

# RURAL HIPOTECARIO VII Fondo de Titulización de Activos



## Brief report

**Date:** 06/30/2020  
**Currency:** EUR

**Constitution date**  
 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  
 Caja Campo, Caja Rural  
 Caja Rural Central  
 Caja Rural de Albacete  
 Caja Rural de Aragón  
 Caja Rural de Burgos  
 Caja Rural de Gijón  
 Caja Rural de Granada  
 Caja Rural de Navarra  
 Caja Rural de Tenerife  
 Caja Rural de Teruel  
 Caja Rural de Zamora  
 Caja Rural del Duero  
 Caja Rural del Mediterráneo, Ruralcaja  
 Caja Rural del Sur

**Servicer**  
 Caixa Popular-Caixa Rural  
 Caixa Rural de Balears

**Lead Managers**  
 Banco Cooperativo Español  
 BBVA  
 DZ Bank  
 Societé Générale

**Bond Underwriters and Placement Agents**  
 Banco Cooperativo Español  
 BBVA  
 DZ Bank  
 Societé Générale  
 ABN AMRO  
 Banco Pastor  
 Banesto  
 Caja Madrid  
 EBN Banco

**Servicer Credit Support Provider**  
 Banco Cooperativo Español

**Bond Paying Agent**  
 Societé Générale

**Market**  
 AIAF Mercado de Renta Fija

**Register of Book Securities**  
 Iberclear

**Treasury Account**  
 Societé Générale

**Swap**  
 Banco Cooperativo Español

**Start-up Loan**  
 Caixa Popular-Caixa Rural  
 Caixa Rural de Balears  
 Caja Campo, Caja Rural  
 Caja Rural Central  
 Caja Rural de Albacete  
 Caja Rural de Aragón  
 Caja Rural de Burgos  
 Caja Rural de Gijón  
 Caja Rural de Granada  
 Caja Rural de Navarra  
 Caja Rural de Tenerife  
 Caja Rural de Teruel  
 Caja Rural de Zamora  
 Caja Rural del Duero  
 Caja Rural del Mediterráneo, Ruralcaja  
 Caja Rural del Sur

**Subordinated Loan**  
 Caixa Popular-Caixa Rural  
 Caixa Rural de Balears  
 Caja Campo, Caja Rural  
 Caja Rural Central  
 Caja Rural de Albacete  
 Caja Rural de Aragón  
 Caja Rural de Burgos  
 Caja Rural de Gijón  
 Caja Rural de Granada  
 Caja Rural de Navarra  
 Caja Rural de Tenerife  
 Caja Rural de Teruel  
 Caja Rural de Zamora  
 Caja Rural del Duero  
 Caja Rural del Mediterráneo, Ruralcaja  
 Caja Rural del Sur

