RURAL HIPOTECARIO VII Fondo de Titulización de Activos

Brief report

Date: 01/31/2020
Currency: EUR

Constitution date
04/29/2005

VAT Reg. no.
V84329598

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

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Caja Rural del Mediterráneo, Ruralcaja
Caja Rural del Sur

Servicer
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Banco Cooperativo Español

Fund Auditor

Issued securities: Asset-Backed Bonds

Bonds issue

Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current	Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	Next	Rating Fitch / Moody's Current	Original
Series A1 ES0366366005	05/06/2005 9,571	13,130.72 125,674,121.12 13.13%	100,000.00 957,100,000.00	Floating 3-M Euribor+0.130% 15.Mar/Jun/Sep/Dec	0.0000% 03/16/2020 0.000000 Gross 0.000000 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	03/16/2020 "Pass-Through"	AAAsf Aa1 (sf)	AAA Aaa
Series A2 ES0366366013	05/06/2005 1,000		100,000.00 100,000,000.00	Floating BEI Rate Interest+0.000% 15.Mar/Jun/Sep/Dec	03/16/2020	03/15/2015 Quarterly 15.Mar/Jun/Sep/Dec	Planned	AA+sf Aa2 (sf)	AAA Aaa
Series B ES0366366021	05/06/2005 192	24,783.56 4,758,443.52 24.78%	100,000.00 19,200,000.00	Floating 3-M Euribor+0.210% 15.Mar/Jun/Sep/Dec	0.0000% 03/16/2020 0.000000 Gross 0.000000 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	AA-sf A1 (sf)	A+ Aa3
Series C ES0366366039	05/06/2005 237	24,782.39 5,873,426.43 24.78%	100,000.00 23,700,000.00	Floating 3-M Euribor+0.550% 15.Mar/Jun/Sep/Dec	0.1550% 03/16/2020 9.709878 Gross 7.865001 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	A+sf Ba3 (sf)	BBB- Baa3
Total		136,305,991.07	1.100.000.000,00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date

			% 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	1.75	1.55	1.54	1.53	1.33	1.32	1.31	1.12
			Date	06/17/2021	04/04/2021	03/30/2021	03/26/2021	01/12/2021	01/09/2021	01/06/2021	10/27/2020
		Final Maturity	Years	2.00	1.75	1.75	1.75	1.50	1.50	1.50	1.25
			Date	09/15/2021	06/15/2021	06/15/2021	06/15/2021	03/15/2021	03/15/2021	03/15/2021	12/15/2020
	Without optional redemption *	Average life	Years	4.95	4.77	4.59	4.43	4.27	4.12	3.98	3.85
			Date	08/26/2024	06/20/2024	04/17/2024	02/17/2024	12/22/2023	10/29/2023	09/08/2023	07/21/2023
		Final Maturity	Years	15.01	15.01	15.01	15.01	15.01	15.01	15.01	15.01
			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
Series B	With optional redemption *	Average life	Years	1.56	1.35	1.34	1.33	1.13	1.12	1.12	1.11
			Date	07/07/2021	04/22/2021	04/19/2021	04/16/2021	01/31/2021	01/29/2021	01/26/2021	01/24/2021
		Final Maturity	Years	1.75	1.50	1.50	1.50	1.25	1.25	1.25	1.25
			Date	09/15/2021	06/15/2021	06/15/2021	06/15/2021	03/15/2021	03/15/2021	03/15/2021	03/15/2021
	Without optional redemption *	Average life	Years	4.85	4.67	4.51	4.35	4.20	4.05	3.91	3.78
			Date	10/20/2024	08/17/2024	06/17/2024	04/19/2024	02/24/2024	01/02/2024	11/13/2023	09/27/2023
		Final Maturity	Years	14.76	14.76	14.76	14.76	14.76	14.76	14.76	14.76
			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
Series C	With optional redemption *	Average life	Years	1.56	1.35	1.34	1.33	1.13	1.12	1.12	1.11
			Date	07/07/2021	04/22/2021	04/19/2021	04/16/2021	01/31/2021	01/29/2021	01/26/2021	01/24/2021
		Final Maturity	Years	1.75	1.50	1.50	1.50	1.25	1.25	1.25	1.25
			Date	09/15/2021	06/15/2021	06/15/2021	06/15/2021	03/15/2021	03/15/2021	03/15/2021	03/15/2021
	Without optional redemption *	Average life	Years	4.85	4.67	4.51	4.35	4.20	4.05	3.91	3.78
			Date	10/20/2024	08/17/2024	06/17/2024	04/19/2024	02/24/2024	01/02/2024	11/13/2023	09/27/2023
		Final Maturity	Years	14.76	14.76	14.76	14.76	14.76	14.76	14.76	14.76
			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	92.20%	125,674,121.12	12.00%	96.10%	1,057,100,000.00	4.94%
Series A1	92.20%	125,674,121.12		87.01%	957,100,000.00	
Series A2	0.00%	0.00		9.09%	100,000,000.00	
Series B	3.49%	4,758,443.52	8.51%	1.75%	19,200,000.00	3.19%
Series C	4.31%	5,873,426.43	4.20%	2.15%	23,700,000.00	1.04%
Issue of Bonds		136,305,991.07			1,100,000,000.00	
Reserve Fund	4.20%	5,720,000.00		1.04%	11,440,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		10,018,869.81	-0.500%
Servicer ppal collect not yet credited		144,340.62	
Servicer ints collect not yet credited		11,280.46	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan L/T		5,720,000.00	0.605%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans (PTCs/MCs)

