

# RURAL HIPOTECARIO VII Fondo de Titulización de Activos

## Brief report

**Date:** 09/30/2020  
**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

### Issued securities: Asset-Backed Bonds

| Bonds issue               |                        |                                                               |                              |                                                            |                                                         |                                               |                                                                                  |                           |              |
|---------------------------|------------------------|---------------------------------------------------------------|------------------------------|------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------------|---------------------------|--------------|
| Series<br>ISIN Code       | Issue date<br>N° bonds | Principal outstanding<br>(Bond Unit / Series Total / %Factor) |                              | Interest type<br>Reference rate and margin<br>Payment Date | Interest Rate<br>Next coupon                            | Redemption                                    |                                                                                  | Rating<br>Fitch / Moody's |              |
|                           |                        | Current                                                       | Original                     |                                                            |                                                         | Final maturity (legal)                        | Next                                                                             | Current                   | Original     |
| Series A1<br>ES0366366005 | 05/06/2005<br>9,571    | 11,477.96<br>109,855,555.16<br>11.48%                         | 100,000.00<br>957,100,000.00 | Floating<br>3-M Euribor+0.130%<br>15.Mar/Jun/Sep/Dec       | 0.0000%<br>12/15/2020<br>0.000000 Gross<br>0.000000 Net | 03/15/2038<br>Quarterly<br>15.Mar/Jun/Sep/Dec | 12/15/2020<br>"Pass-Through"                                                     | AAAsf<br>Aa1 (sf)         | AAA<br>Aaa   |
| Series A2<br>ES0366366013 | 05/06/2005<br>1,000    |                                                               | 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 | Planned                                                                          | AA+sf<br>Aa2 (sf)         | AAA<br>Aaa   |
| Series B<br>ES0366366021  | 05/06/2005<br>192      | 22,764.61<br>4,370,805.12<br>22.76%                           | 100,000.00<br>19,200,000.00  | Floating<br>3-M Euribor+0.210%<br>15.Mar/Jun/Sep/Dec       | 0.0000%<br>12/15/2020<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>A1 (sf)          | A+ Aa3       |
| Series C<br>ES0366366039  | 05/06/2005<br>237      | 23,689.63<br>5,614,442.31<br>23.69%                           | 100,000.00<br>23,700,000.00  | Floating<br>3-M Euribor+0.550%<br>15.Mar/Jun/Sep/Dec       | 0.0660%<br>12/15/2020<br>3.952220 Gross<br>3.201298 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 | Asf<br>Ba3 (sf)           | BBB-<br>Baa3 |
| Total                     |                        | 119,840,802.59                                                | 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 | 0.93       | 0.93       | 0.93       | 0.92       | 0.92       | 0.92       | 0.70       | 0.70       |            |
|                                                                                                                                                 |                               |                         | Date  | 08/22/2021 | 08/20/2021 | 08/19/2021 | 08/18/2021 | 08/16/2021 | 08/15/2021 | 05/29/2021 | 05/28/2021 |            |
|                                                                                                                                                 |                               | Final Maturity          | Years | 1.00       | 1.00       | 1.00       | 1.00       | 1.00       | 1.00       | 1.00       | 0.75       | 0.75       |
|                                                                                                                                                 | Without optional redemption * | Average life            | Years | 3.99       | 3.83       | 3.68       | 3.54       | 3.41       | 3.29       | 3.17       | 3.06       |            |
|                                                                                                                                                 |                               |                         | Date  | 09/09/2024 | 07/14/2024 | 05/21/2024 | 03/31/2024 | 02/12/2024 | 12/29/2023 | 11/17/2023 | 10/07/2023 |            |
|                                                                                                                                                 |                               | Final Maturity          | Years | 10.25      | 10.01      | 9.75       | 9.50       | 9.25       | 8.75       | 8.50       | 8.50       |            |
| Series B                                                                                                                                        | With optional redemption *    | Average life            | Years | 1.00       | 1.00       | 1.00       | 1.00       | 1.00       | 1.00       | 0.75       | 0.75       |            |
|                                                                                                                                                 |                               |                         | Date  | 09/15/2021 | 09/15/2021 | 09/15/2021 | 09/15/2021 | 09/15/2021 | 09/15/2021 | 09/15/2021 | 06/15/2021 | 06/15/2021 |
|                                                                                                                                                 |                               | Final Maturity          | Years | 1.00       | 1.00       | 1.00       | 1.00       | 1.00       | 1.00       | 1.00       | 0.75       | 0.75       |
|                                                                                                                                                 | Without optional redemption * | Average life            | Years | 10.95      | 10.69      | 10.42      | 10.15      | 9.88       | 9.60       | 9.32       | 9.06       |            |
|                                                                                                                                                 |                               |                         | Date  | 08/24/2031 | 05/21/2031 | 02/14/2031 | 11/07/2030 | 07/30/2030 | 04/18/2030 | 01/07/2030 | 10/03/2029 |            |
|                                                                                                                                                 |                               | Final Maturity          | Years | 11.50      | 11.50      | 11.25      | 11.01      | 10.75      | 10.50      | 10.25      | 10.01      |            |
| Series C                                                                                                                                        | With optional redemption *    | Average life            | Years | 1.00       | 1.00       | 1.00       | 1.00       | 1.00       | 1.00       | 0.75       | 0.75       |            |
|                                                                                                                                                 |                               |                         | Date  | 09/15/2021 | 09/15/2021 | 09/15/2021 | 09/15/2021 | 09/15/2021 | 09/15/2021 | 09/15/2021 | 06/15/2021 | 06/15/2021 |
|                                                                                                                                                 |                               | Final Maturity          | Years | 1.00       | 1.00       | 1.00       | 1.00       | 1.00       | 1.00       | 1.00       | 0.75       | 0.75       |
|                                                                                                                                                 | Without optional redemption * | Average life            | Years | 12.47      | 12.33      | 12.18      | 11.96      | 11.82      | 11.63      | 11.48      | 11.48      |            |
|                                                                                                                                                 |                               |                         | Date  | 04/18/2033 | 03/03/2033 | 01/10/2033 | 11/16/2032 | 09/18/2032 | 07/18/2032 | 05/14/2032 | 03/06/2032 |            |
|                                                                                                                                                 |                               | Final Maturity          | Years | 14.26      | 14.26      | 14.26      | 14.26      | 14.26      | 14.26      | 14.26      | 14.26      |            |

