

RURAL HIPOTECARIO XII Fondo de Titulización de Activos



Brief report

Date: 02/28/2011  
Currency: EUR

Date of constitution  
11/04/2009

VAT Reg. no.  
V85812600

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

Originator  
Caixa Rural de Callosa den Sarriá,  
Caja Rural Castellón - S. Isidro,  
Caja Rural de Aragón,  
Caja Rural de Canarias,  
Caja Rural de Córdoba,  
Caja Rural de Extremadura,  
Caja Rural de Gijón,  
Caja Rural de Granada,  
Caja Rural de Navarra,  
Caja Rural de Teruel,  
Caja Rural de Toledo,  
Caja Rural del Mediterráneo,  
Ruralcaja,  
Caja Rural de Sur,  
Caja Rural de La Junquera de  
Chilches,  
Cajasiete, Caja rural,  
Credit Valencia

Servicer

Cajas Rurales: Popular, Albalat dels  
Sorells, Balears, 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

Lead Manager and Suscriber

Banco Cooperativo Español

Servicer Credit Support Provider

Banco Cooperativo Español

Bond Paying Agent

Banco Cooperativo Español

Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

Treasury Account

Banco Cooperativo Español

Assets Custodian

Banco Cooperativo Español

Start-up Loan

Entidades Cedentes

Subordinated Loan

Entidades Cedentes

Fund Auditors

Deloitte

Financial Swaps

Banco Cooperativo Español  
Caja Navarra

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>Moody's |          |
|                          |                        | Current                                                       | Original                     |                                                            |                                                             | Final maturity (legal)                        | Next                                                                                             | Current           | Original |
| Series A<br>ES0323976003 | 11/04/2009<br>8,622    | 92,786.15<br>800,002,185.30<br>92.79%                         | 100,000.00<br>862,200,000.00 | Floating<br>3M Euribor+0.300%<br>22.Mar/Jun/Sep/Dec        | 1.3220%<br>03/22/2011<br>306.658226 Gross<br>248.393163 Net | 06/22/2053<br>Quarterly<br>22.Mar/Jun/Sep/Dec | 03/22/2011<br>"Pass-Through"<br>Secuential /<br>Pro rata under<br>certain<br>circumstances       | AA-sf<br>Aaa      | Aaa      |
| Series B<br>ES0323976011 | 11/04/2009<br>205      | 100,000.00<br>20,500,000.00<br>100.00%                        | 100,000.00<br>20,500,000.00  | Floating<br>3M Euribor+0.500%<br>22.Mar/Jun/Sep/Dec        | 1.5220%<br>03/22/2011<br>380.500000 Gross<br>308.205000 Net | 06/22/2053<br>Quarterly<br>22.Mar/Jun/Sep/Dec | To Be Determined<br>"Pass-Through"<br>Secuential /<br>Pro rata under<br>certain<br>circumstances | Asf<br>A1         | A1       |
| Series C<br>ES0323976029 | 11/04/2009<br>273      | 100,000.00<br>27,300,000.00<br>100.00%                        | 100,000.00<br>27,300,000.00  | Floating<br>3M Euribor+0.700%<br>22.Mar/Jun/Sep/Dec        | 1.7220%<br>03/22/2011<br>430.500000 Gross<br>348.705000 Net | 06/22/2053<br>Quarterly<br>22.Mar/Jun/Sep/Dec | To Be Determined<br>"Pass-Through"<br>Secuential /<br>Pro rata under<br>certain<br>circumstances | BBB-sf<br>Baa3    | Baa3     |
| Total                    |                        | 847,802,185.30                                                | 910,000,000.00               |                                                            |                                                             |                                               |                                                                                                  |                   |          |