General

	Current	At constitution date
Count	4,586	16,155
Principal		
Principal outstanding	133,688,253.80	1,100,016,438.76
Average loan	29,151.39	68,091.39
Minimum	11.08	3,101.28
Maximum	187,885.42	544,097.40
Interest rate		
Weighted average (wac)	1.08%	3.37%
Minimum	0.00%	2.31%
Maximum	5.00%	9.50%
Final maturity		
Weighted average (WARM) (months)	119	254
Minimum	02/01/2020	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	7.15%	9.14%
1-year EURIBOR/MIBOR (Mortgage Market)	74.90%	69.78%
Mortgage Market: Savings Banks	0.00%	9.00%
Mortgage Market: All Institutions	14.54%	12.03%
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.01%
Secondary Market Public Debt 2-6 years	3.41%	0.00%

LTV Distribution

	Current % Pool	% LTV	At constitution date % Pool	% LTV
0.01 - 10%	4.94	6.78	0.17	7.80
10.01 - 20%	16.90	15.50	1.19	16.18
20.01 - 30%	23.87	25.32	2.80	25.61
30.01 - 40%	30.39	34.74	7.06	35.65
40.01 - 50%	21.42	44.00	11.07	45.27
50.01 - 60%	2.35	54.14	16.45	55.26
60.01 - 70%	0.12	61.27	21.35	65.28
70.01 - 80%			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)		30.33		62.19
Minimum		0.01		2.75
Maximum		61.44		122.90

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.
Only the information communicated by Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

Additional information
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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.20%	0.43%	0.31%	0.29%	0.51%
Annual Percentage Rate (CPR)	2.36%	5.09%	3.64%	3.47%	5.95%

Geographic distribution

	Current	At constitution date
Andalucia	34.91%	36.89%
Aragon	6.96%	6.77%
Asturias	1.11%	1.11%
Balearic Islands	5.06%	3.82%
Basque Country	1.33%	3.21%
Canary Islands	6.21%	4.36%
Cantabria	2.34%	1.66%
Castilla-La Mancha	0.63%	0.70%
Castilla-Leon	9.27%	7.75%
Catalonia	1.64%	1.75%
Extremadura	0.00%	0.01%
Galicia	0.03%	0.06%
La Rioja	4.29%	3.62%
Madrid	0.44%	0.69%
Murcia	0.64%	0.53%
Navarra	1.95%	4.37%
Valencia	23.18%	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	119	27,979.61	2,357.95	0.00	30,337.56	1.32	4,293,132.38	4,323,469.94	38.70	27.94
from > 1 to = 2 months	42	23,335.65	2,364.06	0.00	25,699.71	1.12	1,404,432.66	1,430,132.37	12.80	27.68
from > 2 to = 3 months	23	20,627.73	2,580.97	0.00	23,208.70	1.01	872,399.42	895,608.12	8.02	31.45
from > 3 to = 6 months	10	20,200.16	3,413.60	0.00	23,613.76	1.03	557,310.19	580,923.95	5.20	33.61
from > 6 to < 12 months	7	23,804.16	3,687.61	0.00	27,491.77	1.19	263,502.05	290,993.82	2.60	29.84
from = 12 to < 18 months	6	21,903.57	2,459.37	0.00	24,362.94	1.06	153,574.71	177,937.65	1.59	30.16
from = 18 to < 24 months	3	27,854.45	5,297.33	0.00	33,151.78	1.44	195,668.17	228,819.95	2.05	46.86
from ≥ 2 years	62	1,834,760.98	279,226.24	0.00	2,113,987.22	91.84	1,130,005.65	3,243,992.87	29.04	36.83
Subtotal	272	2,000,466.31	301,387.13	0.00	2,301,853.44	100.00	8,870,025.23	11,171,878.67	100.00	30.96
Total	272	2,000,466.31	301,387.13	0.00	2,301,853.44		8,870,025.23	11,171,878.67		

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