RURAL HIPOTECARIO IX Fondo de Titulización de Activos

Brief report

Date: 11/30/2022
Currency: EUR

Constitution date
03/28/2007

VAT Reg. no.
V85049039

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

Originator
Caixa Popular-Caixa Rural
Caixa Rural de Balears
Caixa Rural de Callosa d'En Sarriá
Caixa Rural Galega
Caja Campo, Caja Rural
Caja Rural Aragonesa y de los Pirineos
Caja Rural Central
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Caja Rural de Asturias
Caja Rural de Burgos
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Caja Rural de Tenerife
Caja Rural de Teruel
Caja Rural de Zamora
Caja Rural del Mediterráneo, Ruralcaja
Caja Rural del Sur
Caja Rural R. San Agustín de Fuente Álamo
Credit Valencia

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Lead Managers
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Calyon
Deutsche Bank
DZ Bank

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

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

Assets Custodian
Banco Cooperativo Español

Fund Auditor
KPMG Auditores

Start-up Loan

Issued securities: Asset-Backed Bonds

Bonds issue

Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current	 Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	 Next	Rating Fitch / Moody's Current	 Original
Series A1 ES0374274001	04/03/2007 2,000		100,000.00 200,000,000.00	Floating 3-M Euribor+0.050% 17.Feb/May/Aug/Nov	02/17/2023	02/17/2050 Quarterly 17.Feb/May/Aug/Nov	"Pass-Through"	AAAsf Aaa (sf)	AAA Aaa
Series A2 ES0374274019	04/03/2007 10,217	1,667.54 17,037,256.18 1.67%	100,000.00 1,021,700,000.00	Floating 3-M Euribor+0.140% 17.Feb/May/Aug/Nov	1.9350% 02/17/2023 8.245985 Gross 6.679248 Net	02/17/2050 Quarterly 17.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	AAAsf Aa2 (sf)	AAA Aaa
Series A3 ES0374274027	04/03/2007 2,100	100,000.00 210,000,000.00 100.00%	100,000.00 210,000,000.00	Floating 3-M Euribor+0.190% 17.Feb/May/Aug/Nov	1.9850% 02/17/2023 507.277778 Gross 410.895000 Net	02/17/2050 Quarterly 17.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	AAAsf A1 (sf)	AAA Aaa
Series B ES0374274035	04/03/2007 293	33,307.54 9,759,109.22 33.31%	100,000.00 29,300,000.00	Floating 3-M Euribor+0.320% 17.Feb/May/Aug/Nov	2.1150% 02/17/2023 180.027254 Gross 145.822076 Net	02/17/2050 Quarterly 17.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A+sf Ba1 (sf)	A+ Aa3
Series C ES0374274043	04/03/2007 285	33,304.70 9,491,839.50 33.30%	100,000.00 28,500,000.00	Floating 3-M Euribor+0.520% 17.Feb/May/Aug/Nov	2.3150% 02/17/2023 197.034306 Gross 159.597788 Net	02/17/2050 Quarterly 17.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Asf B3 (sf)	BBB+ Baa2
Series D ES0374274050	04/03/2007 105	33,304.70 3,496,993.50 33.30%	100,000.00 10,500,000.00	Floating 3-M Euribor+2.000% 17.Feb/May/Aug/Nov	3.7950% 02/17/2023 323.000082 Gross 261.630066 Net	02/17/2050 Quarterly 17.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	BBBsf Ca (sf)	BB+ Ba3
Series E ES0374274068	04/03/2007 300	25,000.00 7,500,000.00 50.00%	50,000.00 15,000,000.00	Floating 3-M Euribor+4.000% 17.Feb/May/Aug/Nov	5.7950% 02/17/2023 370.236111 Gross 299.891250 Net	02/17/2050 Quarterly 17.Feb/May/Aug/Nov	To Be Determined Due to Cash Reserve reduction	CCsf C (sf)	CCC Ca
Total		257,285,198.40	1.515.000.000,00						

