

Caja Rural de Castilla-La Mancha Mortgage Covered Bonds Programme

Covered Bonds / Spain

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Click on the icon to download data into Excel & to see Glossary of terms used
Click [here](#) to access the covered bond programme webpage on moodys.com

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Reporting as of:

30/09/2016

All amounts in EUR (unless otherwise specified)

For information on how to read this report, see the latest
Moody's Global Covered Bond Monitoring Overview

Data as provided to Moody's Investors Service (note 1)

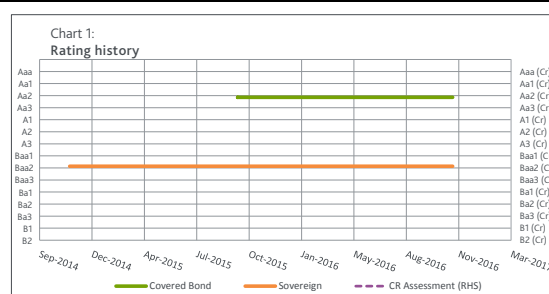
I. Programme Overview

Overview

Year of initial rating assignment:	2015
Total outstanding liabilities:	EUR 1,000,000,000
Total assets in the Cover Pool:	EUR 2,077,276,948
Issuer name / CR Assessment:	Caja Rural Castilla-La Mancha / Unpublished
Group or parent name / CR Assessment:	n/a
Main collateral type:	Residential

Ratings

Covered bonds rating:	Aa2
Entity used in Moody's EL & TPI analysis:	Caja Rural Castilla-La Mancha
CB anchor:	CR Assessment + 1 notch
CR Assessment:	Unpublished
SUR:	Unpublished
Unsecured claim used for Moody's EL analysis:	Yes



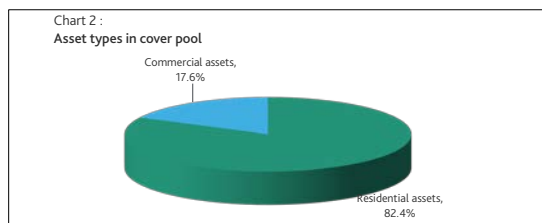
II. Value of the Cover Pool

Collateral quality

Collateral Score:	13.7%
Collateral Score excl. systemic risk:	n/a

Cover Pool losses

Collateral Risk (Collateral Score post-haircut):	9.2%	30%
Market Risk:	21.5%	70%
	30.7%	(100%)



III. Over-Collateralisation Levels

(notes 2 & 3)

Over-collateralisation levels are provided on nominal basis.

NPV stress test where stressed: n/a

Current situation

Committed OC (Cartera Elegible):	25.0%
Current OC:	107.7%
OC consistent with current rating (note 4):	25.5%

Current OC based on "Cartera Elegible" collateral: 64%

Sensitivity scenario CB anchor

	OC consistent with current rating	
Scenario 1: CB anchor is lowered by	1 notch	n/a

IV. Timely Payment Indicator & TPI Leeway

Timely Payment Indicator (TPI):	Probable
TPI Leeway:	Unpublished

Legal framework

Does a specific covered bond law apply for this programme:	Yes
Main country in which collateral is based:	Spain
Country in which issuer is based:	Spain

Timely payment

Refinancing period for principal payments of 6 months or greater:	No
Liquidity reserve to support timely payments on all issuances:	No

(*) Covered bond rating capped by Spanish country ceiling of Aa2

(note 1) The data reported in this PO is based on information provided by the issuer and may include certain assumptions made by Moody's. Moody's accepts no responsibility for the information provided to it and, whilst it believes the assumptions it has made are reasonable, cannot guarantee that they (note 2) This assumes the Covered Bonds rating is not constrained by the TPI. Also to the extent rating assumptions change following a downgrade or an upgrade of the Issuer, the necessary OC stated here may also change. This is especially significant in the case of Issuers currently rated A2 or A3, as the necessary OC following a 1 notch downgrade may then be substantially higher than the amount suggested here as market risks are considered more critically by Moody's at this time. In any event, the necessary OC amounts stated here are subject to change at anytime at Moody's discretion. (note 3) This is the minimum OC calculated to be consistent with the current rating under Moody's expected loss model. However, the level of OC consistent with a given rating level may differ from this amount where ratings are capped under the TPI framework and, for example, where committee discretion is applied.

