

RURAL HIPOTECARIO VIII Fondo de Titulización de Activos



Brief report

Date: 12/31/2022
Currency: EUR

Constitution date
05/26/2006

VAT Reg. no.
V84722446
Management Company
Europa 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 Canarias
Caja Rural de Ciudad Real
Caja Rural de Córdoba
Caja Rural de Extremadura
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 Canarias
Caja Rural de Ciudad Real
Caja Rural de Córdoba
Caja Rural de Extremadura
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
Deutsche Bank
Dexia Capital Markets
DZ Bank

Bond Underwriters and Placement Agents
Banco Cooperativo Español
Deutsche Bank
Dexia Capital Markets
DZ Bank
ING
Bancaja
Banco Pastor
Banco Santander
CAM

Senior Underwriter & Placement Agent
ING

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 Canarias
Caja Rural de Ciudad Real
Caja Rural de Córdoba
Caja Rural de Extremadura
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
KPMG Auditores

Issued securities: Asset-Backed Bonds

Bonds issue									
Series ISIN Code	Issue date N° 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 ES0366367003	05/31/2006 975		100,000.00 97,500,000.00	Floating 3-M Euribor+0.050% 19.Jan/Apr/Jul/Oct	01/19/2023 01/19/2023	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	Planned	AAAsf Aaa (sf)	AAA Aaa
Series A2a ES0366367011	05/31/2006 8,024	11,458.26 91,941,078.24 11.46%	100,000.00 802,400,000.00	Floating 3-M Euribor+0.130% 19.Jan/Apr/Jul/Oct	1.5880% 01/19/2023 46.500165 Gross 37.665134 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	01/19/2023 "Pass-Through" Secutorial / Pro rata under certain circumstances	AAAsf Aa1 (sf)	AAA Aaa
Series A2b ES0366367029	05/31/2006 3,500	11,458.26 40,103,910.00 11.46%	100,000.00 350,000,000.00	Floating 3-M Euribor+0.140% 19.Jan/Apr/Jul/Oct	1.5980% 01/19/2023 46.792988 Gross 37.902320 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	01/19/2023 "Pass-Through" Secutorial / Pro rata under certain circumstances	AAAsf Aa1 (sf)	AAA Aaa
Series B ES0366367037	05/31/2006 273	22,011.25 6,009,071.25 22.01%	100,000.00 27,300,000.00	Floating 3-M Euribor+0.250% 19.Jan/Apr/Jul/Oct	1.7080% 01/19/2023 96.07661 Gross 77.822095 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	AAsf Baa1 (sf)	A+ A1
Series C ES0366367045	05/31/2006 156	22,011.25 3,433,755.00 22.01%	100,000.00 15,600,000.00	Floating 3-M Euribor+0.550% 19.Jan/Apr/Jul/Oct	2.0080% 01/19/2023 112.951952 Gross 91.491081 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A+sf Ba2 (sf)	BBB Baa2
Series D ES0366367052	05/31/2006 72	22,017.36 1,585,249.92 22.02%	100,000.00 7,200,000.00	Floating 3-M Euribor+2.000% 19.Jan/Apr/Jul/Oct	3.4580% 01/19/2023 194.569857 Gross 157.601584 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BBB+sf Caa2 (sf)	BB+ Ba2
Series E ES0366367060	05/31/2006 234	25,000.00 5,850,000.00 50.00%	50,000.00 11,700,000.00	Floating 3-M Euribor+4.000% 19.Jan/Apr/Jul/Oct	5.4580% 01/19/2023 348.705556 Gross 282.451500 Net	01/19/2044 Quarterly 19.Jan/Apr/Jul/Oct	To Be Determined Due to Cash Reserve reduction	CCsf Ca (sf)	CC Caa3
Total		148,923,064.41	1,311,700,000.00						

