

# RURAL HIPOTECARIO IX Fondo de Titulización de Activos

## Brief report

**Date:** 08/31/2010  
**Currency:** EUR

**Date of constitution**  
03/28/2007

**VAT Reg. no.**  
V85049039

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

**Originator**  
Caixa Popular-C. R.  
C. R. Balears  
C. R. Callosa D'en Sarriá  
C. R. Galega  
Caja Campo, C. R.  
C. R. Aragonesa y de los Pirineos  
C. R. Central  
C. R. Aragón  
C. R. Asturias  
C. R. Burgos  
C. R. Canarias  
C. R. Casinos  
C. R. Córdoba  
C. R. Cuenca  
C. R. Extremadura  
C. R. Gijón  
C. R. Granada  
C. R. Navarra  
C. R. Soria  
C. R. Tenerife  
C. R. Teruel  
C. R. Zamora  
C. R. Mediterráneo, Ruralcaja  
C. R. Sur  
C. R. San Agustín de Fuente Álamo  
Credit Valencia

**Servicer**  
Caixa Popular-C. R.  
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Credit Valencia

**Lead Managers**  
Banco Cooperativo  
Deutsche Bank  
Calyon  
DZ Bank AG

**Bond Underwriters and Placement Agents**  
Banco Cooperativo  
Deutsche Bank  
Calyon  
DZ Bank  
Bancaja  
Banco Pastor  
Rabobank International

**Servicer Credit Support Provider**  
Banco Cooperativo Español

**Bond Paying Agent**  
Banco Cooperativo

**Market**  
AIAF Mercado de Renta Fija

**Register of Book Securities**  
Iberclear

**Treasury Account**  
Banco Cooperativo

**Swap**  
Banco Cooperativo

**Assets Custodian**  
Banco Cooperativo Español

**Fund Auditors**  
Deloitte (ejercicios 2009 a actual)  
Ernst & Young (hasta ejercicio 2008)

**Start-up Loan**

## Issued securities: Asset-Backed Bonds

| Bonds issue               |                        |                                                               |                                |                                                            |                                                             |                                               |                                                                                                  |                           |              |
|---------------------------|------------------------|---------------------------------------------------------------|--------------------------------|------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------|---------------------------|--------------|
| Series<br>ISIN Code       | Issue date<br>Nº 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>ES0374274001 | 04/03/2007<br>2,000    | 0.00<br>0.00<br>0.00%                                         | 100,000.00<br>200,000,000.00   | Floating<br>3-M Euribor+0.050%<br>17.Feb/May/Aug/Nov       |                                                             | 02/17/2050<br>Quarterly<br>17.Feb/May/Aug/Nov | Amortized                                                                                        | AAA<br>Aaa                | AAA<br>Aaa   |
| Series A2<br>ES0374274019 | 04/03/2007<br>10,217   | 75.558.39<br>771,980,070.63<br>75.56%                         | 100,000.00<br>1,021,700,000.00 | Floating<br>3-M Euribor+0.140%<br>17.Feb/May/Aug/Nov       | 1.0380%<br>11/17/2010<br>200.431223 Gross<br>162.349291 Net | 02/17/2050<br>Quarterly<br>17.Feb/May/Aug/Nov | To Be Determined<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances | AAA<br>Aaa                | AAA<br>Aaa   |
| Series A3<br>ES0374274027 | 04/03/2007<br>2,100    | 100,000.00<br>210,000,000.00<br>100.00%                       | 100,000.00<br>210,000,000.00   | Floating<br>3-M Euribor+0.190%<br>17.Feb/May/Aug/Nov       | 1.0880%<br>11/17/2010<br>278.044444 Gross<br>225.216000 Net | 02/17/2050<br>Quarterly<br>17.Feb/May/Aug/Nov | To Be Determined<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances | AAA<br>Aaa                | AAA<br>Aaa   |
| Series B<br>ES0374274035  | 04/03/2007<br>293      | 100,000.00<br>29,300,000.00<br>100.00%                        | 100,000.00<br>29,300,000.00    | Floating<br>3-M Euribor+0.320%<br>17.Feb/May/Aug/Nov       | 1.2180%<br>11/17/2010<br>311.266667 Gross<br>252.126000 Net | 02/17/2050<br>Quarterly<br>17.Feb/May/Aug/Nov | To Be Determined<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances | A<br>Aaa3                 | A+<br>Aaa3   |
| Series C<br>ES0374274043  | 04/03/2007<br>285      | 100,000.00<br>28,500,000.00<br>100.00%                        | 100,000.00<br>28,500,000.00    | Floating<br>3-M Euribor+0.520%<br>17.Feb/May/Aug/Nov       | 1.4180%<br>11/17/2010<br>362.377778 Gross<br>293.526000 Net | 02/17/2050<br>Quarterly<br>17.Feb/May/Aug/Nov | To Be Determined<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances | BB<br>Baa2                | BBB+<br>Baa2 |
| Series D<br>ES0374274050  | 04/03/2007<br>105      | 100,000.00<br>10,500,000.00<br>100.00%                        | 100,000.00<br>10,500,000.00    | Floating<br>3-M Euribor+2.000%<br>17.Feb/May/Aug/Nov       | 2.8980%<br>11/17/2010<br>740.600000 Gross<br>599.886000 Net | 02/17/2050<br>Quarterly<br>17.Feb/May/Aug/Nov | To Be Determined<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances | B<br>Ba3                  | BB+<br>Ba3   |
| Series E<br>ES0374274068  | 04/03/2007<br>300      | 50,000.00<br>15,000,000.00<br>100.00%                         | 50,000.00<br>15,000,000.00     | Floating<br>3-M Euribor+4.000%<br>17.Feb/May/Aug/Nov       | 4.8980%<br>11/17/2010<br>625.855556 Gross<br>506.943000 Net | 02/17/2050<br>Quarterly<br>17.Feb/May/Aug/Nov | To Be Determined<br>Due to Cash<br>Reserve reduction                                             | CC<br>Ca                  | CCC<br>Ca    |
| Total                     |                        | 1,065,280,070.63                                              | 1,515,000,000.00               |                                                            |                                                             |                                               |                                                                                                  |                           |              |

## Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

|           |                               |                | % Monthly CPR (SMM)     |       |       |       |       |       |       |      |
|-----------|-------------------------------|----------------|-------------------------|-------|-------|-------|-------|-------|-------|------|
|           |                               |                |                         |       |       |       |       |       |       |      |
|           |                               |                | % Annual equivalent CPR |       |       |       |       |       |       |      |
| Series A2 | With optional redemption *    | Average life   | Years                   | 7.52  | 6.20  | 5.21  | 4.46  | 3.88  | 3.43  | 3.06 |
|           |                               | Final Maturity | Years                   | 16.48 | 14.48 | 12.47 | 10.97 | 9.72  | 8.72  | 7.72 |
|           | Without optional redemption * | Average life   | Years                   | 7.52  | 6.20  | 5.21  | 4.46  | 3.88  | 3.43  | 3.06 |
|           |                               | Final Maturity | Years                   | 16.48 | 14.48 | 12.47 | 10.97 | 9.72  | 8.72  | 7.72 |
|           | With optional redemption *    | Average life   | Years                   | 18.56 | 16.51 | 14.72 | 13.02 | 11.55 | 10.33 | 9.34 |
|           |                               | Final Maturity | Years                   | 18.98 | 16.97 | 15.22 | 13.47 | 11.97 | 10.72 | 9.72 |
| Series A3 | With optional redemption *    | Average life   | Years                   | 18.56 | 16.51 | 14.72 | 13.02 | 11.55 | 10.33 | 9.34 |
|           |                               | Final Maturity | Years                   | 18.98 | 16.97 | 15.22 | 13.47 | 11.97 | 10.72 | 9.72 |
|           | Without optional redemption * | Average life   | Years                   | 18.56 | 16.51 | 14.72 | 13.02 | 11.55 | 10.33 | 9.34 |
|           |                               | Final Maturity | Years                   | 18.98 | 16.97 | 15.22 | 13.47 | 11.97 | 10.72 | 9.72 |
|           | With optional redemption *    | Average life   | Years                   | 18.56 | 16.51 | 14.72 | 13.02 | 11.55 | 10.33 | 9.34 |
|           |                               | Final Maturity | Years                   | 18.98 | 16.97 | 15.22 | 13.47 | 11.97 | 10.72 | 9.72 |
| Series B  | With optional redemption *    | Average life   | Years                   | 13.00 | 11.14 | 9.65  | 8.40  | 7.38  | 6.55  | 5.88 |
|           |                               | Final Maturity | Years                   | 18.98 | 16.97 | 15.22 | 13.47 | 11.97 | 10.72 | 9.72 |
|           | Without optional redemption * | Average life   | Years                   | 13.00 | 11.14 | 9.65  | 8.40  | 7.38  | 6.55  | 5.88 |
|           |                               | Final Maturity | Years                   | 18.98 | 16.97 | 15.22 | 13.47 | 11.97 | 10.72 | 9.72 |
|           | With optional redemption *    | Average life   | Years                   | 13.00 | 11.14 | 9.65  | 8.40  | 7.38  | 6.55  | 5.88 |
|           |                               | Final Maturity | Years                   | 18.98 | 16.97 | 15.22 | 13.47 | 11.97 | 10.72 | 9.72 |
| Series C  | With optional redemption *    | Average life   | Years                   | 13.00 | 11.14 | 9.65  | 8.40  | 7.38  | 6.55  | 5.88 |
|           |                               | Final Maturity | Years                   | 18.98 | 16.97 | 15.22 | 13.47 | 11.97 | 10.72 | 9.72 |
