# RURAL HIPOTECARIO VII Fondo de Titulización de Activos

**Brief report**

**Date:** 02/28/2017
**Currency:** EUR

**Date of constitution**
04/29/2005

**VAT Reg. no.**
V84329598

**Management Company**
Europea de Titulización, S.G.F.T

**Originator**
Caixa Popular-Caixa Rural
Caixa Rural de Balears
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Caja Rural del Mediterráneo, Ruralcaja
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ABN AMRO
Banco Popular
Banco Santander
Bankia
EBN Banco

**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

**Swap**
Banco Cooperativo

**Start-up Loan**
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Banco Cooperativo Español

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

## Issued securities: Asset-Backed Bonds

### Bonds issue

| Series<br>ISIN Code | Issue date<br>Nº bonds | Principal outstanding (Bond Unit / Series Total / %Factor) Current | Original | Interest type<br>Reference rate and margin<br>Payment Date | Interest Rate<br>Next coupon | Redemption: Final maturity (legal) | Next | Rating Fitch / Moody´s: Current | Original |
|---|---|---|---|---|---|---|---|---|---|
| Series A1<br>ES0366366005 | 05/06/2005<br>9,571 | 20,998.27<br>200,974,442.17<br>21.00% | 100,000.00<br>957,100,000.00 | Floating<br>3-M Euribor+0.130%<br>15.Mar/Jun/Sep/Dec | 0.0000%<br>03/15/2017<br>0.000000 Gross<br>0.000000 Net | 03/15/2038<br>Quarterly<br>15.Mar/Jun/Sep/Dec | 03/15/2017<br>"Pass-Through" | AA+sf<br>Aa2sf | AAA<br>Aaa |
| Series A2<br>ES0366366013 | 05/06/2005<br>1,000 | 0.00<br>0.00<br>0.00% | 100,000.00<br>100,000,000.00 | Floating<br>BEI Rate Interest+0.000%<br>15.Mar/Jun/Sep/Dec | | 03/15/2015<br>Quarterly<br>15.Mar/Jun/Sep/Dec | Amortized | | AAA<br>Aaa |
| Series B<br>ES0366366021 | 05/06/2005<br>192 | 40,080.12<br>7,695,383.04<br>40.08% | 100,000.00<br>19,200,000.00 | Floating<br>3-M Euribor+0.210%<br>15.Mar/Jun/Sep/Dec | 0.0000%<br>03/15/2017<br>0.000000 Gross<br>0.000000 Net | 03/15/2038<br>Quarterly<br>15.Mar/Jun/Sep/Dec | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secuential | AA-sf<br>Baa1sf | A+<br>Aa3 |
| Series C<br>ES0366366039 | 05/06/2005<br>237 | 49,641.70<br>11,765,082.90<br>49.64% | 100,000.00<br>23,700,000.00 | Floating<br>3-M Euribor+0.550%<br>15.Mar/Jun/Sep/Dec | 0.2340%<br>03/15/2017<br>29.040395 Gross<br>23.522720 Net | 03/15/2038<br>Quarterly<br>15.Mar/Jun/Sep/Dec | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secuential | BBB-<br>B1sf | BBB-<br>Baa3 |
| Total | | 220,434,908.11 | 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 | 0,25 | 0,34 | 0,42 | 0,51 | 0,60 | 0,69 | 0,78 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | % Annual equivalent CPR | 2,00 | 3,00 | 4,00 | 5,00 | 6,00 | 7,00 | 8,00 | 9,00 |