**Assets Custodian**  
 Banco Cooperativo Español

**Fund Auditor**

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**  
 Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 📠 +34 91 411 84 68 🌐 www.edt-sg.com ✉ info@edt-sg.com  
 Official register CNMV: C/ Edison, 4 - 28006 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		Interest type	Reference rate and margin	Interest Rate	Next coupon	Redemption		Rating	
				(Bond Unit / Series Total / %Factor)	Current					Original	Final maturity (legal)	Next	Current
Series A1	ES0366366005	05/06/2005	9,571	12,038.12	100,000.00	Floating	3-M Euribor+0.130%	0.0000%	09/15/2020	03/15/2038	09/15/2020	AAAsf	AAA
				115,216,846.52	957,100,000.00		15.Mar/Jun/Sep/Dec	0.000000 Gross		15.Mar/Jun/Sep/Dec	"Pass-Through"		
				12.04%				0.000000 Net					
Series A2	ES0366366013	05/06/2005	1,000	100,000.00	100,000,000.00	Floating	BEI Rate Interest+0.000%	09/15/2020		03/15/2015	Planned	AA+sf	AAA
				100,000,000.00			15.Mar/Jun/Sep/Dec			15.Mar/Jun/Sep/Dec		Aa2 (sf)	
Series B	ES0366366021	05/06/2005	192	22,764.61	100,000.00	Floating	3-M Euribor+0.210%	0.0000%	09/15/2020	03/15/2038	To be determined	AA-sf	A+ Aa3
				4,370,805.12	19,200,000.00		15.Mar/Jun/Sep/Dec	0.000000 Gross		15.Mar/Jun/Sep/Dec	"Pass-Through"	A1 (sf)	
				22.76%				0.000000 Net			Pro rata		
											deferred start /		
											Secuential		
Series C	ES0366366039	05/06/2005	237	23,689.63	100,000.00	Floating	3-M Euribor+0.550%	0.1920%	09/15/2020	03/15/2038	To be determined	A-sf	BBB-
				5,614,442.31	23,700,000.00		15.Mar/Jun/Sep/Dec	11.623712 Gross		15.Mar/Jun/Sep/Dec	"Pass-Through"	Ba3 (sf)	Baa3
				23.69%				9.415207 Net			Pro rata		
											deferred start /		
											Secuential		
Total				125,202,093.95	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													
Series	Option	Average life	Years	% Monthly CPR (SMM)									
				0.17	0.25	0.34	0.42	0.51	0.60	0.69	0.78		
Series A1	With optional redemption *	Average life	Years	1.16	1.15	1.14	1.14	0.93	0.92	0.92	0.91		
		Final Maturity	Years	05/11/2021	05/09/2021	05/07/2021	05/05/2021	02/16/2021	02/15/2021	02/14/2021	02/12/2021		
	Without optional redemption *	Average life	Years	4.78	4.61	4.45	4.29	4.15	4.01	3.87	3.75		
		Final Maturity	Years	12/26/2024	10/24/2024	08/26/2024	06/30/2024	05/07/2024	03/17/2024	01/28/2024	12/13/2023		
	Series B	With optional redemption *	Average life	Years	1.16	1.15	1.14	1.14	0.93	0.92	0.92	0.91	
			Final Maturity	Years	05/11/2021	05/09/2021	05/07/2021	05/05/2021	02/16/2021	02/15/2021	02/14/2021	02/12/2021	
Without optional redemption *		Average life	Years	4.78	4.61	4.45	4.29	4.15	4.01	3.87	3.75		
		Final Maturity	Years	12/26/2024	10/24/2024	08/26/2024	06/30/2024	05/07/2024	03/17/2024	01/28/2024	12/13/2023		
Series C		With optional redemption *	Average life	Years	1.16	1.15	1.14	1.14	0.93	0.92	0.92	0.91	
			Final Maturity	Years	05/11/2021	05/09/2021	05/07/2021	05/05/2021	02/16/2021	02/15/2021	02/14/2021	02/12/2021	
	Without optional redemption *	Average life	Years	4.78	4.61	4.45	4.29	4.15	4.01	3.87	3.75		
		Final Maturity	Years	12/26/2024	10/24/2024	08/26/2024	06/30/2024	05/07/2024	03/17/2024	01/28/2024	12/13/2023		

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)						
Class	Current	% CE	At issue date	% CE	% CE	
						Class A
Series A1	92.02%	115,216,846.52		87.01%	957,100,000.00	
Series A2	0.00%	0.00		9.09%	100,000,000.00	
Series B	3.49%	4,370,805.12		9.05%	19,200,000.00	3.19%
Series C	4.48%	5,614,442.31		4.57%	23,700,000.00	1.04%
Issue of Bonds		125,202,093.95			1,100,000,000.00	
Reserve Fund	4.57%	5,720,000.00		1.04%	11,440,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	7,001,809.34	-0.500%	
Servicer ppal collect not yet credited	148,246.67		
Servicer ints collect not yet credited	10,428.35		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		5,720,000.00	0.642%
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			
Count	Current	At constitution date	
		Current	At constitution date
Principal	4,408	16,155	
Principal outstanding	124,651,147.48	1,100,016,438.76	
Average loan	28,278.39	68,091.39	
Minimum	10.00	3,101.28	
Maximum	182,717.27	544,097.40	
Interest rate			
Weighted average (wac)	1.02%	3.37%	
Minimum	0.00%	2.31%	
Maximum	5.00%	9.50%	
Final maturity			
Weighted average (WARM) (months)	116	254	
Minimum	07/04/2020	12/29/2005	
Maximum	02/17/2035	04/01/2035	
Index (principal outstanding distribution)			
6-month EURIBOR/MIBOR	0.00%	0.03%	
1-year EURIBOR/MIBOR	7.07%	9.14%	
1-year EURIBOR/MIBOR (Mortgage Market)	75.28%	69.78%	
Mortgage Market: Savings Banks	0.00%	9.00%	
Mortgage Market: All Institutions	14.26%	12.03%	
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.01%	
Secondary Market Public Debt 2-6 years	3.39%	0.00%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	5.61	6.87	0.17	7.80
10.01 - 20%	17.79	15.45	1.19	16.18
20.01 - 30%	25.59	25.57	2.80	25.61
30.01 - 40%	29.84	34.67	7.06	35.65
40.01 - 50%	19.04	43.45	11.07	45.27
50.01 - 60%	2.12	53.82	16.45	55.26
60.01 - 70%			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)	29.44		62.19	
Minimum	0.01		2.75	
Maximum	59.98		122.90	

# RURAL HIPOTECARIO VII Fondo de Titulización de Activos

## Brief report

Date: 06/30/2020

Currency: EUR

### Constitution date

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  
Caja Campo, Caja Rural  
Caja Rural Central  
Caja Rural de Albacete  
Caja Rural de Aragón  
Caja Rural de Burgos  
Caja Rural de Gijón  
Caja Rural de Granada  
Caja Rural de Navarra  
Caja Rural de Tenerife  
Caja Rural de Teruel  
Caja Rural de Zamora  
Caja Rural del Duero  
Caja Rural del Mediterráneo, Ruralcaja  
Caja Rural del Sur

