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

Treasury Account

Barclays Bank PLC

Start-up Loan

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

Subordinated Loan

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

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<br>ISIN Code      | Issue date<br>Nº bonds | Principal outstanding<br>(Bond Unit / Series Total / %Factor) |                              | Interest type<br>Reference rate and margin<br>Payment Date | Interest Rate<br>Next coupon                        | Redemption                                    |                                                                                  | Rating<br>Moody's |     |
|                          |                        | Current                                                       | Original                     |                                                            |                                                     | Final maturity (legal)                        | Next                                                                             |                   |     |
| Series A<br>ES0358283002 | 11/19/2002<br>4,987    | 16,646.45<br>83,015,846.15<br>16.65%                          | 100,000.00<br>498,700,000.00 | Floating<br>3-M Euribor+0.240%<br>13.Feb/May/Aug/Nov       | 0.4340%<br>02/13/2013<br>18.46 Gross<br>14.95 Net   | 02/13/2033<br>Quarterly<br>13.Feb/May/Aug/Nov | 02/13/2013<br>"Pass-Through"                                                     | A3sf              | Aaa |
| Series B<br>ES0358283010 | 11/19/2002<br>213      | 100,000.00<br>21,300,000.00<br>100.00%                        | 100,000.00<br>21,300,000.00  | Floating<br>3-M Euribor+0.550%<br>13.Feb/May/Aug/Nov       | 0.7440%<br>02/13/2013<br>190.13 Gross<br>154.01 Net | 02/13/2033<br>Quarterly<br>13.Feb/May/Aug/Nov | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secuential | Baa1sf            | A2  |
| Total                    |                        | 104,315,846.15                                                | 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                      | 3.16           | 2.82       | 2.51       | 2.32       | 2.14       | 1.97       | 1.82       | 1.67       |            |            |
|                                                                                                                     |                               |                         | Date                       | 01/08/2016     | 09/08/2015 | 05/19/2015 | 03/09/2015 | 01/03/2015 | 11/03/2014 | 09/07/2014 | 07/16/2014 |            |            |
|                                                                                                                     |                               | Final Maturity          | Years                      | 4.75           | 4.25       | 3.75       | 3.50       | 3.25       | 3.00       | 2.75       | 2.50       |            |            |
|                                                                                                                     |                               |                         | Date                       | 08/13/2017     | 02/13/2017 | 08/13/2016 | 05/13/2016 | 02/13/2016 | 11/13/2015 | 08/13/2015 | 05/13/2015 |            |            |
|                                                                                                                     |                               | Average life            | Years                      | 3.50           | 3.51       | 3.50       | 3.46       | 3.45       | 3.25       | 2.75       | 2.21       |            |            |
|                                                                                                                     |                               |                         | Date                       | 10/07/2016     | 05/18/2016 | 01/19/2016 | 10/08/2015 | 07/12/2015 | 04/27/2015 | 02/20/2015 | 12/24/2014 |            |            |
|                                                                                                                     | Without optional redemption * | Final Maturity          | Years                      | 9.26           | 8.50       | 7.75       | 7.25       | 6.75       | 6.25       | 5.75       | 5.25       |            |            |
|                                                                                                                     |                               |                         | Date                       | 02/13/2022     | 05/13/2021 | 08/13/2020 | 02/13/2020 | 08/13/2019 | 02/13/2019 | 08/13/2018 | 02/13/2018 |            |            |
|                                                                                                                     |                               | Series B                | With optional redemption * | Average life   | Years      | 4.75       | 4.25       | 3.75       | 3.50       | 3.25       | 3.00       | 2.75       | 2.50       |
|                                                                                                                     |                               |                         |                            |                | Date       | 08/13/2017 | 02/13/2017 | 08/13/2016 | 05/13/2016 | 02/13/2016 | 11/13/2015 | 08/13/2015 | 05/13/2015 |
|                                                                                                                     |                               |                         |                            | Final Maturity | Years      | 4.75       | 4.25       | 3.75       | 3.50       | 3.25       | 3.00       | 2.75       | 2.50       |
|                                                                                                                     |                               |                         |                            | Date           | 08/13/2017 | 02/13/2017 | 08/13/2016 | 05/13/2016 | 02/13/2016 | 11/13/2015 | 08/13/2015 | 05/13/2015 |            |
| Without optional redemption *                                                                                       | Average life                  |                         | Years                      | 12.41          | 11.65      | 10.93      | 10.43      | 9.95       | 9.59       | 9.25       | 8.99       |            |            |
|                                                                                                                     |                               |                         | Date                       | 04/08/2025     | 07/05/2024 | 10/17/2023 | 02/14/2023 | 06/30/2022 | 11/28/2021 | 05/12/2021 | 11/08/2020 |            |            |
|                                                                                                                     | Final Maturity                | Years                   | 29.27                      | 29.27          | 29.27      | 29.27      | 29.27      | 29.27      | 29.27      | 29.27      |            |            |            |
|                                                                                                                     | Date                          | 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   |        | % CE           | % CE  |
| Series A                | 79.58% | 83,015,846.15  | 25.97% | 95.90% | 498,700,000.00 | 5.95% |
| Series B                | 20.42% | 21,300,000.00  | 5.55%  | 4.10%  | 21,300,000.00  | 1.85% |
| Issue of Bonds          |        | 104,315,846.15 |        |        | 520,000,000.00 |       |
| Reserve Fund            | 5.55%  | 5,789,529.47   |        | 1.85%  | 9,620,000.00   |       |