| Series A1 | With optional redemption * | Average life | Years | 3.54 | 3.36 | 3.18 | 3.01 | 2.85 | 2.69 | 2.65 | 2.49 |
| | | | Date | 06/29/2020 | 04/23/2020 | 02/19/2020 | 12/18/2019 | 10/20/2019 | 08/22/2019 | 08/07/2019 | 06/12/2019 |
| | | Final Maturity | Years | 5.00 | 4.75 | 4.50 | 4.25 | 4.00 | 3.75 | 3.75 | 3.50 |
| | | | Date | 12/15/2021 | 09/15/2021 | 06/15/2021 | 03/15/2021 | 12/15/2020 | 09/15/2020 | 09/15/2020 | 06/15/2020 |
| | Without optional redemption * | Average life | Years | 5.09 | 4.87 | 4.65 | 4.46 | 4.27 | 4.10 | 3.94 | 3.78 |
| | | | Date | 01/17/2022 | 10/26/2021 | 08/09/2021 | 05/29/2021 | 03/23/2021 | 01/18/2021 | 11/20/2020 | 09/26/2020 |
| | | Final Maturity | Years | 13.76 | 13.51 | 13.01 | 12.51 | 12.25 | 12.01 | 11.51 | 11.25 |
| | | | Date | 09/15/2030 | 06/15/2030 | 12/15/2029 | 06/15/2029 | 03/15/2029 | 12/15/2028 | 06/15/2028 | 03/15/2028 |
| Series B | With optional redemption * | Average life | Years | 3.62 | 3.44 | 3.25 | 3.08 | 2.91 | 2.75 | 2.71 | 2.55 |
| | | | Date | 07/29/2020 | 05/21/2020 | 03/16/2020 | 01/12/2020 | 11/12/2019 | 09/13/2019 | 08/29/2019 | 07/03/2019 |
| | | Final Maturity | Years | 5.00 | 4.75 | 4.50 | 4.25 | 4.00 | 3.75 | 3.75 | 3.50 |
| | | | Date | 12/15/2021 | 09/15/2021 | 06/15/2021 | 03/15/2021 | 12/15/2020 | 09/15/2020 | 09/15/2020 | 06/15/2020 |
| | Without optional redemption * | Average life | Years | 5.57 | 6.06 | 5.12 | 4.90 | 5.37 | 5.16 | 4.35 | 4.20 |
| | | | Date | 07/11/2022 | 01/06/2023 | 01/25/2022 | 11/07/2021 | 04/29/2022 | 02/12/2022 | 04/22/2021 | 02/23/2021 |
| | | Final Maturity | Years | 13.76 | 13.25 | 13.01 | 12.51 | 12.01 | 11.76 | 11.51 | 11.25 |
| | | | Date | 09/15/2030 | 06/15/2030 | 12/15/2029 | 06/15/2029 | 03/15/2029 | 12/15/2028 | 06/15/2028 | 03/15/2028 |
| Series C | With optional redemption * | Average life | Years | 5.00 | 4.75 | 4.50 | 4.25 | 4.00 | 3.75 | 3.75 | 3.50 |
| | | | Date | 12/15/2021 | 09/15/2021 | 06/14/2021 | 03/15/2021 | 12/15/2020 | 09/15/2020 | 09/15/2020 | 06/15/2020 |
| | | Final Maturity | Years | 5.00 | 4.75 | 4.50 | 4.25 | 4.00 | 3.75 | 3.75 | 3.50 |
| | | | Date | 12/15/2021 | 09/15/2021 | 06/15/2021 | 03/15/2021 | 12/15/2020 | 09/15/2020 | 09/15/2020 | 06/15/2020 |
| | Without optional redemption * | Average life | Years | 15.50 | 14.76 | 14.96 | 14.66 | 13.91 | 13.62 | 13.73 | 13.42 |
| | | | Date | 06/12/2032 | 09/15/2031 | 11/26/2031 | 08/10/2031 | 11/08/2030 | 07/27/2030 | 09/05/2030 | 05/15/2030 |
| | | Final Maturity | Years | 17.76 | 17.76 | 17.76 | 17.76 | 17.76 | 17.76 | 17.76 | 17.76 |
| | | | Date | 09/15/2034 | 09/15/2034 | 09/15/2034 | 09/15/2034 | 09/15/2034 | 09/15/2034 | 09/15/2034 | 09/15/2034 |