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                 | 91.67% | 109,855,555.16 | 13.10% | 96.10%        | 1,057,100,000.00 | 4.94% |  |
| Series A1               | 91.67% | 109,855,555.16 |        | 87.01%        | 957,100,000.00   |       |  |
| Series A2               | 0.00%  | 0.00           |        | 9.09%         | 100,000,000.00   |       |  |
| Series B                | 3.65%  | 4,370,805.12   | 9.45%  | 1.75%         | 19,200,000.00    | 3.19% |  |
| Series C                | 4.68%  | 5,614,442.31   | 4.77%  | 2.15%         | 23,700,000.00    | 1.04% |  |
| Issue of Bonds          |        | 119,840,802.59 |        |               | 1,100,000,000.00 |       |  |
| Reserve Fund            | 4.77%  | 5,720,000.00   |        | 1.04%         | 11,440,000.00    |       |  |

### Collateral: Residential mortgage loans (PTCs/MCs)

| General                                     |                                  |                |                      |
|---------------------------------------------|----------------------------------|----------------|----------------------|
|                                             |                                  | Current        | At constitution date |
| Count                                       |                                  | 4,305          | 16,155               |
| Principal                                   |                                  |                |                      |
|                                             | Principal outstanding            | 119,343,508.89 | 1,100,016,438.76     |
|                                             | Average loan                     | 27,722.07      | 68,091.39            |
|                                             | Minimum                          | 9.37           | 3,101.28             |
|                                             | Maximum                          | 179,621.53     | 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) | 114            | 254                  |
|                                             | Minimum                          | 10/02/2020     | 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                        |                                  | 7.10%          | 9.14%                |
| 1-year EURIBOR/MIBOR (Mortgage Market)      |                                  | 75.27%         | 69.78%               |
| Mortgage Market: Savings Banks              |                                  | 0.00%          | 9.00%                |
| Mortgage Market: All Institutions           |                                  | 14.24%         | 12.03%               |
| Savings Banks Lending Rate (CECA Indicator) |                                  | 0.00%          | 0.01%                |
| Secondary Market Public Debt 2-6 years      |                                  | 3.39%          | 0.00%                |

| Other financial operations (current)   |  |              |              |
|----------------------------------------|--|--------------|--------------|
| Assets                                 |  | Balance      | Interest     |
| Treasury Account                       |  | 6,835,933.83 | -0.500%      |
| Servicer ppal collect not yet credited |  | 187,410.87   |              |
| Servicer ints collect not yet credited |  | 10,571.35    |              |
| Liabilities                            |  | Available    | Balance      |
| Subordinated Loan L/T                  |  |              | 5,720,000.00 |
| Subordinated Loan S/T                  |  |              | 0.00         |
| Start-up Loan L/T                      |  |              | 0.00         |
| Start-up Loan S/T                      |  |              | 0.00         |

