

RURAL HIPOTECARIO XI Fondo de Titulización de Activos

Brief report

Date: 12/31/2011
Currency: EUR

Date of constitution
02/25/2009

VAT Reg. no.
V85643575

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

Originator
Cajas Rurales: Popular, Albalat dels Sorells, Balaers, Galega, La Vall 'San Isidro', Torrent, Caja Campo, Aragonesa y de los Pirineos, Central, Albacete, Aragón, Asturias, Casinos, Extremadura, Gijón, Granada, Navarra, Soria, Cajasiete, Teruel, Toledo, Zamora, Ruralcaja, Sur, Ntra Sra de la Esperanza de Onda, San Jaime de Alquerías Niño Perdido, San José de Burriana, San José de Nules, San Roque de Almenara, Credit Valencia

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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 Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0323975005	02/27/2009 21,131	78,706.32 1,663,143,247.92 78.71%	100,000.00 2,113,100,000.00	Floating 3M Euribor+0.300% 25.Mar/Jun/Sep/Dec	1.7100% 03/26/2012 336.469518 Gross 272.540310 Net	03/25/2053 Quarterly 25.Mar/Jun/Sep/Dec	03/26/2012 "Pass-Through"	Aaasf A+sf	Aaa
Series B ES0323975013	02/27/2009 253	100,000.00 25,300,000.00 100.00%	100,000.00 25,300,000.00	Floating 3M Euribor+0.500% 25.Mar/Jun/Sep/Dec	1.9100% 03/26/2012 477.500000 Gross 386.775000 Net	03/25/2053 Quarterly 25.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Aa3sf A-sf	Aa3
Series C ES0323975021	02/27/2009 616	100,000.00 61,600,000.00 100.00%	100,000.00 61,600,000.00	Floating 3M Euribor+0.700% 25.Mar/Jun/Sep/Dec	2.1100% 03/26/2012 527.500000 Gross 427.275000 Net	03/25/2053 Quarterly 25.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Baa3sf BB-sf	Baa3
Total		1,750,043,247.92	2,200,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
		% Monthly CPR (SMM)		0,17	0,34	0,51	0,69	0,87	1,06	1,25
		% Annual equivalent CPR		2,00	4,00	6,00	8,00	10,00	12,00	14,00
Series A	With optional redemption *	Average life	Years	9.93	8.35	7.13	6.17	5.39	4.77	4.26
		Final Maturity	Years	11/27/2021	04/29/2020	02/07/2019	02/23/2018	05/13/2017	10/02/2016	03/29/2016
				20.51	18.26	16.26	14.51	12.76	11.50	10.25
	Without optional redemption *	Average life	Years	10.09	8.52	7.29	6.32	5.55	4.92	4.40
		Final Maturity	Years	01/26/2022	07/01/2020	04/10/2019	07/12/2017	11/24/2016	05/20/2016	12/15/2015
				24.77	23.01	21.01	19.01	17.26	15.76	14.25
Series B	With optional redemption *	Average life	Years	20.51	18.26	16.26	14.51	12.76	11.50	10.25
		Final Maturity	Years	06/25/2032	03/25/2030	03/25/2028	06/25/2026	09/25/2024	06/25/2023	03/25/2022
				20.51	18.26	16.26	14.51	12.76	11.50	10.25
	Without optional redemption *	Average life	Years	25.30	23.53	21.63	19.76	17.99	16.37	14.92
		Final Maturity	Years	04/09/2037	07/01/2035	08/06/2033	09/22/2031	12/18/2029	05/03/2028	11/23/2026
				26.02	24.26	22.26	20.51	18.76	17.01	15.76
Series C	With optional redemption *	Average life	Years	20.51	18.26	16.26	14.51	12.76	11.50	10.25
		Final Maturity	Years	06/25/2032	03/25/2030	03/25/2028	06/25/2026	09/25/2024	06/25/2023	03/25/2022
				20.51	18.26	16.26	14.51	12.76	11.50	10.25
	Without optional redemption *	Average life	Years	29.21	27.36	25.61	23.88	22.19	20.57	19.04
		Final Maturity	Years	03/05/2041	04/29/2039	07/29/2037	11/05/2035	02/27/2034	07/16/2032	01/06/2031
				38.27	38.27	38.27	38.27	38.27	38.27	38.27