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 A2	With optional redemption *	Average life	Years	0.44	0.42	0.39	0.37	0.36	0.35	0.34	0.33
			Date	04/27/2023	04/18/2023	04/08/2023	03/30/2023	03/27/2023	03/23/2023	03/20/2023	03/17/2023
		Final Maturity	Years	0.75	0.75	0.75	0.50	0.50	0.50	0.50	0.50
			Date	08/17/2023	08/17/2023	08/17/2023	05/17/2023	05/17/2023	05/17/2023	05/17/2023	05/17/2023
	Without optional redemption *	Average life	Years	0.44	0.42	0.39	0.37	0.36	0.35	0.34	0.33
			Date	04/27/2023	04/18/2023	04/08/2023	03/30/2023	03/27/2023	03/23/2023	03/20/2023	03/17/2023
		Final Maturity	Years	0.75	0.75	0.75	0.50	0.50	0.50	0.50	0.50
			Date	08/17/2023	08/17/2023	08/17/2023	05/17/2023	05/17/2023	05/17/2023	05/17/2023	05/17/2023
Series A3	With optional redemption *	Average life	Years	3.39	3.18	2.97	2.92	2.73	2.53	2.50	2.31
			Date	04/07/2026	01/19/2026	11/03/2025	10/18/2025	08/08/2025	05/29/2025	05/17/2025	03/09/2025
		Final Maturity	Years	4.00	3.75	3.50	3.50	3.25	3.00	3.00	2.75
			Date	11/17/2026	08/17/2026	05/17/2026	05/17/2026	02/17/2026	11/17/2025	11/17/2025	08/17/2025
	Without optional redemption *	Average life	Years	6.22	5.96	5.71	5.47	5.25	5.05	4.85	4.67
			Date	02/03/2029	10/29/2028	07/31/2028	05/07/2028	02/16/2028	12/02/2027	09/22/2027	07/17/2027
		Final Maturity	Years	24.27	24.27	24.27	24.27	24.27	24.27	24.27	24.27
			Date	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047
Series B	With optional redemption *	Average life	Years	3.17	2.97	2.77	2.73	2.55	2.37	2.34	2.16
			Date	01/17/2026	11/04/2025	08/25/2025	08/09/2025	06/04/2025	03/30/2025	03/18/2025	01/14/2025
		Final Maturity	Years	4.00	3.75	3.50	3.50	3.25	3.00	3.00	2.75
			Date	11/17/2026	08/17/2026	05/17/2026	05/17/2026	02/17/2026	11/17/2025	11/17/2025	08/17/2025
	Without optional redemption *	Average life	Years	5.79	5.54	5.31	5.09	4.89	4.69	4.51	4.34
			Date	08/29/2028	05/31/2028	03/07/2028	12/19/2027	10/05/2027	07/27/2027	05/21/2027	03/20/2027
		Final Maturity	Years	24.27	24.27	24.27	24.27	24.27	24.27	24.27	24.27
			Date	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047
Series C	With optional redemption *	Average life	Years	3.17	2.97	2.77	2.73	2.55	2.37	2.34	2.16
			Date	01/17/2026	11/04/2025	08/25/2025	08/09/2025	06/04/2025	03/30/2025	03/18/2025	01/14/2025
		Final Maturity	Years	4.00	3.75	3.50	3.50	3.25	3.00	3.00	2.75
			Date	11/17/2026	08/17/2026	05/17/2026	05/17/2026	02/17/2026	11/17/2025	11/17/2025	08/17/2025
	Without optional redemption *	Average life	Years	5.79	5.54	5.31	5.09	4.89	4.69	4.51	4.34
			Date	08/29/2028	05/31/2028	03/07/2028	12/19/2027	10/05/2027	07/27/2027	05/21/2027	03/20/2027
		Final Maturity	Years	24.27	24.27	24.27	24.27	24.27	24.27	24.27	24.27
			Date	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047
Series D	With optional redemption *	Average life	Years	3.17	2.97	2.77	2.73	2.55	2.37	2.34	2.16
			Date	01/17/2026	11/04/2025	08/25/2025	08/09/2025	06/04/2025	03/30/2025	03/18/2025	01/14/2025
		Final Maturity	Years	4.00	3.75	3.50	3.50	3.25	3.00	3.00	2.75
			Date	11/17/2026	08/17/2026	05/17/2026	05/17/2026	02/17/2026	11/17/2025	11/17/2025	08/17/2025
	Without optional redemption *	Average life	Years	5.79	5.54	5.31	5.09	4.89	4.69	4.51	4.34
			Date	08/29/2028	05/31/2028	03/07/2028	12/19/2027	10/05/2027	07/27/2027	05/21/2027	03/20/2027
		Final Maturity	Years	24.27	24.27	24.27	24.27	24.27	24.27	24.27	24.27
			Date	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047
Series E	With optional redemption *	Average life	Years	4.00	3.75	3.50	3.50	3.25	3.00	3.00	2.75
			Date	11/17/2026	08/17/2026	05/17/2026	05/17/2026	02/17/2026	11/17/2025	11/17/2025	08/17/2025
		Final Maturity	Years	4.00	3.75	3.50	3.50	3.25	3.00	3.00	2.75
			Date	11/17/2026	08/17/2026	05/17/2026	05/17/2026	02/17/2026	11/17/2025	11/17/2025	08/17/2025
	Without optional redemption *	Average life	Years	24.27	24.27	24.27	24.27	24.27	24.27	24.27	24.27
			Date	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047
		Final Maturity	Years	24.27	24.27	24.27	24.27	24.27	24.27	24.27	24.27
			Date	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047	02/17/2047

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
Europea de Titulización: C/Jorge Juan 68 - 28009 Madrid 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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Start-up Loan

Credit enhancement and financial operations

Credit enhancement (CE)