(note 4) The OC consistent with the current rating is the minimum level of over-collateralisation which is necessary to support the covered bond rating at its current level on the basis of the pool as per the cut-off date. The sensitivity run is based on certain assumptions, including that the Covered Bonds rating is not constrained by the TPI. Further, this sensitivity run is a model output only and therefore a simplification as it does not take into account certain assumptions that may change as an issuer is downgraded, and as a result the actual OC number consistent with the current rating may be higher than

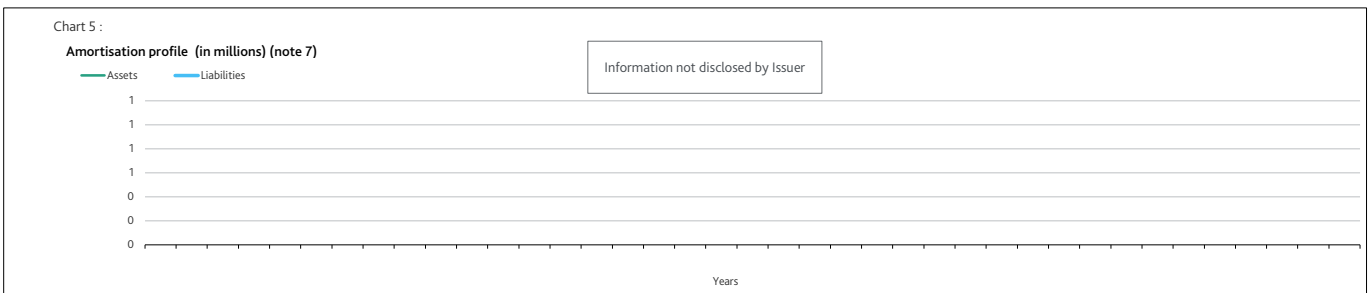
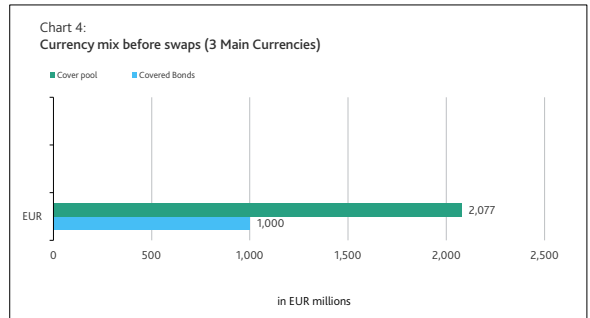
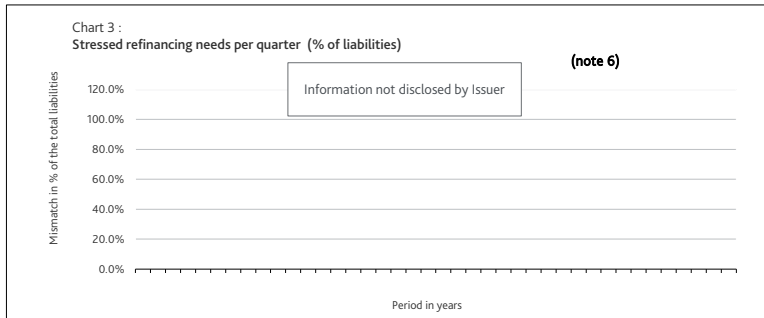
V. Asset Liability Profile

Interest Rate & Duration Mismatch (note 5)

