

RURAL HIPOTECARIO VII Fondo de Titulización de Activos



Brief report

Date: 03/31/2021
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
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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
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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
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Swap
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Assets Custodian
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)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A1 ES0366366005	05/06/2005 9,571	10,380.85 99,355,115.35 10.38%	100,000.00 957,100,000.00	Floating 3-M Euribor+0.130% 15.Mar/Jun/Sep/Dec	0.0000% 06/15/2021 0.000000 Gross 0.000000 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	06/15/2021 "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	06/15/2021	03/15/2015 Quarterly 15.Mar/Jun/Sep/Dec	Planned	AA+sf Aa2 (sf)	AAA Aaa
Series B ES0366366021	05/06/2005 192	22,764.61 4,370,805.12 22.76%	100,000.00 19,200,000.00	Floating 3-M Euribor+0.210% 15.Mar/Jun/Sep/Dec	0.0000% 06/15/2021 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	23,689.63 5,614,442.31 23.69%	100,000.00 23,700,000.00	Floating 3-M Euribor+0.550% 15.Mar/Jun/Sep/Dec	0.0080% 06/15/2021 0.484321 Gross 0.392300 Net	03/15/2038 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	Asf Ba3 (sf)	BBB- Baa3
Total		109,340,362.78	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	
		% Annual equivalent CPR		2,00		3,00		4,00		5,00	
Series A1	With optional redemption *	Average life	Years	0,49	0,49	0,49	0,49	0,49	0,49	0,49	0,49
		Date		09/10/2021	09/10/2021	09/10/2021	09/09/2021	09/09/2021	09/09/2021	09/08/2021	09/08/2021
		Final Maturity	Years	0,50	0,50	0,50	0,50	0,50	0,50	0,50	0,50
	Without optional redemption *	Average life	Years	3,81	3,66	3,52	3,39	3,27	3,15	3,04	2,94
		Date		01/03/2025	11/10/2024	09/21/2024	08/04/2024	06/20/2024	05/09/2024	03/30/2024	02/21/2024
		Final Maturity	Years	9,76	9,51	9,26	9,01	8,76	8,26	8,26	8,01
Series B	With optional redemption *	Average life	Years	0,50	0,50	0,50	0,50	0,50	0,50	0,50	0,50
		Date		09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021
		Final Maturity	Years	0,50	0,50	0,50	0,50	0,50	0,50	0,50	0,50
	Without optional redemption *	Average life	Years	10,40	10,16	9,90	9,64	9,38	9,11	8,85	8,60
		Date		08/07/2031	05/08/2031	02/04/2031	11/01/2030	07/29/2030	04/23/2030	01/17/2030	10/16/2029
		Final Maturity	Years	11,01	10,76	10,76	10,51	10,26	10,01	9,76	9,51
Series C	With optional redemption *	Average life	Years	0,50	0,50	0,50	0,50	0,50	0,50	0,50	0,50
		Date		09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021	09/15/2021
		Final Maturity	Years	0,50	0,50	0,50	0,50	0,50	0,50	0,50	0,50
	Without optional redemption *	Average life	Years	12,08	11,96	11,82	11,67	11,52	11,35	11,18	11,00
		Date		04/11/2033	02/24/2033	01/06/2033	11/13/2032	09/17/2032	07/19/2032	05/17/2032	03/12/2032
		Final Maturity	Years	13,76	13,76	13,76	13,76	13,76	13,76	13,76	13,76

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	90.87%	99,355,115.35	14.36%	96.10%	1,057,100,000.00
Series A1	90.87%	99,355,115.35	14.36%	87.01%	957,100,000.00
Series A2	0.00%	0.00	9.09%	100,000,000.00	
Series B	4.00%	4,370,805.12	10.36%	1.75%	19,200,000.00
Series C	5.13%	5,614,442.31	5.23%	2.15%	23,700,000.00
Issue of Bonds		109,340,362.78			1,100,000,000.00
Reserve Fund	5.23%	5,720,000.00	1.04%		11,440,000.00