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 | | % CE | At issue date | | % CE |
|---|---|---|---|---|---|---|
| Class A | 91.17% | 200,974,442.17 | 11.42% | 96.10% | 1,057,100,000.00 | 4.94% |
| Series A1 | 91.17% | 200,974,442.17 | | 87.01% | 957,100,000.00 | |
| Series A2 | 0.00% | 0.00 | | 9.09% | 100,000,000.00 | |
| Series B | 3.49% | 7,695,383.04 | 7.93% | 1.75% | 19,200,000.00 | 3.19% |
| Series C | 5.34% | 11,765,082.90 | 2.59% | 2.15% | 23,700,000.00 | 1.04% |
| Issue of Bonds | | 220,434,908.11 | | | 1,100,000,000.00 | |
| Reserve Fund | 2.59% | 5,720,000.00 | | 1.04% | 11,440,000.00 | |

### Other finantial operations (current)

| Assets | | Balance | Interest |
|---|---|---|---|
| Treasury Account | | 13,779,880.41 | 0.000% |
| Servicer ppal collect not yet credited | | 575,748.77 | |
| Servicer ints collect not yet credited | | 67,487.52 | |
| **Liabilities** | **Available** | **Balance** | **Interest** |
| Subordinated Loan L/T | | 5,720,000.00 | 0.684% |
| 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 | 6,257 | 16,155 |
| **Principal** | | |
| Principal outstanding | 213,997,142.67 | 1,100,016,438.76 |
| Average loan | 34,201.24 | 68,091.39 |
| Minimum | 3.34 | 3,101.28 |
| Maximum | 266,112.58 | 544,097.40 |
| **Interest rate** | | |
| Weighted average (wac) | 1.37% | 3.37% |
| Minimum | 0.00% | 2.31% |
| Maximum | 5.25% | 9.50% |
| **Final maturity** | | |
| Weighted average (WARM) (months) | 141 | 254 |
| Minimum | 03/05/2017 | 12/29/2005 |
| Maximum | 12/05/2034 | 04/01/2035 |
| **Index (principal outstanding distribution)** | | |
| 6-month EURIBOR/MIBOR | 0.00% | 0.03% |
| 1-year EURIBOR/MIBOR | 0.39% | 9.14% |
| 1-year EURIBOR/MIBOR (Mortgage Market) | 80.73% | 69.78% |
| Mortgage Market: Savings Banks | 0.00% | 9.00% |
| Mortgage Market: All Institutions | 15.74% | 12.03% |
| Savings Banks Lending Rate (CECA Indicator) | 0.00% | 0.01% |
| Secondary Market Public Debt 2-6 years | 3.13% | 0.00% |

### LTV Distribution

| | Current % Pool | Current % LTV | At constitution date % Pool | At constitution date % LTV |
|---|---|---|---|---|
| 0.01 - 10% | 3.58 | 6.70 | 0.17 | 7.80 |
| 10.01 - 20% | 9.67 | 15.53 | 1.19 | 16.18 |
| 20.01 - 30% | 18.58 | 25.26 | 2.80 | 25.61 |
| 30.01 - 40% | 23.29 | 35.16 | 7.06 | 35.65 |
| 40.01 - 50% | 27.50 | 44.97 | 11.07 | 45.27 |
| 50.01 - 60% | 15.42 | 53.60 | 16.45 | 55.26 |
| 60.01 - 70% | 1.87 | 64.93 | 21.35 | 65.28 |
| 70.01 - 80% | 0.09 | 71.34 | 35.18 | 75.26 |
| 80.01 - 90% | | | 2.62 | 84.88 |
| 90.01 - 100% | | | 2.09 | 94.61 |
| 100.01 - 110% | | | 0.01 | 104.23 |
| 120.01 - 130% | | | 0.01 | 122.90 |
| Weighted average (WALTV) | 36.53 | | | 62.19 |
| Minimum | 0.00 | | | 2.75 |
| Maximum | 71.41 | | | 122.90 |