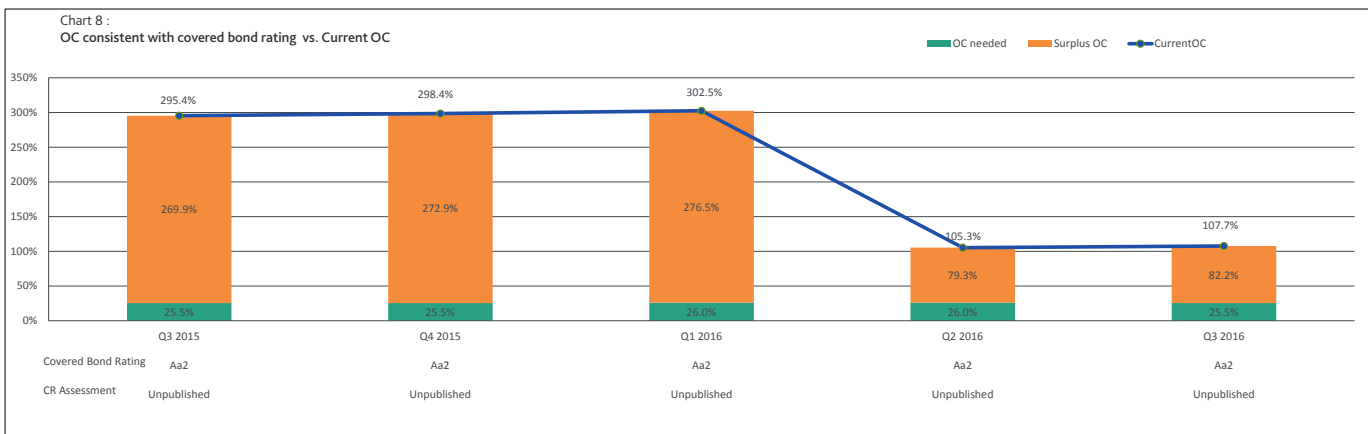
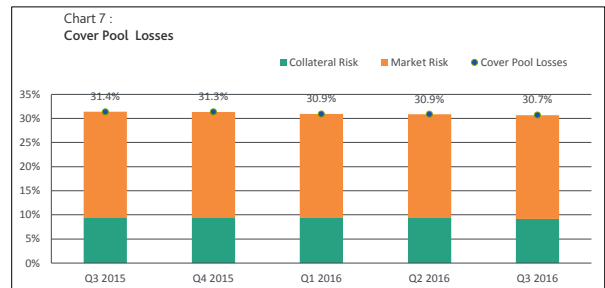
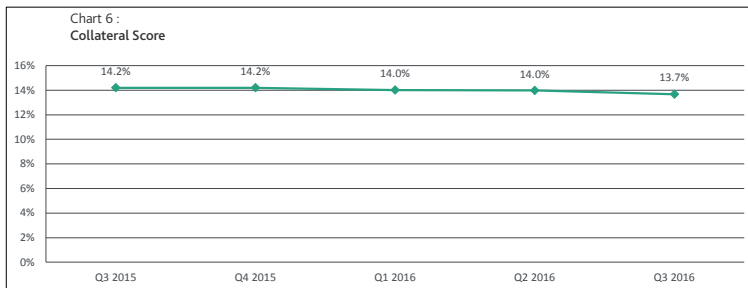
Fixed rate assets in the cover pool:	1.3%
Fixed rate covered bonds outstanding:	100.0%
WAL of outstanding covered bonds:	6.0 years
WAL of the cover pool:	n/d

Swap Arrangements

Interest rate swap(s) in the Cover Pool:	No
Intra-group interest rate swap(s) provider(s):	No
Currency swap(s) in the Cover Pool:	No
Intra-group currency swap(s) provider(s):	No



VI. Performance Evolution



This publication does not announce a credit rating action. For any credit ratings referenced in this publication, please see the ratings tab on the issuer/entity page on www.moody's.com for the most updated credit rating action information and rating history.

(note 5) This assumes no prepayment.

(note 6) Based on principal flows only. Assumptions include no prepayments, principal collections limited to the portion of assets that make up the amount of the liabilities plus committed OC, no further CB issuance and no further assets added to the cover pool.

(note 7) Assumptions include no prepayment, no swap in place in Cover Pool and no further CB issuance.

