

RURAL HIPOTECARIO VII Fondo de Titulización de Activos



Brief report

Date: 07/31/2012
Currency: EUR

Date of constitution
04/29/2005

VAT Reg. no.
V84329598

Management Company
Europa de Titulización, S.G.F.T

Originator
Caixa Popular-Caixa Rural
Caixa Rural de Balears
Caja Campo, Caja Rural
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Caja Rural del Mediterráneo, Ruralcaja
Caja Rural del Sur

Servicer
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Lead Managers
Banco Cooperativo
BBVA
DZ Bank
Société Générale

Bond Underwriters and Placement

Agents
Banco Cooperativo
BBVA
DZ Bank
Société Générale
ABN AMRO
Banco Pastor
Banesto
Caja Madrid
EBN Banco

Servicer Credit Support Provider
Banco Cooperativo Español

Bond Paying Agent
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Market
AIAF Mercado de Renta Fija

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Banco Santander (inicialmente en
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Start-up Loan

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Assets Custodian

Banco Cooperativo Español

Fund Auditors

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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

Issued securities: Asset-Backed Bonds

Bonds issue									
Series ISIN Code	Issue date N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A1 ES0366366005	05/06/2005 9,571	37,495.19 358,866,463.49 37.50%	100,000.00 957,100,000.00	Floating 3-M Euribor+0.130% 15.Mar/Jun/Sep/Dec	0.7920% 09/17/2012 77.540053 Gross 62.807443 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	09/17/2012 "Pass-Through"	AA-sf A3sf	AAA Aaa
Series A2 ES0366366013	05/06/2005 1,000	43,100.00 43,100,000.00 43.10%	100,000.00 100,000,000.00	Floating BEI Rate Interest+0.000% 15.Mar/Jun/Sep/Dec	0.7920% 09/17/2012 87.234400 Gross 70.659864 Net	03/15/2015 Quarterly 15.Mar/Jun/Sep/Dec	06/15/2008 Planned	AA-sf A3sf	AAA Aaa
Series B ES0366366021	05/06/2005 192	79,495.20 15,263,078.40 79.50%	100,000.00 19,200,000.00	Floating 3-M Euribor+0.210% 15.Mar/Jun/Sep/Dec	0.8720% 09/17/2012 181.001738 Gross 146.611408 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	AA-sf A3sf	A+ Aa3
Series C ES0366366039	05/06/2005 237	84,314.90 19,982,631.30 84.31%	100,000.00 23,700,000.00	Floating 3-M Euribor+0.550% 15.Mar/Jun/Sep/Dec	1.2120% 09/17/2012 266.828554 Gross 216.131129 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	BBB- Baa3	BBB- Baa3
Total		437,212,173.19	1,100,000,000.00						

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
		% Annual equivalent CPR		2,00	4,00	6,00	8,00	10,00	12,00	14,00
Series A1	With optional redemption *	Average life	Years	5.94	5.94	5.94	5.94	5.94	5.94	5.94
		Final Maturity	Years	05/21/2018	05/21/2018	05/21/2018	05/21/2018	05/21/2018	05/21/2018	05/21/2018
				9.75	9.75	9.75	9.75	9.75	9.75	9.75
	Without optional redemption *	Average life	Years	6.64	6.64	6.64	6.64	6.64	6.64	6.64
		Final Maturity	Years	02/02/2019	02/02/2019	02/02/2019	02/02/2019	02/02/2019	02/02/2019	02/02/2019
				16.76	16.76	16.76	16.76	16.76	16.76	16.76
Series A2	With optional redemption *	Average life	Years	1.52	1.52	1.52	1.52	1.52	1.52	1.52
		Final Maturity	Years	12/20/2013	12/20/2013	12/20/2013	12/20/2013	12/20/2013	12/20/2013	12/20/2013
				2.75	2.75	2.75	2.75	2.75	2.75	2.75
	Without optional redemption *	Average life	Years	1.52	1.52	1.52	1.52	1.52	1.52	1.52
		Final Maturity	Years	03/15/2015	03/15/2015	03/15/2015	03/15/2015	03/15/2015	03/15/2015	03/15/2015
				2.75	2.75	2.75	2.75	2.75	2.75	2.75
Series B	With optional redemption *	Average life	Years	5.67	5.67	5.67	5.67	5.67	5.67	5.67
		Final Maturity	Years	02/12/2018	02/12/2018	02/12/2018	02/12/2018	02/12/2018	02/12/2018	02/12/2018
				9.75	9.75	9.75	9.75	9.75	9.75	9.75
	Without optional redemption *	Average life	Years	7.37	7.37	7.37	7.37	7.37	7.37	7.37
		Final Maturity	Years	10/27/2019	10/27/2019	10/27/2019	10/27/2019	10/27/2019	10/27/2019	10/27/2019
				16.51	16.51	16.51	16.51	16.51	16.51	16.51
Series C	With optional redemption *	Average life	Years	9.75	9.75	9.75	9.75	9.75	9.75	9.75
		Final Maturity	Years	03/14/2022	03/14/2022	03/14/2022	03/14/2022	03/14/2022	03/14/2022	03/14/2022
				9.75	9.75	9.75	9.75	9.75	9.75	9.75
	Without optional redemption *	Average life	Years	18.38	18.38	18.38	18.38	18.38	18.38	18.38
		Final Maturity	Years	10/28/2030	10/28/2030	10/28/2030	10/28/2030	10/28/2030	10/28/2030	10/28/2030
				22.27	22.27	22.27	22.27	22.27	22.27	22.27

