

RURAL HIPOTECARIO IV Fondo de Titulización Hipotecaria



Brief report

Date: 05/31/2017
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 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
Citibank

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Citibank

Start-up Loan
Caja Rural de Aragón
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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
		Current	Original			Final maturity (legal)	Next			
Series A ES0358283002	11/19/2002 4,987	5,414.80 27,003,607.60 5.41%	100,000.00 498,700,000.00	Floating 3-M Euribor+0.240% 13.Feb/May/Aug/Nov	0.0000% 08/14/2017 0.00 Gross 0.00 Net	02/13/2033 Quarterly 13.Feb/May/Aug/Nov	08/14/2017 "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	0.2210% 08/14/2017 55.25 Gross 44.75 Net	02/13/2033 Quarterly 13.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	Aa2sf	A2	
Total		48,303,607.60	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	Date
		% Annual equivalent CPR								
Series A	With optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25
		Final Maturity	Years	08/13/2017	08/13/2017	08/13/2017	08/13/2017	08/13/2017	08/13/2017	08/13/2017
				0.25	0.25	0.25	0.25	0.25	0.25	0.25
	Without optional redemption *	Average life	Years	2.04	1.96	1.87	1.80	1.73	1.66	1.54
		Final Maturity	Years	05/31/2019	04/28/2019	03/29/2019	03/02/2019	02/03/2019	01/11/2019	12/18/2018
				4.25	4.00	4.00	3.75	3.50	3.50	3.25
Series B	With optional redemption *	Average life	Years	08/13/2021	05/13/2021	05/13/2021	02/13/2021	11/13/2020	11/13/2020	08/13/2020
		Final Maturity	Years	08/13/2017	08/13/2017	08/13/2017	08/13/2017	08/13/2017	08/13/2017	08/13/2017
				0.25	0.25	0.25	0.25	0.25	0.25	0.25
	Without optional redemption *	Average life	Years	7.54	7.31	7.10	6.89	6.69	6.49	6.12
		Final Maturity	Years	11/25/2024	09/04/2024	06/17/2024	04/01/2024	01/19/2024	11/08/2023	09/01/2023
				14.76	14.76	14.76	14.76	14.76	14.76	14.76

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	55.90%	27,003,607.60	54.06%	95.90%	498,700,000.00	5.95%
Series B	44.10%	21,300,000.00	9.96%	4.10%	21,300,000.00	1.85%
Issue of Bonds		48,303,607.60			520,000,000.00	
Reserve Fund	9.96%	4,810,000.00	1.85%		9,620,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	5,335,918.94	0.000%	
Servicer ppal collect not yet credited	306,916.99		
Servicer ints collect not yet credited	24,801.02		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		4,810,000.00	0.671%
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		1,841	8,853
Principal			
Principal outstanding		46,379,930.26	520,015,145.09
Average loan		25,192.79	58,738.86
Minimum		170.45	12,090.86
Maximum		176,693.28	296,263.90
Interest rate			
Weighted average (wac)		1.44%	4.81%
Minimum		0.11%	3.00%
Maximum		6.50%	7.50%
Final maturity			
Weighted average (WARM) (months)		109	230
Minimum		06/01/2017	08/01/2004
Maximum		05/30/2032	05/30/2032
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		5.03%	4.80%
1-year EURIBOR/MIBOR (Mortgage Market)		54.17%	51.96%
Mortgage Market: Banks		0.00%	1.01%
Mortgage Market: Savings Banks		0.00%	34.51%
Mortgage Market: All Institutions		35.69%	7.72%
Secondary Market Public Debt 2-6 years		5.10%	

LTV Distribution			
	Current		At constitution date
	% Pool	% LTV	% LTV
0.01 - 10%	4.50	6.76	0.09
10.01 - 20%	18.38	15.55	0.75
20.01 - 30%	22.82	24.77	2.96
30.01 - 40%	34.17	35.45	6.36
40.01 - 50%	18.30	44.92	9.64
50.01 - 60%	1.82	50.92	14.66
60.01 - 70%			20.93
70.01 - 80%			44.61
Weighted average (WALTV)	30.08		63.23
Minimum	0.17		0.32
Maximum	52.24		79.65

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.29%	0.25%	0.37%	0.33%	0.62%
Annual Percentage Rate (CPR)	3.39%	3.01%	4.39%	3.86%	7.18%

Geographic distribution

	Current	At constitution date
Andalucía	33.34%	31.58%
Aragón	5.30%	4.74%
Asturias	0.05%	0.02%
Basque Country	4.49%	3.04%
Canary Islands		0.02%
Cantabria		0.08%
Castilla-La Mancha	0.13%	0.06%
Castilla-León	5.01%	3.61%
Catalonia	12.76%	9.91%
Ceuta		0.03%
Galicia	0.22%	0.17%
La Rioja	1.58%	0.98%
Madrid	1.45%	2.34%
Melilla	0.20%	0.25%
Murcia	13.27%	13.56%
Navarra	7.43%	7.32%
Valencia	14.77%	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	92	22,181.32	1,708.17	0.00	23,889.49	1.84	2,297,514.66	2,321,404.15	52.33	24.93
from > 1 to ≤ 2 months	16	8,747.93	565.92	0.00	9,313.85	0.72	247,887.37	257,201.22	5.80	18.62
from > 2 to ≤ 3 months	8	6,913.56	1,179.46	0.00	8,093.02	0.62	255,998.85	264,091.87	5.95	31.83
from > 3 to ≤ 6 months	6	5,014.86	672.31	0.00	5,687.17	0.44	136,920.08	142,607.25	3.21	27.67
from > 6 to < 12 months	3	7,372.49	1,517.42	0.00	8,889.91	0.68	82,967.11	91,857.02	2.07	27.87
from ≥ 12 to < 18 months	3	17,249.52	430.54	0.00	17,680.06	1.36	13,281.44	30,961.50	0.70	14.57
from ≥ 18 to < 24 months	2	59,691.69	851.07	0.00	60,542.76	4.65	10,788.46	71,331.22	1.61	35.59
from ≥ 2 years	21	1,008,315.39	159,294.54	0.00	1,167,609.93	89.70	89,306.37	1,256,916.30	28.33	54.93
Subtotal	151	1,135,486.76	166,219.43	0.00	1,301,706.19	100.00	3,134,664.34	4,436,370.53	100.00	29.44
<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	151	1,135,486.76	166,219.43	0.00	1,301,706.19		3,134,664.34	4,436,370.53		29.44