

RURAL HIPOTECARIO IV Fondo de Titulización Hipotecaria



Brief report

Date: 12/31/2016
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
Citibank

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Citibank

Start-up 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		
Series A ES0358283002	11/19/2002 4,987	6,377.80 31,806,088.60 6.38%	100,000.00 498,700,000.00	Floating 3-M Euribor+0.240% 13.Feb/May/Aug/Nov	0.0000% 02/13/2017 0.00 Gross 0.00 Net	02/13/2033 Quarterly 13.Feb/May/Aug/Nov	02/13/2017 "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	0.8880% 02/13/2017 224.47 Gross 181.82 Net	02/13/2033 Quarterly 13.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	Aa3sf	A2
Total		53,106,088.60	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		0,25		0,34		0,42	
		% Annual equivalent CPR		2,00		3,00		4,00		5,00	
Series A	With optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
		Final Maturity	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
	Without optional redemption *	Average life	Years	2.31	2.21	2.12	2.04	1.96	1.89	1.82	1.76
		Final Maturity	Years	03/05/2019	01/29/2019	12/27/2018	11/27/2018	10/29/2018	10/03/2018	09/08/2018	08/16/2018
		Average life	Years	4.75	4.75	4.50	4.25	4.25	4.00	3.75	3.75
		Final Maturity	Years	08/13/2021	08/13/2021	05/13/2021	02/13/2021	02/13/2021	11/13/2020	08/13/2020	08/13/2020
Series B	With optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
		Final Maturity	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
	Without optional redemption *	Average life	Years	8.12	7.88	7.65	7.43	7.21	7.00	6.80	6.61
		Final Maturity	Years	12/25/2024	09/29/2024	07/06/2024	04/16/2024	01/29/2024	11/13/2023	09/02/2023	06/23/2023
		Average life	Years	15.26	15.26	15.26	15.26	15.26	15.26	15.26	15.26
		Final Maturity	Years	02/13/2032	02/13/2032	02/13/2032	02/13/2032	02/13/2032	02/13/2032	02/13/2032	02/13/2032

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	59.89%	31,806,088.60	49.17%	95.90%	498,700,000.00	5.95%
Series B	40.11%	21,300,000.00	9.06%	4.10%	21,300,000.00	1.85%
Issue of Bonds		53,106,088.60			520,000,000.00	
Reserve Fund	9.06%	4,810,000.00	1.85%		9,620,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	6,456,503.15	0.000%	
Servicer ppal collect not yet credited	381,030.28		
Servicer ints collect not yet credited	27,363.91		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		4,810,000.00	0.687%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		2,036	8,853
Principal			
Principal outstanding		49,961,513.49	520,015,145.09
Average loan		24,539.05	58,738.86
Minimum		59.08	12,090.86
Maximum		181,553.98	296,263.90
Interest rate			
Weighted average (wac)		1.50%	4.81%
Minimum		0.11%	3.00%
Maximum		6.50%	7.50%
Final maturity			
Weighted average (WARM) (months)		111	230
Minimum		01/03/2017	08/01/2004
Maximum		05/30/2032	05/30/2032
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		4.98%	4.80%
1-year EURIBOR/MIBOR (Mortgage Market)		54.27%	51.96%
Mortgage Market: Banks		0.00%	1.01%
Mortgage Market: Savings Banks		0.00%	34.51%
Mortgage Market: All Institutions		35.72%	7.72%
Secondary Market Public Debt 2-6 years		5.02%	

LTV Distribution			
		Current	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		4.50	6.41
10.01 - 20%		16.97	15.80
20.01 - 30%		23.71	25.10
30.01 - 40%		30.29	35.77
40.01 - 50%		20.65	44.26
50.01 - 60%		3.88	51.23
60.01 - 70%			20.93
70.01 - 80%			44.61
Weighted average (WALTV)		30.88	63.23
Minimum		0.04	0.32
Maximum		53.41	79.65

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.87%	0.48%	0.37%	0.30%	0.63%
Annual Percentage Rate (CPR)	9.93%	5.66%	4.34%	3.53%	7.29%

Geographic distribution

	Current	At constitution date
Andalucía	33.22%	31.58%
Aragón	5.35%	4.74%
Asturias	0.05%	0.02%
Basque Country	4.47%	3.04%
Canary Islands		0.02%
Cantabria		0.08%
Castilla-La Mancha	0.13%	0.06%
Castilla-León	5.25%	3.61%
Catalonia	12.49%	9.91%
Ceuta	0.05%	0.03%
Galicia	0.22%	0.17%
La Rioja	1.56%	0.98%
Madrid	1.41%	2.34%
Melilla	0.19%	0.25%
Murcia	13.17%	13.56%
Navarra	7.55%	7.32%
Valencia	14.90%	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	71	17,393.47	1,875.98	0.00	19,269.45	1.39	2,060,371.41	2,079,640.86	47.37	26.47
from > 1 to ≤ 2 months	29	15,933.56	1,484.46	0.00	17,418.02	1.26	620,661.39	638,079.41	14.53	23.01
from > 2 to ≤ 3 months	7	7,289.98	896.47	0.00	8,186.45	0.59	148,493.65	156,680.10	3.57	19.85
from > 3 to ≤ 6 months	3	2,997.10	519.30	0.00	3,516.40	0.25	54,410.64	57,927.04	1.32	27.85
from > 6 to < 12 months	3	17,867.90	372.31	0.00	18,240.21	1.32	14,657.70	32,897.91	0.75	15.48
from ≥ 12 to < 18 months	2	58,561.45	768.47	0.00	59,329.92	4.29	11,918.70	71,248.62	1.62	35.55
from ≥ 18 to < 24 months	3	111,084.67	2,033.64	0.00	113,118.31	8.18	10,091.51	123,209.82	2.81	30.39
from ≥ 2 years	19	986,115.34	158,003.78	0.00	1,144,119.12	82.72	86,550.49	1,230,669.61	28.03	58.97
Subtotal	137	1,217,243.47	165,954.41	0.00	1,383,197.88	100.00	3,007,155.49	4,390,353.37	100.00	30.21
<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	137	1,217,243.47	165,954.41	0.00	1,383,197.88		3,007,155.49	4,390,353.37		30.21