

Hecho Relevante de RURAL HIPOTECARIO VII FONDO DE TITULIZACION DE ACTIVOS

En virtud de lo establecido en el Folleto Informativo de **RURAL HIPOTECARIO VII FONDO DE TITULIZACION DE ACTIVOS** (el “Fondo”) se comunica a la COMISIÓN NACIONAL DEL MERCADO DE VALORES el presente hecho relevante:

- La Agencia de Calificación **Fitch Ratings** (“Fitch”), con fecha 19 de agosto de 2013, comunica que ha confirmado las calificaciones asignadas a las Series de Bonos emitidos por el Fondo:
 - **Serie A1:** **AA-sf**, perspectiva negativa
 - **Serie A2:** **AA-sf**, perspectiva negativa
 - **Serie B:** **AA-sf**, perspectiva negativa
 - **Serie C:** **BBB-sf**, perspectiva negativa

Se adjunta la comunicación emitida por Fitch.

Madrid, 20 de agosto de 2013.

Enrique Pescador Abad
Director de Organización y Control

FITCH AFFIRMS RURAL HIPOTECARIO SERIES

Link to Fitch Ratings' Report: Fitch Affirms Rural Hipotecario Series
http://www.fitchratings.com/creditdesk/reports/report_frame.cfm?rpt_id=716816

Fitch Ratings-London/Madrid-19 August 2013: Fitch Ratings has affirmed 32 tranches of the Rural Hipotecario (Rural Global and VI-XII), a series of Spanish RMBS. A full list of rating actions is available at www.fitchratings.com or by clicking on the link above.

KEY RATING DRIVERS

Performance Within Expectation

The affirmations of all the tranches reflect the solid asset performance and the credit enhancement levels which are deemed sufficient to withstand Fitch's rating stresses. Loans in arrears by more than three months ranged between 1.3% (Rural Hipotecario VI) to 3.2% (Rural Hipotecario IX) of the current pool balance, while cumulative gross defaults ranged between 0.5% and 3% of initial pool balance. In recent periods, more loans rolled into default for all transactions, resulting in reserve fund draws across all transactions except for Rural VII.

Exposure to Payment Interruption

For Rural Global, Rural VI-VIII and X-XII, the current reserve fund levels including Fitch's expected loss are sufficient to cover six months' worth of class A interest, senior expenses and net swap payments in the event of default of any one of the servicers.

Meanwhile, Rural IX's reserve fund continues to be drawn due to provisioning for defaulted loans and presently stands at 44% of its target amount. However, the transaction documents suggest that the swap counterparty can only terminate the swap if non-payment occurs on two consecutive payment dates, which in Fitch's view, is enough time for funds to have begun to flow again following a payment interruption. For this reason the agency considers a detrimental swap termination event could be avoided should any of the servicers jump to default. As payment disruption is only expected to result in a limited deferral of senior note interest and no other detrimental events, Fitch considers the highest rating of 'A-sf' to be commensurate with this risk.

RATING SENSITIVITIES

The Negative Outlooks on 28 tranches reflect the uncertainty associated with changes to the mortgage enforcement framework. The eventual effects of framework changes on borrower payment behaviour, recovery timing and amounts are currently unclear and will be factored into Fitch's analysis as they emerge.

Contact:

Lead Surveillance Analyst

Jiixin Huang

Analyst

+44 20 3530 1572

Fitch Ratings Limited

30 North Colonnade

London E14 5GN

Secondary Analyst

Sanja Paic

Director

+44 20 3530 1282

Committee Chairperson

Andrew Currie
Managing Director
+44 20 3530 1447

Media Relations: Sandro Scenga, New York, Tel: +1 212-908-0278, Email: sandro.scenga@fitchratings.com.

Additional information is available on www.fitchratings.com.

In addition to those mentioned in the applicable criteria, the sources of information used to assess these ratings were investor reports and pool tapes.

Applicable criteria: 'Global Structured Finance Rating Criteria', dated 24 May 2013, 'EMEA RMBS Residential Mortgage Loss Criteria', dated 6 June 2013, and 'EMEA Criteria Addendum - Spain - Mortgage and Cashflow Assumptions', dated 20 March 2013, are available at www.fitchratings.com.

Applicable Criteria and Related Research:

Global Structured Finance Rating Criteria

http://www.fitchratings.com/creditdesk/reports/report_frame.cfm?rpt_id=708661

EMEA Residential Mortgage Loss Criteria

http://www.fitchratings.com/creditdesk/reports/report_frame.cfm?rpt_id=709915

EMEA Criteria Addendum - Spain - Amended

http://www.fitchratings.com/creditdesk/reports/report_frame.cfm?rpt_id=701809

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