| Other financial operations (current)   |              |              |          |
|----------------------------------------|--------------|--------------|----------|
| Assets                                 | Balance      | Interest     |          |
| Treasury Account                       | 6,753,337.02 | 0.111%       |          |
| Servicer ppal collect not yet credited | 418,474.23   |              |          |
| Servicer ints collect not yet credited | 94,111.48    |              |          |
| Liabilities                            | Available    | Balance      | Interest |
| Subordinated Loan L/T                  |              | 4,379,450.96 | 1.191%   |
| Subordinated Loan S/T                  |              | 1,410,078.51 |          |
| Start-up Loan L/T                      |              | 0.00         |          |
| Start-up Loan S/T                      |              | 0.00         |          |

Collateral: Residential mortgage loans

| General                                    |  |                |                      |
|--------------------------------------------|--|----------------|----------------------|
|                                            |  | Current        | At constitution date |
|                                            |  |                |                      |
| Count                                      |  | 3,273          | 8,853                |
| Principal                                  |  |                |                      |
| Principal outstanding                      |  | 102,635,092.43 | 520,015,145.09       |
| Average loan                               |  | 31,358.11      | 58,738.86            |
| Minimum                                    |  | 187.46         | 12,090.86            |
| Maximum                                    |  | 226,484.65     | 296,263.90           |
| Interest rate                              |  |                |                      |
| Weighted average (wac)                     |  | 2.95%          | 4.80%                |
| Minimum                                    |  | 1.10%          | 3.00%                |
| Maximum                                    |  | 6.50%          | 7.50%                |
| Final maturity                             |  |                |                      |
| Weighted average (WARM) (months)           |  | 136            | 230                  |
| Minimum                                    |  | 12/01/2012     | 08/01/2004           |
| Maximum                                    |  | 04/30/2042     | 05/30/2032           |
| Index (principal outstanding distribution) |  |                |                      |
| 1-year EURIBOR/MIBOR                       |  | 5.09%          | 4.80%                |
| 1-year EURIBOR/MIBOR (Mortgage Market)     |  | 53.00%         | 51.96%               |
| Mortgage Market: Banks                     |  | 0.69%          | 1.01%                |
| Mortgage Market: Savings Banks             |  | 33.23%         | 34.51%               |
| Mortgage Market: All Institutions          |  | 7.99%          | 7.72%                |

| LTV Distribution         |         |       |                      |
|--------------------------|---------|-------|----------------------|
|                          | Current |       | At constitution date |
|                          | % Pool  | % LTV | % LTV                |
| 0.01 - 10%               | 3.10    | 6.83  | 0.09                 |
| 10.01 - 20%              | 9.79    | 15.66 | 0.75                 |
| 20.01 - 30%              | 16.48   | 25.16 | 2.96                 |
| 30.01 - 40%              | 19.12   | 35.51 | 6.36                 |
| 40.01 - 50%              | 23.83   | 44.89 | 9.64                 |
| 50.01 - 60%              | 23.01   | 54.03 | 14.65                |
| 60.01 - 70%              | 4.87    | 61.04 | 20.93                |
| 70.01 - 80%              |         |       | 44.61                |
| Weighted average (WALTV) | 38.65   |       | 63.23                |
| Minimum                  | 0.15    |       | 0.32                 |
| Maximum                  | 65.70   |       | 79.65                |