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 A2a	With optional redemption *	Average life	Years	0.94	0.72	0.71	0.71	0.71	0.71	0.71	0.70
		Final Maturity	Years	09/27/2023	07/07/2023	07/06/2023	07/05/2023	07/05/2023	07/04/2023	07/03/2023	07/03/2023
	Without optional redemption *	Average life	Years	1.00	0.75	0.75	0.75	0.75	0.75	0.75	0.75
		Final Maturity	Years	10/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023
Series A2b	With optional redemption *	Average life	Years	4.32	4.12	3.96	3.80	3.66	3.53	3.40	3.28
		Final Maturity	Years	02/10/2027	11/29/2026	10/01/2026	08/07/2026	06/16/2026	04/27/2026	03/11/2026	01/26/2026
	Without optional redemption *	Average life	Years	11.01	10.76	10.51	10.26	10.01	9.76	9.51	9.26
		Final Maturity	Years	10/19/2033	07/19/2033	04/19/2033	01/19/2033	10/19/2032	07/19/2032	04/19/2032	01/19/2032
Series B	With optional redemption *	Average life	Years	0.94	0.72	0.71	0.71	0.71	0.71	0.71	0.70
		Final Maturity	Years	09/27/2023	07/07/2023	07/06/2023	07/05/2023	07/05/2023	07/04/2023	07/03/2023	07/03/2023
	Without optional redemption *	Average life	Years	1.00	0.75	0.75	0.75	0.75	0.75	0.75	0.75
		Final Maturity	Years	10/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023
Series C	With optional redemption *	Average life	Years	10.19	10.31	10.09	9.87	9.63	9.40	9.16	8.91
		Final Maturity	Years	12/25/2032	02/05/2033	11/17/2032	08/28/2032	06/03/2032	03/10/2032	12/14/2031	09/15/2031
	Without optional redemption *	Average life	Years	12.01	11.76	11.76	11.51	11.51	11.26	11.01	10.76
		Final Maturity	Years	10/19/2034	07/19/2034	07/19/2034	04/19/2034	04/19/2034	01/19/2034	10/19/2033	07/19/2033
Series D	With optional redemption *	Average life	Years	0.94	0.72	0.71	0.71	0.71	0.71	0.71	0.70
		Final Maturity	Years	09/27/2023	07/07/2023	07/06/2023	07/05/2023	07/05/2023	07/04/2023	07/03/2023	07/03/2023
	Without optional redemption *	Average life	Years	1.00	0.75	0.75	0.75	0.75	0.75	0.75	0.75
		Final Maturity	Years	10/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023	07/19/2023
Series E	With optional redemption *	Average life	Years	13.13	13.25	12.98	12.72	12.47	12.24	12.02	11.81
		Final Maturity	Years	12/02/2035	01/16/2036	10/07/2035	07/04/2035	04/04/2035	01/12/2035	10/22/2034	08/07/2034
	Without optional redemption *	Average life	Years	18.27	18.27	18.27	18.27	18.27	18.27	18.27	18.27
		Final Maturity	Years	01/19/2041	01/19/2041	01/19/2041	01/19/2041	01/19/2041	01/19/2041	01/19/2041	01/19/2041

Optional Clean up call when the amount of the Outstanding Balance of the securitized assets is less than 10 per 100 of the initial Outstanding Balance.
Hypothesis of delinquency and default assumptions of the securitized assets: 0%.

Europa 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 Europa de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

Additional information
Europa de Titulización C/Jorge Juan 68 - 28009 Madrid www.edt-sg.com info@edt-sg.com
Official register CNMV: C/ Edison, 4 - 28006 Madrid www.cnmv.com

RURAL HIPOTECARIO VIII Fondo de Titulización de Activos

Brief report

Date: 12/31/2022
Currency: EUR

Constitution date
05/26/2006

VAT Reg. no.
V84722446

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 Canarias
Caja Rural de Ciudad Real
Caja Rural de Córdoba
Caja Rural de Extremadura
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 Canarias
Caja Rural de Ciudad Real
Caja Rural de Córdoba
Caja Rural de Extremadura
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
Deutsche Bank
Dexia Capital Markets
DZ Bank

Bond Underwriters and Placement Agents

Banco Cooperativo Español
Deutsche Bank
Dexia Capital Markets
DZ Bank
ING
Bancaja
Banco Pastor
Banco Santander
CAM

Senior Underwriter & Placement Agent
ING

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 Canarias
Caja Rural de Ciudad Real
Caja Rural de Córdoba
Caja Rural de Extremadura
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
KPMG Auditores

Credit enhancement and financial operations

Credit enhancement (CE)					
		Current		At issue date	
			% CE		% CE
Class A	88.67%	132,044,988.24	11.80%	95.29%	1,249,900,000.00
Series A1	0.00%	0.00		7.43%	97,500,000.00
Series A2a	61.74%	91,941,078.24		61.17%	802,400,000.00
Series A2b	26.93%	40,103,910.00		26.68%	350,000,000.00
Series B	4.04%	6,009,071.25	7.60%	2.08%	27,300,000.00
Series C	2.31%	3,433,755.00	5.20%	1.19%	15,600,000.00
Series D	1.06%	1,585,249.92	4.09%	0.55%	7,200,000.00
Series E	3.93%	5,850,000.00		0.89%	11,700,000.00
Issue of Bonds		148,923,064.41			1,311,700,000.00
Reserve Fund	4.09%	5,850,000.00		0.90%	11,700,000.00