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**Additional information**
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Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 www.cnmv.com

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Ernst & Young (hasta ejercicio 2008)

### Prepayments

| | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
|---|---|---|---|---|---|
| Single month. mort. (SMM) | 0.24% | 0.40% | 0.43% | 0.79% | 0.56% |
| Annual Percentage Rate (CPR) | 2.85% | 4.65% | 5.08% | 9.12% | 6.47% |

### Geographic distribution

| | Current | At constitution date |
|---|---|---|
| Andalucia | 35.91% | 36.89% |
| Aragon | 7.05% | 6.77% |
| Asturias | 1.01% | 1.11% |
| Balearic Islands | 5.06% | 3.82% |
| Basque Country | 1.28% | 3.21% |
| Canary Islands | 5.67% | 4.36% |
| Cantabria | 2.27% | 1.66% |
| Castilla-La Mancha | 0.74% | 0.70% |
| Castilla-Leon | 9.46% | 7.75% |
| Catalonia | 1.38% | 1.75% |
| Extremadura | 0.01% | 0.01% |
| Galicia | 0.04% | 0.06% |
| La Rioja | 4.34% | 3.62% |
| Madrid | 0.51% | 0.69% |
| Murcia | 0.73% | 0.53% |
| Navarra | 2.05% | 4.37% |
| Valencia | 22.47% | 22.69% |

### Current delinquency

| Aging | Assets | Overdue debt | | | | | Outstanding debt | Total debt | | % Total debt / Appraisal Value |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Principal | Interest | Other | Total | % | | | % | |
| *Delinquencies* | | | | | | | | | | |
| Up to 1 month | 299 | 81,266.43 | 9,236.36 | 0.00 | 90,502.79 | 2.32 | 11,287,449.50 | 11,377,952.29 | 50.32 | 32.36 |
| from > 1 to ≤ 2 months | 53 | 36,323.73 | 6,364.04 | 0.00 | 42,687.77 | 1.09 | 2,369,472.74 | 2,412,160.51 | 10.67 | 35.53 |
| from > 2 to ≤ 3 months | 29 | 25,874.50 | 4,489.08 | 0.00 | 30,363.58 | 0.78 | 1,342,280.93 | 1,372,644.51 | 6.07 | 35.20 |
| from > 3 to ≤ 6 months | 25 | 32,980.10 | 8,159.42 | 0.00 | 41,139.52 | 1.05 | 969,510.28 | 1,010,649.80 | 4.47 | 32.36 |
| from > 6 to < 12 months | 15 | 86,887.63 | 7,837.45 | 0.00 | 94,725.08 | 2.43 | 495,744.05 | 590,469.13 | 2.61 | 27.93 |
| from ≥ 12 to < 18 months | 12 | 121,473.07 | 12,384.69 | 0.00 | 133,857.76 | 3.43 | 435,742.35 | 569,600.11 | 2.52 | 32.71 |
| from ≥ 18 to < 24 months | 10 | 191,842.81 | 10,659.87 | 0.00 | 202,502.68 | 5.19 | 212,360.56 | 414,863.24 | 1.83 | 44.08 |
| from ≥ 2 years | 76 | 2,828,534.43 | 437,165.03 | 0.00 | 3,265,699.46 | 83.70 | 1,599,141.52 | 4,864,840.98 | 21.51 | 42.74 |
| Subtotal | 519 | 3,405,182.70 | 496,295.94 | 0.00 | 3,901,478.64 | 100.00 | 18,711,701.93 | 22,613,180.57 | 100.00 | 34.71 |
| *Doubt debts (subjectives)* | | | | | | | | | | |
| | 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 | 519 | 3,405,182.70 | 496,295.94 | 0.00 | 3,901,478.64 | | 18,711,701.93 | 22,613,180.57 | | 34.71 |



**Additional information**
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