|           | Without optional redemption * | Average life   | Years                   | 13.00 | 11.14 | 9.65  | 8.40  | 7.38  | 6.55  | 5.88 |
|           |                               | Final Maturity | Years                   | 18.98 | 16.97 | 15.22 | 13.47 | 11.97 | 10.72 | 9.72 |
|           | With optional redemption *    | Average life   | Years                   | 13.00 | 11.14 | 9.65  | 8.40  | 7.38  | 6.55  | 5.88 |
|           |                               | Final Maturity | Years                   | 18.98 | 16.97 | 15.22 | 13.47 | 11.97 | 10.72 | 9.72 |
| Series D  | With optional redemption *    | Average life   | Years                   | 13.00 | 11.14 | 9.65  | 8.40  | 7.38  | 6.55  | 5.88 |
|           |                               | Final Maturity | Years                   | 18.98 | 16.97 | 15.22 | 13.47 | 11.97 | 10.72 | 9.72 |
|           | Without optional redemption * | Average life   | Years                   | 13.00 | 11.14 | 9.65  | 8.40  | 7.38  | 6.55  | 5.88 |
|           |                               | Final Maturity | Years                   | 18.98 | 16.97 | 15.22 | 13.47 | 11.97 | 10.72 | 9.72 |
|           | With optional redemption *    | Average life   | Years                   | 13.00 | 11.14 | 9.65  | 8.40  | 7.38  | 6.55  | 5.88 |
|           |                               | Final Maturity | Years                   | 18.98 | 16.97 | 15.22 | 13.47 | 11.97 | 10.72 | 9.72 |
| Series E  | With optional redemption *    | Average life   | Years                   | 13.97 | 12.14 | 10.65 | 9.33  | 8.24  | 7.38  | 6.71 |
|           |                               | Final Maturity | Years                   | 18.98 | 16.97 | 15.22 | 13.47 | 11.97 | 10.72 | 9.72 |
|           | Without optional redemption * | Average life   | Years                   | 13.97 | 12.14 | 10.65 | 9.33  | 8.24  | 7.38  | 6.71 |
|           |                               | Final Maturity | Years                   | 18.98 | 16.97 | 15.22 | 13.47 | 11.97 | 10.72 | 9.72 |
|           | With optional redemption *    | Average life   | Years                   | 13.97 | 12.14 | 10.65 | 9.33  | 8.24  | 7.38  | 6.71 |
|           |                               | Final Maturity | Years                   | 18.98 | 16.97 | 15.22 | 13.47 | 11.97 | 10.72 | 9.72 |

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%.

## Additional information

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Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

# RURAL HIPOTECARIO IX Fondo de Titulización de Activos

## Brief report

**Date:** 08/31/2010  
**Currency:** EUR

**Date of constitution**  
03/28/2007

**VAT Reg. no.**  
V85049039

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

**Originator**  
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Credit Valencia

### Lead Managers

Banco Cooperativo  
Deutsche Bank  
Calyon  
DZ Bank  
Bancaja  
Banco Pastor  
Rabobank International

### Bond Underwriters and Placement Agents

Banco Cooperativo  
Deutsche Bank  
Calyon  
DZ Bank  
Bancaja  
Banco Pastor  
Rabobank International

**Servicer Credit Support Provider**  
Banco Cooperativo Español

### Bond Paying Agent

Banco Cooperativo

**Market**  
AIAF Mercado de Renta Fija

**Register of Book Securities**  
Iberclear

### Treasury Account

Banco Cooperativo

### Swap

Banco Cooperativo

### Assets Custodian

Banco Cooperativo Español

### Fund Auditors

Deloitte (ejercicios 2009 a actual)  
Ernst & Young (hasta ejercicio 2008)