VII. Cover Pool Information - Residential Assets

Overview

Asset type:	Residential
Asset balance:	1,711,793,499
Average loan balance:	81,506
Number of loans:	21,002
Number of borrowers:	35,084
Number of properties:	24,383
WA remaining term (in months):	282
WA seasoning (in months):	73

Details on LTV

WA unindexed LTV (*):	58.5%
WA indexed LTV:	n/d
Valuation type:	Lending Value
LTV threshold:	n/a
Junior ranks:	n/d
Prior ranks:	1.6%

n/d: information not disclosed by Issuer

n/a: information not applicable

Specific Loan and Borrower characteristics

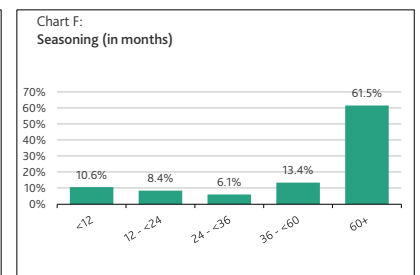
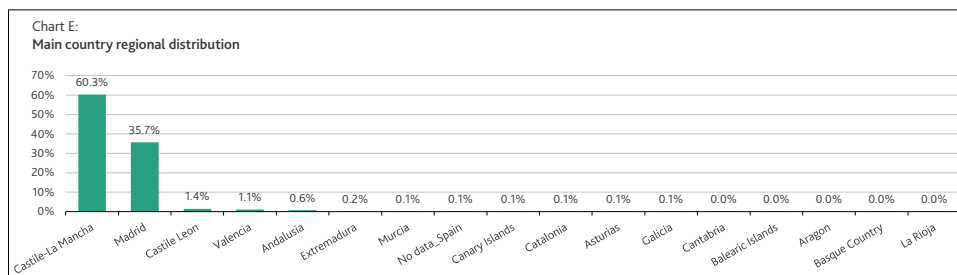
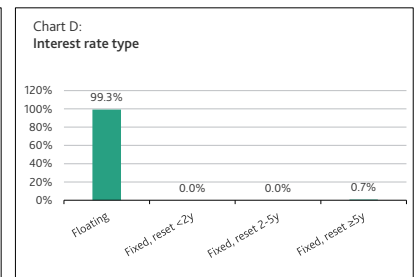
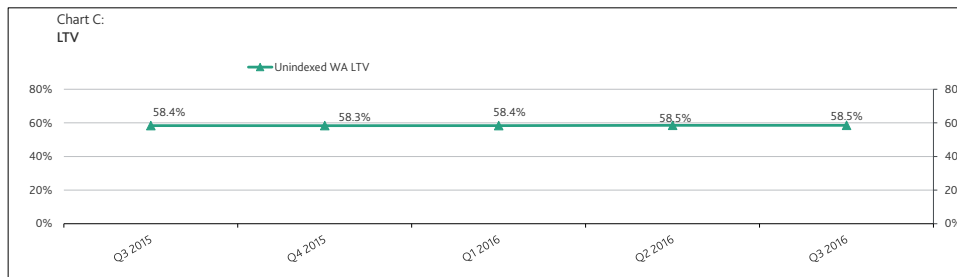
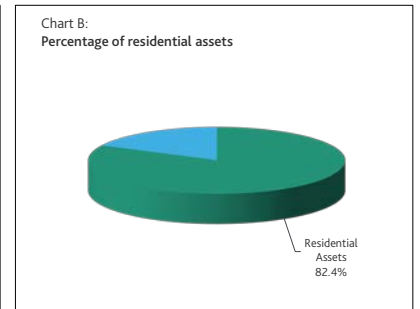
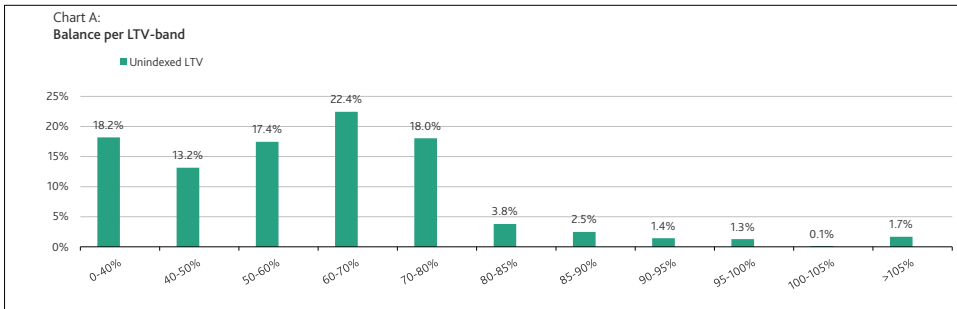
Loans with an external guarantee in addition to a mortgage:	n/a
Interest only Loans:	0.1%
Loans for second homes / Vacation:	3.4%
Buy to let loans / Non owner occupied properties:	0.0%
Limited income verified:	n/d
Adverse credit characteristics (**):	n/d