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	
Series A	95.03%	1,663,143,247.92	9.06%	96.05%	2,113,100,000.00	7.20%
Series B	1.45%	25,300,000.00	7.61%	1.15%	25,300,000.00	6.05%
Series C	3.52%	61,600,000.00	4.09%	2.80%	61,600,000.00	3.25%
Issue of Bonds		1,750,043,247.92			2,200,000,000.00	
Reserve Fund	4.09%	71,500,000.00	3.25%		71,500,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	78,511,530.84	1.357%	
Servicer ppal collect not yet credited	1,615,638.54		
Servicer ints collect not yet credited	672,541.44		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		71,500,000.00	2.410%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		1,345,299.49	2.410%
Start-up Loan S/T		1,076,239.92	

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		17,451	19,341
Principal			
Principal outstanding		1,743,605,460.13	2,200,118,800.81
Average loan		99,914.36	113,754.14
Minimum		1.04	12,535.52
Maximum		469,418.98	495,172.15
Interest rate			
Weighted average (wac)		3.10%	5.54%
Minimum		1.78%	2.93%
Maximum		6.90%	8.51%
Final maturity			
Weighted average (WARM) (months)		274	305
Minimum		01/02/1900	12/31/2011
Maximum		05/05/2050	07/24/2049
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		0.94%	0.19%
1-year EURIBOR/MIBOR (Mortgage Market)		93.43%	94.09%
Mortgage Market: Savings Banks		3.08%	3.02%
Mortgage Market: All Institutions		2.55%	2.69%

LTV Distribution			
		Current	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		0.27	8.04
10.01 - 20%		1.94	16.85
20.01 - 30%		5.40	25.87
30.01 - 40%		9.11	35.48
40.01 - 50%		14.16	45.36
50.01 - 60%		18.67	55.29
60.01 - 70%		23.66	65.23
70.01 - 80%		21.03	73.55
80.01 - 90%		4.14	84.84
90.01 - 100%		1.72	91.92
Weighted average (WALTV)		57.60	62.78
Minimum		0.00	4.01
Maximum		96.85	99.89

Additional information

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.48%	0.34%	0.33%	0.30%	0.41%
Annual Percentage Rate (CPR)	5.57%	3.96%	3.85%	3.53%	4.83%

Geographic distribution		
	Current	At constitution date
Andalucia	20.44%	20.40%
Aragon	11.35%	11.40%
Asturias	4.84%	4.94%
Balearic Islands	1.77%	1.67%
Basque Country	3.56%	3.83%
Canary Islands	0.60%	0.56%
Cantabria	0.05%	0.09%
Castilla-La Mancha	6.16%	6.00%
Castilla-Leon	2.56%	2.90%
Catalonia	2.47%	2.33%
Extremadura	0.67%	0.67%
Galicia	0.45%	0.48%
La Rioja	1.94%	2.08%
Madrid	2.62%	2.70%
Murcia	0.95%	0.89%
Navarra	9.21%	10.14%
Valencia	30.45%	28.91%

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	1,178	295,345.52	217,633.62	0.00	512,979.14	17.87	127,710,816.88	128,223,796.02	54.03	56.31
from > 1 to ≤ 2 months	404	228,935.41	210,050.02	0.00	438,985.43	15.29	45,481,537.96	45,920,523.39	19.35	57.44
from > 2 to ≤ 3 months	206	192,594.79	202,056.60	0.00	394,651.39	13.75	26,831,657.33	27,226,308.72	11.47	59.59
from > 3 to ≤ 6 months	127	179,202.32	190,947.82	0.00	370,150.14	12.90	16,173,708.84	16,543,858.98	6.97	62.58
from > 6 to < 12 months	94	215,108.16	238,611.46	0.00	453,719.62	15.81	11,096,448.78	11,550,168.40	4.87	66.16
from ≥ 12 to < 18 months	45	198,973.92	175,947.07	0.00	374,920.99	13.06	4,852,885.64	5,227,806.63	2.20	62.10
from ≥ 18 to < 24 months	17	66,615.99	62,342.35	0.00	128,958.34	4.49	1,031,032.56	1,159,990.90	0.49	36.48
from ≥ 2 years	12	85,051.15	110,707.72	0.00	195,758.87	6.82	1,272,512.89	1,468,271.76	0.62	78.46
Subtotal	2,083	1,461,827.26	1,408,296.66	0.00	2,870,123.92	100.00	234,450,600.88	237,320,724.80	100.00	57.78
<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	2,083	1,461,827.26	1,408,296.66	0.00	2,870,123.92		234,450,600.88	237,320,724.80		57.78