### Start-up Loan

## Credit enhancement and financial operations

| Credit enhancement (CE) |        |                  |       |               |                  |  |       |
|-------------------------|--------|------------------|-------|---------------|------------------|--|-------|
| Current                 |        |                  |       | At issue date |                  |  |       |
|                         |        |                  | % CE  |               |                  |  | % CE  |
| Class A                 | 92.18% | 981,980,070.63   | 7.65% | 94.50%        | 1,431,700,000.00 |  | 5.55% |
| Series A1               | 0.00%  | 0.00             |       | 13.20%        | 200,000,000.00   |  |       |
| Series A2               | 72.47% | 771,980,070.63   |       | 67.44%        | 1,021,700,000.00 |  |       |
| Series A3               | 19.71% | 210,000,000.00   |       | 13.86%        | 210,000,000.00   |  |       |
| Series B                | 2.75%  | 29,300,000.00    | 4.86% | 1.93%         | 29,300,000.00    |  | 3.60% |
| Series C                | 2.68%  | 28,500,000.00    | 2.14% | 1.88%         | 28,500,000.00    |  | 1.70% |
| Series D                | 0.99%  | 10,500,000.00    | 1.14% | 0.69%         | 10,500,000.00    |  | 1.00% |
| Series E                | 1.41%  | 15,000,000.00    |       | 0.99%         | 15,000,000.00    |  |       |
| Issue of Bonds          |        | 1,065,280,070.63 |       |               | 1,515,000,000.00 |  |       |
| Reserve Fund            | 1.14%  | 12,022,845.68    |       | 1.00%         | 15,000,000.00    |  |       |

## Collateral: Residential mortgage loans

| General                                     |  |                  |                      |  |
|---------------------------------------------|--|------------------|----------------------|--|
|                                             |  | Current          | At constitution date |  |
| Count                                       |  | 10,391           | 12,768               |  |
| Principal                                   |  |                  |                      |  |
| Principal outstanding                       |  | 1,058,871,403.89 | 1,500,118,980.94     |  |
| Average loan                                |  | 101,902.74       | 117,490.52           |  |
| Minimum                                     |  | 2.10             | 97.12                |  |
| Maximum                                     |  | 484,374.53       | 495,690.90           |  |
| Interest rate                               |  |                  |                      |  |
| Weighted average (wac)                      |  | 2.76%            | 4.38%                |  |
| Minimum                                     |  | 1.38%            | 2.67%                |  |
| Maximum                                     |  | 7.00%            | 7.00%                |  |
| Final maturity                              |  |                  |                      |  |
| Weighted average (WARM) (months)            |  | 263              | 301                  |  |
| Minimum                                     |  | 09/12/2010       | 01/29/2009           |  |
| Maximum                                     |  | 12/10/2047       | 08/16/2046           |  |
| Index (principal outstanding distribution)  |  |                  |                      |  |
| 3-month EURIBOR/MIBOR                       |  | 0.03%            | 0.02%                |  |
| 1-year EURIBOR/MIBOR                        |  | 5.61%            | 5.74%                |  |
| 1-year EURIBOR/MIBOR (Mortgage Market)      |  | 84.89%           | 84.22%               |  |
| Mortgage Market: Savings Banks              |  | 7.52%            | 8.03%                |  |
| Mortgage Market: All Institutions           |  | 1.91%            | 1.97%                |  |
| Savings Banks Lending Rate (CECA Indicator) |  | 0.05%            | 0.00%                |  |

| Prepayments                  |               |               |               |                |            |
|------------------------------|---------------|---------------|---------------|----------------|------------|
|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM)    | 0.26%         | 0.35%         | 0.42%         | 0.43%          | 0.58%      |
| Annual Percentage Rate (CPR) | 3.03%         | 4.15%         | 4.95%         | 5.06%          | 6.73%      |

| Other financial operations (current)   |           |               |          |
|----------------------------------------|-----------|---------------|----------|
| Assets                                 |           | Balance       | Interest |
| Treasury Account                       |           | 16,368,141.63 | 0.838%   |
| Servicer ppai collect not yet credited |           | 359,564.23    |          |
| Servicer ints collect not yet credited |           | 171,929.91    |          |
| Liabilities                            | Available | Balance       | Interest |
| Start-up Loan L/T                      |           | 199,999.64    | 1.891%   |
| Start-up Loan S/T                      |           | 400,000.08    |          |