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		7,065,945.93	-0.500%
Servicer ppal collect not yet credited		152,332.95	
Servicer ints collect not yet credited		5,421.85	
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

Collateral: Residential mortgage loans (PTCs/MCs)

General			
		Current	At constitution date
Count		4,101	16,155
Principal			
Principal outstanding		108,587,933.42	1,100,016,438.76
Average loan		26,478.40	68,091.39
Minimum		8.11	3,101.28
Maximum		173,414.52	544,097.40
Interest rate			
Weighted average (wac)		0.88%	3.37%
Minimum		0.00%	2.31%
Maximum		5.00%	9.50%
Final maturity			
Weighted average (WARM) (months)		110	254
Minimum		04/01/2021	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		7.11%	9.14%
1-year EURIBOR/MIBOR (Mortgage Market)		75.53%	69.78%
Mortgage Market: Savings Banks		0.00%	9.00%
Mortgage Market: All Institutions		13.90%	12.03%
Savings Banks Lending Rate (CECA Indicator)		0.00%	0.01%
Secondary Market Public Debt 2-6 years		3.46%	0.00%

LTV Distribution			
		Current	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		7.24	6.91
10.01 - 20%		17.77	15.29
20.01 - 30%		30.34	25.48
30.01 - 40%		29.30	35.01
40.01 - 50%		14.03	42.68
50.01 - 60%		1.32	52.87
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)		27.89	62.19
Minimum		0.01	2.75
Maximum		57.29	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
Europea de Titulización: C/Jorge Juan 68 - 28009 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

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.46%	0.33%	0.41%	0.35%	0.50%
Annual Percentage Rate (CPR)	5.37%	3.92%	4.82%	4.17%	5.81%

Geographic distribution		
	Current	At constitution date
Andalucia	34.73%	36.89%
Aragon	6.91%	6.77%
Asturias	1.11%	1.11%
Balearic Islands	5.09%	3.82%
Basque Country	1.29%	3.21%
Canary Islands	6.38%	4.36%
Cantabria	2.28%	1.66%
Castilla-La Mancha	0.57%	0.70%
Castilla-Leon	9.38%	7.75%
Catalonia	1.72%	1.75%
Extremadura	0.00%	0.01%
Galicia	0.03%	0.06%
La Rioja	4.32%	3.62%
Madrid	0.40%	0.69%
Murcia	0.67%	0.53%
Navarra	1.94%	4.37%
Valencia	23.20%	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	26,673.61	1,748.05	0.00	28,421.66	1.07	3,549,426.87	3,577,848.53	34.11
from > 1 to = 2 months	35	20,486.23	1,177.17	0.00	21,663.40	0.82	890,638.77	912,302.17	8.70
from > 2 to = 3 months	11	7,516.67	646.90	0.00	8,163.57	0.31	323,382.75	331,546.32	3.16
from > 3 to = 6 months	9	11,648.39	1,207.84	0.00	12,856.23	0.49	355,920.33	368,776.56	3.52
from > 6 to < 12 months	28	80,340.88	7,464.50	0.00	87,805.38	3.32	1,125,113.57	1,212,918.95	11.56
from = 12 to < 18 months	12	79,072.19	14,543.60	0.00	93,615.79	3.54	653,856.25	747,472.04	7.13
from = 18 to < 24 months	4	18,980.92	1,224.93	0.00	20,205.85	0.76	62,082.48	82,288.33	0.78
from ≥ 2 years	61	2,084,716.65	287,472.32	0.00	2,372,188.97	89.69	884,001.49	3,256,190.46	31.04
Subtotal	279	2,329,435.54	315,485.31	0.00	2,644,920.85	100.00	7,844,422.51	10,489,343.36	100.00
Total	279	2,329,435.54	315,485.31	0.00	2,644,920.85		7,844,422.51	10,489,343.36	