	Current		% CE	At issue date		% CE
Class A	88.24%	227,037,256.18	12.11%	94.50%	1,431,700,000.00	5.55%
Series A1	0.00%	0.00		13.20%	200,000,000.00	
Series A2	6.62%	17,037,256.18		67.44%	1,021,700,000.00	
Series A3	81.62%	210,000,000.00		13.86%	210,000,000.00	
Series B	3.79%	9,759,109.22	8.20%	1.93%	29,300,000.00	3.60%
Series C	3.69%	9,491,839.50	4.40%	1.88%	28,500,000.00	1.70%
Series D	1.36%	3,496,993.50	3.00%	0.69%	10,500,000.00	1.00%
Series E	2.92%	7,500,000.00		0.99%	15,000,000.00	
Issue of Bonds		257,285,198.40			1,515,000,000.00	
Reserve Fund	3.00%	7,500,000.00		1.00%	15,000,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		9,515,149.17	1.500%
Swap Deposit Account		9,890,000.00	1.158%
Servicer ppal collect not yet credited		209,669.15	
Servicer ints collect not yet credited		24,127.79	
Liabilities	**Available**	**Balance**	**Interest**
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans (PTCs)

General

	Current	At constitution date
Count	5,111	12,768
Principal		
Principal outstanding	250,194,646.51	1,500,118,980.94
Average loan	48,952.19	117,490.52
Minimum	65.65	97.12
Maximum	297,955.75	495,690.90
Interest rate		
Weighted average (wac)	1.42%	4.38%
Minimum	0.00%	2.67%
Maximum	5.90%	7.00%
Final maturity		
Weighted average (WARM) (months)	144	301
Minimum	12/01/2022	01/29/2009
Maximum	04/05/2047	08/16/2046
Index (principal outstanding distribution)		
3-month EURIBOR/MIBOR	0.03%	0.02%
1-year EURIBOR/MIBOR	1.96%	5.74%
1-year EURIBOR/MIBOR (Mortgage Market)	89.92%	84.22%
Mortgage Market: Savings Banks	0.01%	8.03%
Mortgage Market: All Institutions	3.56%	1.97%
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.00%
Secondary Market Public Debt 2-6 years	4.53%	0.00%

LTV Distribution

	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	2.97	6.82	0.01	8.27
10.01 - 20%	11.28	15.58	0.51	16.46
20.01 - 30%	21.68	25.46	1.82	25.56
30.01 - 40%	29.90	35.20	4.48	35.73
40.01 - 50%	24.50	43.84	7.76	45.47
50.01 - 60%	8.30	53.64	13.20	55.31
60.01 - 70%	1.37	62.05	20.67	65.31
70.01 - 80%			37.09	75.82
80.01 - 90%			7.60	84.93
90.01 - 100%			6.86	94.86
Weighted average (WALTV)		34.05		67.58
Minimum		0.03		0.11
Maximum		66.34		99.64

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.45%	0.46%	0.42%	0.42%	0.43%
Annual Percentage Rate (CPR)	5.23%	5.34%	4.96%	4.93%	5.03%

Geographic distribution

	Current	At constitution date
Andalucia	19.16%	19.61%
Aragon	8.97%	9.54%
Asturias	4.01%	3.40%
Balearic Islands	5.16%	3.56%
Basque Country	0.22%	1.31%
Canary Islands	9.19%	7.22%
Cantabria	0.59%	0.68%
Castilla-La Mancha	2.21%	1.95%
Castilla-Leon	3.05%	4.94%
Catalonia	3.14%	3.71%
Extremadura	2.32%	2.32%
Galicia	0.52%	0.68%
La Rioja	1.74%	1.95%
Madrid	0.77%	0.84%
Murcia	1.02%	1.42%
Navarra	1.28%	4.41%
Valencia	36.64%	32.45%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	201	62,222.16	7,738.55	0.00	69,960.71	1.18	11,209,930.97	11,279,891.68	45.08	31.44
from > 1 to = 2 months	49	44,947.26	4,950.87	0.00	49,898.13	0.84	3,444,979.97	3,494,878.10	13.97	31.68
from > 2 to = 3 months	17	22,098.15	2,550.80	0.00	24,648.95	0.42	963,509.11	988,158.06	3.95	30.02
from > 3 to = 6 months	7	14,019.43	1,336.95	0.00	15,356.38	0.26	350,015.07	365,371.45	1.46	30.65
from > 6 to < 12 months	7	18,101.03	2,344.68	0.00	20,445.71	0.35	285,838.23	306,283.94	1.22	36.32
from = 12 to < 18 months	7	41,226.03	3,712.46	0.00	44,938.49	0.76	223,878.40	268,816.89	1.07	23.95
from = 18 to < 24 months	8	176,690.85	8,391.95	0.00	185,082.80	3.13	369,177.93	554,260.73	2.21	38.20
from ≥ 2 years	91	4,816,890.81	684,106.76	0.00	5,500,997.57	93.06	2,265,448.99	7,766,446.56	31.04	46.98
Subtotal	387	5,196,195.72	715,133.02	0.00	5,911,328.74	100.00	19,112,778.67	25,024,107.41	100.00	35.08
Total	387	5,196,195.72	715,133.02	0.00	5,911,328.74		19,112,778.67	25,024,107.41		

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