Collateral: Residential mortgage loans (PTCs)

General			
	Current	At constitution date	
Count	4,220	14,296	
Principal			
Principal outstanding	138,475,101.79	1,300,020,570.99	
Average loan	32,814.01	90,935.97	
Minimum	0.01	17,107.38	
Maximum	190,307.89	440,870.39	
Interest rate			
Weighted average (wac)	1.78%	3.53%	
Minimum	0.00%	2.10%	
Maximum	5.13%	8.50%	
Final maturity			
Weighted average (WARM) (months)	117	276	
Minimum	01/01/2023	11/16/2008	
Maximum	02/05/2041	11/07/2040	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.06%	0.00%	
6-month EURIBOR/MIBOR	0.03%	0.02%	
1-year EURIBOR/MIBOR	9.05%	9.75%	
1-year EURIBOR/MIBOR (Mortgage Market)	81.97%	80.10%	
Mortgage Market: Banks	0.00%	0.02%	
Mortgage Market: Savings Banks	0.00%	5.41%	
Mortgage Market: All Institutions	6.60%	4.67%	
6-month MIBOR	0.00%	0.03%	
Secondary Market Public Debt 2-6 years	2.30%	0.00%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.91%	0.57%	0.54%	0.44%	0.48%
Annual Percentage Rate (CPR)	10.38%	6.58%	6.26%	5.19%	5.64%

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	140	36,378.32	4,005.07	0.00	40,383.39	1.45	5,382,686.90	5,423,070.29	44.12	23.95
from > 1 to = 2 months	33	23,996.46	3,544.29	0.00	27,540.75	0.99	1,629,295.21	1,656,835.96	13.48	24.42
from > 2 to = 3 months	14	12,822.86	1,301.81	0.00	14,124.67	0.51	420,574.85	434,699.52	3.54	20.68
from > 3 to = 6 months	3	3,350.24	256.50	0.00	3,606.74	0.13	64,187.47	67,794.21	0.55	19.38
from > 6 to < 12 months	9	26,465.81	1,659.79	0.00	28,125.60	1.01	242,913.86	271,039.46	2.21	21.90
from = 12 to < 18 months	4	22,279.05	859.36	0.00	23,138.41	0.83	162,731.39	185,869.80	1.51	33.34
from = 18 to < 24 months	5	15,203.47	924.64	0.00	16,128.11	0.58	65,938.02	82,066.13	0.67	14.87
from ≥ 2 years	63	2,207,290.96	430,048.00	0.00	2,637,338.96	94.52	1,532,434.39	4,169,773.35	33.93	38.52
Subtotal	271	2,347,787.17	442,599.46	0.00	2,790,386.63	100.00	9,500,762.09	12,291,148.72	100.00	27.28
Total	271	2,347,787.17	442,599.46	0.00	2,790,386.63		9,500,762.09	12,291,148.72		

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		12,348,585.35	1.390%
Swap Deposit Account		5,370,000.00	1.858%
Servicer ppal collect not yet credited		206,780.81	
Servicer ints collect not yet credited		18,184.38	
Liabilities	Available	Balance	Interest
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	6.68	6.64	0.07	6.12
10.01 - 20%	17.65	15.42	0.99	16.83
20.01 - 30%	31.22	25.36	4.00	25.81
30.01 - 40%	32.78	35.51	6.86	35.41
40.01 - 50%	10.63	43.28	10.79	45.23
50.01 - 60%	1.04	51.93	14.88	55.28
60.01 - 70%			20.28	65.21
70.01 - 80%			34.48	75.50
80.01 - 90%			4.10	84.66
90.01 - 100%			3.53	94.66
Weighted average (WALTV)	27.86			62.83
Minimum		0.00		0.11
Maximum		55.82		99.09

Geographic distribution		
	Current	At constitution date
Andalucía	31.64%	33.88%
Aragón	6.67%	6.56%
Asturias	0.03%	0.04%
Balearic Islands	6.48%	4.62%
Basque Country	0.59%	2.43%
Canary Islands	7.36%	6.20%
Cantabria	1.96%	1.69%
Castilla-La Mancha	5.54%	4.92%
Castilla-León	9.43%	8.11%
Catalonia	1.36%	1.48%
Extremadura	2.00%	2.11%
Galicia	0.07%	0.07%
La Rioja	4.02%	4.40%
Madrid	0.91%	0.86%
Murcia	1.39%	1.36%
Navarra	1.17%	4.82%
Valencia	19.39%	16.47%