Performance

Loans in arrears (≥ 2months - < 6months):	1.3%
Loans in arrears (≥ 6months - < 12months):	0.2%
Loans in arrears (≥ 12months):	0.3%
Loans in a foreclosure procedure:	1.1%

Multi-Family Properties

Loans to tenants of tenant-owned Housing Cooperatives:	n/a
Other type of Multi-Family loans (***):	n/a



(note *) may be based on property value at time of origination or further advance or borrower refinancing.
 (note **) Typically borrowers with a previous personal bankruptcy or borrowers with record of court claims against them at time of origination.
 (note ***) This "other" type refers to loans directly to Housing Cooperatives and to Landlords of Multi-Family properties (not included in Buy to Let).

VIII. Cover Pool Information - Commercial Assets

Overview

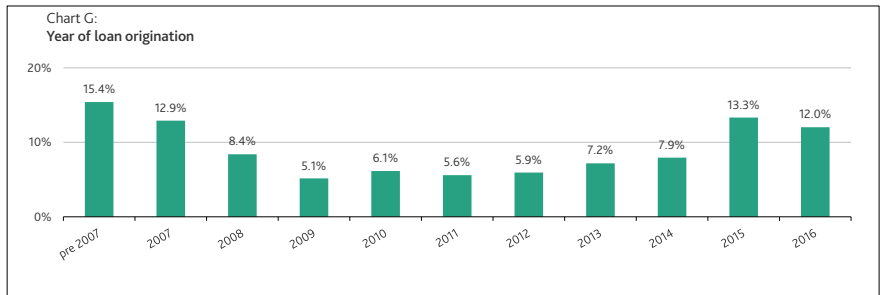
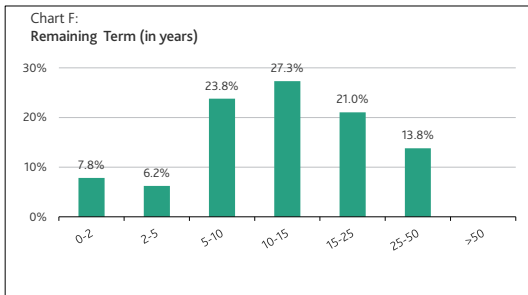
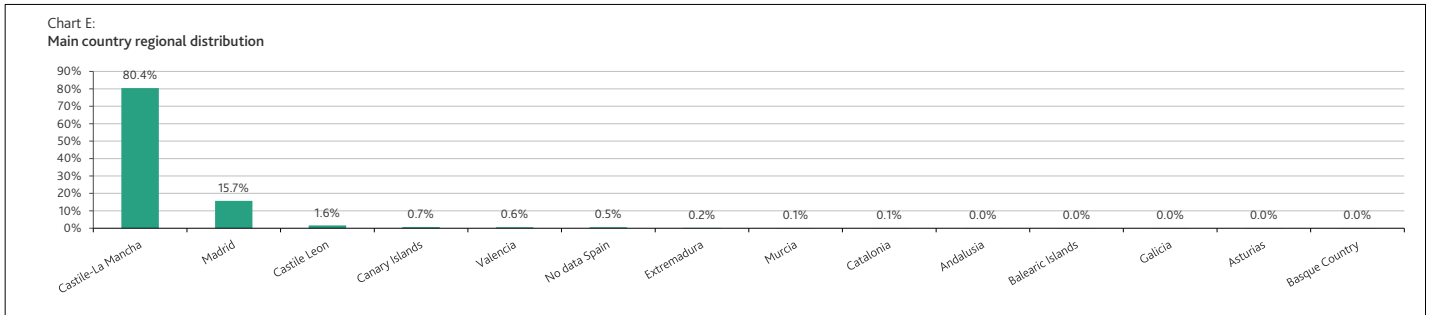
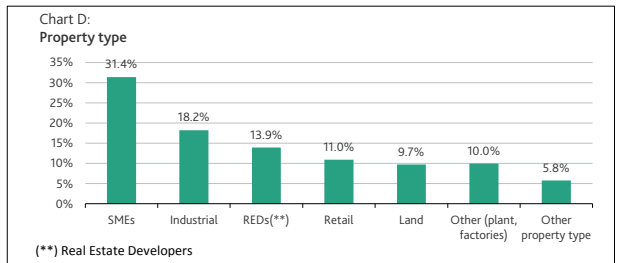
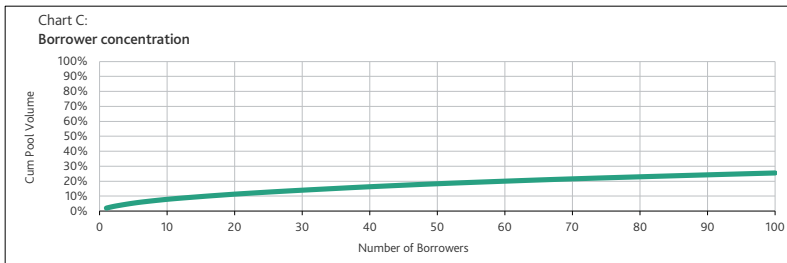
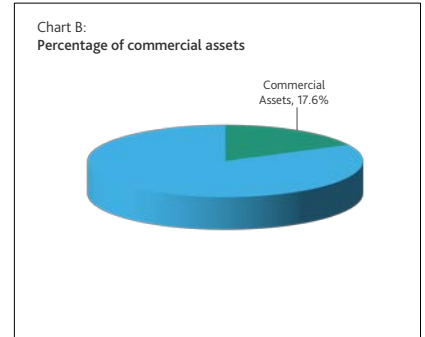
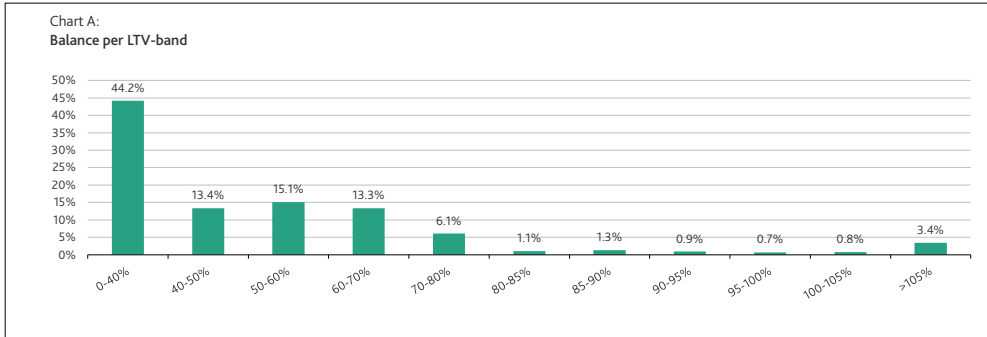
Asset type:	Commercial
Asset balance:	365,483,449
Average loan balance:	100,990