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	
Class A	91.94%	401,966,463.49	10.27%	96.10%	1,057,100,000.00	4.94%
Series A1	82.08%	358,866,463.49		87.01%	957,100,000.00	
Series A2	9.86%	43,100,000.00		9.09%	100,000,000.00	
Series B	3.49%	15,263,078.40	6.78%	1.75%	19,200,000.00	3.19%
Series C	4.57%	19,982,631.30	2.21%	2.15%	23,700,000.00	1.04%
Issue of Bonds		437,212,173.19			1,100,000,000.00	
Reserve Fund	2.21%	9,645,827.15	1.04%		11,440,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		18,097,426.23	0.602%
Servicer ppal collect not yet credited		226,082.64	
Servicer ints collect not yet credited		83,674.92	
Liabilities		Available	Balance
Subordinated Loan L/T			8,410,927.65
Subordinated Loan S/T			1,234,899.60
Start-up Loan L/T			0.00
Start-up Loan S/T			0.00

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Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	9,379	16,155
Principal		
Principal outstanding	431,707,057.82	1,100,016,438.76
Average loan	46,029.11	68,091.39
Minimum	58.24	3,101.28
Maximum	375,249.44	544,097.40
Interest rate		
Weighted average (wac)	3.10%	3.37%
Minimum	1.22%	2.31%
Maximum	6.00%	9.50%
Final maturity		
Weighted average (WARM) (months)	181	254
Minimum	07/23/2011	12/29/2005
Maximum	12/15/2034	04/01/2035
Index (principal outstanding distribution)		
6-month EURIBOR/MIBOR	0.00%	0.03%
1-year EURIBOR/MIBOR	3.00%	7.64%
1-year EURIBOR/MIBOR (Mortgage Market)	77.03%	71.28%
Mortgage Market: Savings Banks	7.79%	9.00%
Mortgage Market: All Institutions	12.18%	12.03%
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.01%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.28%	0.34%	0.32%	0.32%	0.59%
Annual Percentage Rate (CPR)	3.33%	3.99%	3.72%	3.82%	6.81%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.50	6.95	0.17	7.81
10.01 - 20%	5.37	15.69	1.19	16.18
20.01 - 30%	9.87	25.37	2.81	25.61
30.01 - 40%	16.13	35.25	7.07	35.65
40.01 - 50%	19.43	44.92	11.07	45.27
50.01 - 60%	25.34	54.97	16.45	55.26
60.01 - 70%	18.85	63.65	21.36	65.28
70.01 - 80%	2.88	75.11	35.18	75.26
80.01 - 90%	0.65	82.43	2.62	84.88
90.01 - 100%			2.08	94.62
Weighted average (WALTV)	46.48		62.17	
Minimum	0.02		2.75	
Maximum	85.34		99.06	

Geographic distribution		
	Current	At constitution date
Andalucia	36.45%	36.88%
Aragon	6.69%	6.76%
Asturias	1.00%	1.11%
Balearic Islands	4.85%	3.82%
Basque Country	3.25%	3.21%
Canary Islands	4.49%	4.35%
Cantabria	1.81%	1.66%
Castilla-La Mancha	0.73%	0.69%
Castilla-Leon	8.57%	7.73%
Catalonia	1.19%	1.76%
Extremadura	0.02%	0.02%
Galicia	0.05%	0.06%
La Rioja	4.35%	3.63%
Madrid	0.53%	0.68%
Murcia	0.55%	0.53%
Navarra	4.66%	4.37%
Valencia	20.82%	22.72%

Current delinquency									
Aging	Assets	Overdue debt				Outstanding debt		Total debt	
		Principal	Interest	Other	Total	%		%	% Total debt / Appraisal Value
<i>Delinquencies</i>									
Up to 1 month	427	100,635.62	43,727.89	0.00	144,363.51	12.21	24,069,891.37	24,214,254.88	53.85
from > 1 to ≤ 2 months	128	74,281.00	43,422.00	0.00	117,703.00	9.95	8,218,173.42	8,335,876.42	18.54
from > 2 to ≤ 3 months	56	50,586.35	29,491.46	0.00	80,077.81	6.77	3,710,682.34	3,790,760.15	8.43
from > 3 to ≤ 6 months	41	52,393.76	41,669.77	0.00	94,063.53	7.95	3,062,299.42	3,156,362.95	7.02
from > 6 to < 12 months	32	88,963.64	51,728.61	0.00	140,692.25	11.90	1,985,875.78	2,126,568.03	4.73
from ≥ 12 to < 18 months	18	87,771.25	47,043.37	0.00	134,814.62	11.40	1,003,726.46	1,138,541.08	2.53
from ≥ 18 to < 24 months	11	49,703.49	45,767.88	0.00	95,471.37	8.07	698,378.14	793,849.51	1.77
from ≥ 2 years	24	177,033.09	198,520.11	0.00	375,553.20	31.75	1,031,237.25	1,406,790.45	3.13
Subtotal	737	681,368.20	501,371.09	0.00	1,182,739.29	100.00	43,780,264.18	44,963,003.47	100.00
<i>Doubt debts (subjectives)</i>									
	0	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
Total	737	681,368.20	501,371.09	0.00	1,182,739.29		43,780,264.18	44,963,003.47	45.74