### Servicer

Caixa Popular-Caixa Rural  
Caixa Rural de Balears  
Caja Campo, Caja Rural  
Caja Rural Central  
Caja Rural de Albacete  
Caja Rural de Aragón  
Caja Rural de Burgos  
Caja Rural de Gijón  
Caja Rural de Granada  
Caja Rural de Navarra  
Caja Rural de Tenerife  
Caja Rural de Teruel  
Caja Rural de Zamora  
Caja Rural del Duero  
Caja Rural del Mediterráneo, Ruralcaja  
Caja Rural del Sur

### Lead Managers

Banco Cooperativo Español  
BBVA  
DZ Bank  
Société Générale

### Bond Underwriters and Placement Agents

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

### Servicer Credit Support Provider

Banco Cooperativo Español

### Bond Paying Agent

Société Générale

### Market

AIAF Mercado de Renta Fija

### Register of Book Securities

Iberclear

### Treasury Account

Société Générale

### Swap

Banco Cooperativo Español

### Start-up Loan

Caixa Popular-Caixa Rural  
Caixa Rural de Balears  
Caja Campo, Caja Rural  
Caja Rural Central  
Caja Rural de Albacete  
Caja Rural de Aragón  
Caja Rural de Burgos  
Caja Rural de Gijón  
Caja Rural de Granada  
Caja Rural de Navarra  
Caja Rural de Tenerife  
Caja Rural de Teruel  
Caja Rural de Zamora  
Caja Rural del Duero  
Caja Rural del Mediterráneo, Ruralcaja  
Caja Rural del Sur

### Subordinated Loan

Caixa Popular-Caixa Rural  
Caixa Rural de Balears  
Caja Campo, Caja Rural  
Caja Rural Central  
Caja Rural de Albacete  
Caja Rural de Aragón  
Caja Rural de Burgos  
Caja Rural de Gijón  
Caja Rural de Granada  
Caja Rural de Navarra  
Caja Rural de Tenerife  
Caja Rural de Teruel  
Caja Rural de Zamora  
Caja Rural del Duero  
Caja Rural del Mediterráneo, Ruralcaja  
Caja Rural del Sur

### Assets Custodian

Banco Cooperativo Español

### Fund Auditor

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

Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 📠 +34 91 411 84 68 🌐 www.edt-sg.com ✉ info@edt-sg.com  
Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

### Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.36%	0.26%	0.25%	0.28%	0.50%
Annual Percentage Rate (CPR)	4.22%	3.13%	2.97%	3.33%	5.68%

### Geographic distribution

	Current	At constitution date
Andalucia	34.72%	36.89%
Aragon	7.00%	6.77%
Asturias	1.09%	1.11%
Balearic Islands	5.09%	3.82%
Basque Country	1.32%	3.21%
Canary Islands	6.28%	4.36%
Cantabria	2.35%	1.66%
Castilla-La Mancha	0.61%	0.70%
Castilla-Leon	9.38%	7.75%
Catalonia	1.70%	1.75%
Extremadura	0.00%	0.01%
Galicia	0.03%	0.06%
La Rioja	4.33%	3.62%
Madrid	0.43%	0.69%
Murcia	0.64%	0.53%
Navarra	1.96%	4.37%
Valencia	23.06%	22.69%

### 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	117	29,077.92	1,915.12	0.00	30,993.04	1.18	3,822,193.03	3,853,186.07	32.87
from > 1 to = 2 months	46	29,326.95	2,670.81	0.00	31,997.76	1.22	1,667,358.32	1,699,356.08	14.50
from > 2 to = 3 months	29	18,616.28	1,866.84	0.00	20,483.12	0.78	957,271.41	977,754.53	8.34
from > 3 to = 6 months	22	26,531.42	4,238.67	0.00	30,770.09	1.17	664,817.74	695,587.83	5.93
from > 6 to < 12 months	18	67,466.78	10,281.22	0.00	77,748.00	2.96	885,564.42	963,312.42	8.22
from = 12 to < 18 months	4	17,974.96	1,539.64	0.00	19,514.60	0.74	93,113.80	112,628.40	0.96
from = 18 to < 24 months	4	23,077.20	3,153.83	0.00	26,231.03	1.00	111,533.46	137,764.49	1.18
from ≥ 2 years	61	2,120,865.01	271,733.78	0.00	2,392,598.79	90.96	889,182.46	3,281,781.25	28.00
Subtotal	301	2,332,936.52	297,399.91	0.00	2,630,336.43	100.00	9,091,034.64	11,721,371.07	100.00
Total	301	2,332,936.52	297,399.91	0.00	2,630,336.43		9,091,034.64	11,721,371.07	