Number of loans:	3,619
Number of borrowers:	3,339
Number of properties:	4,709
Largest 10 loans:	6.8%
Largest 10 borrowers:	7.9%
WA remaining term (in months):	168
WA seasoning (in months):	66
Main countries:	Spain (100%)

n/d : information not disclosed by Issuer

n/a : information not applicable

Specific Loan and Borrower characteristics

Bullet loans:	1.1%
Loans in non-domestic currency:	0.0%
Percentage of fixed rate loans:	4.3%
Performance	
Loans in arrears ≥ 2 months:	4.8%
Loans in a foreclosure procedure:	5.2%
Details on LTV	
WA current LTV (*):	46.3%
WA indexed LTV:	n/d
Valuation type:	Lending Value
LTV Threshold:	n/a
Junior ranks:	n/d
Prior and Equal ranks:	n/d



(note *) Based on original property valuation

Appendix 1: Liabilities Information: Last 50 Issuances

ISIN	Series Number	Currency	Outstanding Amount	Issuance Date	Expected Maturity	Legal Final Maturity	Interest Rate Type	Coupon	Principal Payment
ES0457089011	n/d	EUR	500,000,000	27/05/2016	27/05/2024	27/05/2024	Fixed rate	0.875%	BULLET
ES0457089003	n/d	EUR	500,000,000	10/01/2015	10/01/2021	10/01/2021	Fixed rate	0.875%	BULLET

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