| LTV Distribution         |         |       |                      |       |
|--------------------------|---------|-------|----------------------|-------|
|                          | Current |       | At constitution date |       |
|                          | % Pool  | % LTV | % Pool               | % LTV |
| 0.01 - 10%               | 0.18    | 7.50  | 0.01                 | 8.27  |
| 10.01 - 20%              | 1.32    | 16.01 | 0.51                 | 16.46 |
| 20.01 - 30%              | 3.28    | 25.49 | 1.82                 | 25.56 |
| 30.01 - 40%              | 7.00    | 35.34 | 4.48                 | 35.73 |
| 40.01 - 50%              | 11.50   | 45.34 | 7.76                 | 45.47 |
| 50.01 - 60%              | 17.38   | 55.45 | 13.19                | 55.31 |
| 60.01 - 70%              | 25.15   | 65.21 | 20.67                | 65.31 |
| 70.01 - 80%              | 23.99   | 73.41 | 37.09                | 75.82 |
| 80.01 - 90%              | 7.43    | 84.90 | 7.60                 | 84.93 |
| 90.01 - 100%             | 2.77    | 92.06 | 6.86                 | 94.86 |
| Weighted average (WALTV) |         | 61.26 |                      | 67.58 |
| Minimum                  |         | 0.00  |                      | 0.11  |
| Maximum                  |         | 96.42 |                      | 99.64 |

| Geographic distribution |         |                      |
|-------------------------|---------|----------------------|
|                         | Current | At constitution date |
| Andalucia               | 19.35%  | 19.61%               |
| Aragon                  | 9.72%   | 9.54%                |
| Asturias                | 3.32%   | 3.40%                |
| Balearic Islands        | 4.23%   | 3.56%                |
| Basque Country          | 1.23%   | 1.31%                |
| Canary Islands          | 7.67%   | 7.22%                |
| Cantabria               | 0.63%   | 0.68%                |
| Castilla-La Mancha      | 2.17%   | 1.94%                |
| Castilla-Leon           | 4.45%   | 4.94%                |
| Catalonia               | 3.42%   | 3.71%                |
| Extremadura             | 2.33%   | 2.32%                |
| Galicia                 | 0.72%   | 0.68%                |
| La Rioja                | 2.08%   | 1.95%                |
| Madrid                  | 0.77%   | 0.84%                |
| Murcia                  | 1.56%   | 1.41%                |
| Navarra                 | 4.26%   | 4.41%                |
| Valencia                | 32.03%  | 32.45%               |

| 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                    | 639    | 187,774.41   | 103,656.10   | 0.00  | 291,430.51   | 7.36   | 72,884,072.44    | 73,175,502.95  | 45.01  | 59.75                          |
| from > 1 to ≤ 2 months           | 220    | 146,512.20   | 105,756.85   | 0.00  | 252,269.05   | 6.37   | 27,840,132.66    | 28,092,401.71  | 17.28  | 61.78                          |
| from > 2 to ≤ 3 months           | 105    | 110,023.71   | 96,505.84    | 0.00  | 206,529.55   | 5.21   | 13,772,550.94    | 13,979,080.49  | 8.60   | 65.49                          |
| from > 3 to ≤ 6 months           | 111    | 149,628.93   | 134,067.27   | 0.00  | 283,696.20   | 7.16   | 12,888,894.21    | 13,172,590.41  | 8.10   | 66.14                          |
| from > 6 to < 12 months          | 93     | 163,436.71   | 191,508.90   | 0.00  | 354,945.61   | 8.96   | 10,876,077.35    | 11,231,022.96  | 6.91   | 67.02                          |
| from ≥ 12 to < 24 months         | 56     | 231,340.72   | 286,710.97   | 0.00  | 518,051.69   | 13.08  | 6,641,617.44     | 7,159,669.13   | 4.40   | 70.28                          |
| from ≥ 24 to < 36 months         | 56     | 334,744.45   | 558,251.70   | 0.00  | 892,996.15   | 22.55  | 7,188,769.70     | 8,081,765.85   | 4.97   | 72.19                          |
| from ≥ 36 months                 | 50     | 397,186.07   | 763,238.08   | 0.00  | 1,160,424.15 | 29.30  | 6,528,761.19     | 7,689,185.34   | 4.73   | 76.03                          |
| Subtotal                         | 1,330  | 1,720,647.20 | 2,239,695.71 | 0.00  | 3,960,342.91 | 100.00 | 158,620,875.93   | 162,581,218.84 | 100.00 | 63.15                          |
| <i>Doubt debts (subjectives)</i> |        |              |              |       |              |        |                  |                |        |                                |
|                                  | 0      | 0.00         | 0.00         | 0.00  | 0.00         | 0.00   | 0.00             | 0.00           | 0.00   |                                |
| Subtotal                         | 0      | 0.00         | 0.00         | 0.00  | 0.00         | 0.00   | 0.00             | 0.00           | 0.00   | 0.00                           |
| Total                            | 1,330  | 1,720,647.20 | 2,239,695.71 | 0.00  | 3,960,342.91 |        | 158,620,875.93   | 162,581,218.84 |        | 63.15                          |

### Additional information

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