| LTV Distribution        |  |         |                      |        |
|-------------------------|--|---------|----------------------|--------|
|                         |  | Current | At constitution date |        |
|                         |  | % Pool  | % LTV                | % LTV  |
| 0.01 - 10%              |  | 6.10    | 6.88                 | 7.80   |
| 10.01 - 20%             |  | 17.85   | 15.36                | 1.19   |
| 20.01 - 30%             |  | 26.51   | 25.52                | 2.80   |
| 30.01 - 40%             |  | 30.17   | 34.67                | 7.06   |
| 40.01 - 50%             |  | 17.52   | 43.17                | 11.07  |
| 50.01 - 60%             |  | 1.84    | 53.64                | 16.45  |
| 60.01 - 70%             |  |         |                      | 21.35  |
| 70.01 - 80%             |  |         |                      | 35.18  |
| 80.01 - 90%             |  |         |                      | 2.62   |
| 90.01 - 100%            |  |         |                      | 2.09   |
| 100.01 - 110%           |  |         |                      | 0.01   |
| 120.01 - 130%           |  |         |                      | 0.01   |
| Weighted average (WALT) |  | 28.94   |                      | 62.19  |
| Minimum                 |  |         | 0.01                 | 2.75   |
| Maximum                 |  |         | 59.09                | 122.90 |

RURAL HIPOTECARIO VII Fondo de Titulización de Activos



Brief report

Date: 09/30/2020  
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)    | 0.37%         | 0.33%         | 0.30%         | 0.31%          | 0.50%      |
| Annual Percentage Rate (CPR) | 4.31%         | 3.89%         | 3.51%         | 3.67%          | 5.84%      |

| Geographic distribution |         |                      |
|-------------------------|---------|----------------------|
|                         | Current | At constitution date |
| Andalucia               | 34.72%  | 36.89%               |
| Aragon                  | 7.02%   | 6.77%                |
| Asturias                | 1.09%   | 1.11%                |
| Balearic Islands        | 5.15%   | 3.82%                |
| Basque Country          | 1.29%   | 3.21%                |
| Canary Islands          | 6.22%   | 4.36%                |
| Cantabria               | 2.30%   | 1.66%                |
| Castilla-La Mancha      | 0.60%   | 0.70%                |
| Castilla-Leon           | 9.36%   | 7.75%                |
| Catalonia               | 1.71%   | 1.75%                |
| Extremadura             | 0.00%   | 0.01%                |
| Galicia                 | 0.03%   | 0.06%                |
| La Rioja                | 4.36%   | 3.62%                |
| Madrid                  | 0.40%   | 0.69%                |
| Murcia                  | 0.65%   | 0.53%                |
| Navarra                 | 1.95%   | 4.37%                |
| Valencia                | 23.15%  | 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            | 117    | 32,714.19    | 1,949.88   | 0.00  | 34,664.07    | 1.27   | 3,699,965.40     | 3,734,629.47  | 29.01                          | 24.80 |
| from > 1 to = 2 months   | 60     | 39,011.35    | 3,515.38   | 0.00  | 42,526.73    | 1.55   | 2,031,198.23     | 2,073,724.96  | 16.11                          | 23.49 |
| from > 2 to = 3 months   | 38     | 32,981.24    | 4,052.51   | 0.00  | 37,033.75    | 1.35   | 1,571,715.77     | 1,608,749.52  | 12.49                          | 27.72 |
| from > 3 to = 6 months   | 19     | 27,659.57    | 3,358.46   | 0.00  | 31,018.03    | 1.13   | 851,106.11       | 882,124.14    | 6.85                           | 29.58 |
| from > 6 to < 12 months  | 18     | 60,132.41    | 13,279.88  | 0.00  | 73,412.29    | 2.68   | 772,671.14       | 846,083.43    | 6.57                           | 31.80 |
| from = 12 to < 18 months | 6      | 34,938.77    | 2,268.42   | 0.00  | 37,207.19    | 1.36   | 239,449.19       | 276,656.38    | 2.15                           | 30.93 |
| from = 18 to < 24 months | 5      | 28,442.69    | 3,005.43   | 0.00  | 31,448.12    | 1.15   | 107,457.13       | 138,905.25    | 1.08                           | 28.89 |
| from ≥ 2 years           | 61     | 2,173,853.69 | 277,411.54 | 0.00  | 2,451,265.23 | 89.51  | 863,214.78       | 3,314,480.01  | 25.74                          | 37.04 |
| Subtotal                 | 324    | 2,429,733.91 | 308,841.50 | 0.00  | 2,738,575.41 | 100.00 | 10,136,777.75    | 12,875,353.16 | 100.00                         | 28.20 |
| Total                    | 324    | 2,429,733.91 | 308,841.50 | 0.00  | 2,738,575.41 |        | 10,136,777.75    | 12,875,353.16 |                                |       |