Additional information

Europa 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: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

RURAL HIPOTECARIO IV Fondo de Titulización Hipotecaria



Brief report

Date: 11/30/2012  
Currency: EUR

Date of constitution  
11/14/2002

VAT Reg. no.  
V83470823

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  
(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  
Barclays Bank PLC

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Barclays Bank PLC

Start-up Loan  
Caja Rural de Aragón  
Caja Rural de Navarra  
Caja Rural de Zamora  
Caja Rural del Mediterráneo, Ruralcaja  
Caja Rural Intermediterránea  
(Cajamar)

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

Assets Custodian  
Banco Cooperativo Español

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

Prepayments

|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
|------------------------------|---------------|---------------|---------------|----------------|------------|
| Single month. mort. (SMM)    | 0.27%         | 0.28%         | 0.32%         | 0.37%          | 0.75%      |
| Annual Percentage Rate (CPR) | 3.17%         | 3.36%         | 3.78%         | 4.35%          | 8.60%      |

Geographic distribution

|                    | Current | At constitution date |
|--------------------|---------|----------------------|
| Andalucia          | 33.14%  | 31.58%               |
| Aragon             | 5.40%   | 4.74%                |
| Asturias           | 0.04%   | 0.02%                |
| Basque Country     | 3.80%   | 3.04%                |
| Canary Islands     | 0.02%   | 0.02%                |
| Cantabria          | 0.01%   | 0.08%                |
| Castilla-La Mancha | 0.09%   | 0.06%                |
| Castilla-Leon      | 4.80%   | 3.61%                |
| Catalonia          | 10.49%  | 9.91%                |
| Ceuta              | 0.05%   | 0.03%                |
| Galicia            | 0.23%   | 0.17%                |
| La Rioja           | 1.43%   | 0.98%                |
| Madrid             | 1.55%   | 2.34%                |
| Meilla             | 0.30%   | 0.25%                |
| Murcia             | 13.54%  | 13.56%               |
| Navarra            | 8.44%   | 7.32%                |
| Valencia           | 16.67%  | 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                    | 205    | 42,056.66    | 11,324.14  | 0.00  | 53,380.80  | 7.80   | 6,986,336.20     | 7,039,717.00  | 57.20  | 36.20                          |
| from > 1 to ≤ 2 months           | 58     | 33,757.84    | 10,169.41  | 0.00  | 43,927.25  | 6.42   | 2,141,298.35     | 2,185,225.60  | 17.76  | 34.26                          |
| from > 2 to ≤ 3 months           | 36     | 26,956.34    | 10,279.76  | 0.00  | 37,236.10  | 5.44   | 1,326,405.55     | 1,363,641.65  | 11.08  | 38.55                          |
| from > 3 to ≤ 6 months           | 7      | 11,051.61    | 2,167.03   | 0.00  | 13,218.64  | 1.93   | 160,781.65       | 174,000.29    | 1.41   | 20.91                          |
| from > 6 to < 12 months          | 7      | 22,480.47    | 7,976.07   | 0.00  | 30,456.54  | 4.45   | 322,119.14       | 352,575.68    | 2.86   | 43.64                          |
| from ≥ 12 to < 18 months         | 5      | 15,352.12    | 9,835.08   | 0.00  | 25,187.20  | 3.68   | 238,514.18       | 263,701.38    | 2.14   | 49.09                          |
| from ≥ 18 to < 24 months         | 2      | 9,808.79     | 3,170.32   | 0.00  | 12,979.11  | 1.90   | 41,334.88        | 54,313.99     | 0.44   | 32.21                          |
| from ≥ 2 years                   | 13     | 315,575.73   | 152,137.57 | 0.00  | 467,713.30 | 68.37  | 405,799.52       | 873,512.82    | 7.10   | 68.71                          |
| Subtotal                         | 333    | 477,039.56   | 207,059.38 | 0.00  | 684,098.94 | 100.00 | 11,622,589.47    | 12,306,688.41 | 100.00 | 37.32                          |
| <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                            | 333    | 477,039.56   | 207,059.38 | 0.00  | 684,098.94 |        | 11,622,589.47    | 12,306,688.41 |        | 37.32                          |