| 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       | 1,44       |
|                                                                                                                     |                               | % Annual equivalent CPR |       | 2,00       | 4,00       | 6,00       | 8,00       | 10,00      | 12,00      | 14,00      | 16,00      |
| Series A                                                                                                            | With optional redemption *    | Average life            | Years | 10.01      | 8.38       | 7.14       | 6.15       | 5.37       | 4.75       | 4.24       | 3.82       |
|                                                                                                                     |                               | Final Maturity          | Years | 03/22/2021 | 08/05/2019 | 05/08/2018 | 05/14/2017 | 08/01/2016 | 12/21/2015 | 06/17/2015 | 01/15/2015 |
|                                                                                                                     |                               |                         |       | 21.77      | 19.27      | 17.27      | 15.26      | 13.52      | 12.26      | 11.01      | 10.01      |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 12/22/2032 | 06/22/2030 | 06/22/2028 | 06/22/2026 | 09/22/2024 | 06/22/2023 | 03/22/2022 | 03/22/2021 |
|                                                                                                                     |                               | Final Maturity          | Years | 12/22/2032 | 06/22/2030 | 06/22/2028 | 06/22/2026 | 09/22/2024 | 06/22/2023 | 03/22/2022 | 03/22/2021 |
|                                                                                                                     |                               |                         |       | 21.77      | 19.27      | 17.27      | 15.26      | 13.52      | 12.26      | 11.01      | 10.01      |
| Series B                                                                                                            | With optional redemption *    | Average life            | Years | 10.08      | 8.47       | 7.22       | 6.23       | 5.45       | 4.82       | 4.31       | 3.88       |
|                                                                                                                     |                               | Final Maturity          | Years | 04/15/2021 | 09/06/2019 | 06/06/2018 | 06/13/2017 | 09/01/2016 | 01/15/2016 | 07/11/2015 | 02/06/2015 |
|                                                                                                                     |                               |                         |       | 24.52      | 22.52      | 20.52      | 18.52      | 16.76      | 15.26      | 13.76      | 12.51      |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 09/22/2035 | 09/22/2033 | 09/22/2031 | 09/22/2029 | 12/22/2027 | 06/22/2026 | 12/22/2024 | 09/22/2023 |
|                                                                                                                     |                               | Final Maturity          | Years | 12/22/2032 | 06/22/2030 | 06/22/2028 | 06/22/2026 | 09/22/2024 | 06/22/2023 | 03/22/2022 | 03/22/2021 |
|                                                                                                                     |                               |                         |       | 21.77      | 19.27      | 17.27      | 15.26      | 13.52      | 12.26      | 11.01      | 10.01      |
| Series C                                                                                                            | With optional redemption *    | Average life            | Years | 25.29      | 23.51      | 21.61      | 19.69      | 17.87      | 16.23      | 14.77      | 13.47      |
|                                                                                                                     |                               | Final Maturity          | Years | 06/30/2036 | 09/19/2034 | 10/24/2032 | 11/24/2030 | 01/29/2029 | 06/11/2027 | 12/23/2025 | 09/06/2024 |
|                                                                                                                     |                               |                         |       | 26.27      | 24.52      | 22.77      | 21.02      | 19.27      | 17.52      | 16.01      | 14.52      |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 06/22/2037 | 09/22/2035 | 12/22/2033 | 03/22/2032 | 06/22/2030 | 09/22/2028 | 03/22/2027 | 09/22/2025 |
|                                                                                                                     |                               | Final Maturity          | Years | 12/22/2032 | 06/22/2030 | 06/22/2028 | 06/22/2026 | 09/22/2024 | 06/22/2023 | 03/22/2022 | 03/22/2021 |
|                                                                                                                     |                               |                         |       | 21.77      | 19.27      | 17.27      | 15.26      | 13.52      | 12.26      | 11.01      | 10.01      |
| Series C                                                                                                            | With optional redemption *    | Average life            | Years | 12/22/2032 | 06/22/2030 | 06/22/2028 | 06/22/2026 | 09/22/2024 | 06/22/2023 | 03/22/2022 | 03/22/2021 |
|                                                                                                                     |                               | Final Maturity          | Years | 12/22/2032 | 06/22/2030 | 06/22/2028 | 06/22/2026 | 09/22/2024 | 06/22/2023 | 03/22/2022 | 03/22/2021 |
|                                                                                                                     |                               |                         |       | 21.77      | 19.27      | 17.27      | 15.26      | 13.52      | 12.26      | 11.01      | 10.01      |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 11/10/2040 | 12/15/2038 | 03/13/2037 | 06/25/2035 | 10/15/2033 | 02/23/2032 | 08/05/2030 | 02/23/2029 |
|                                                                                                                     |                               | Final Maturity          | Years | 09/22/2049 | 09/22/2049 | 09/22/2049 | 09/22/2049 | 09/22/2049 | 09/22/2049 | 09/22/2049 | 09/22/2049 |
|                                                                                                                     |                               |                         |       | 29.66      | 27.76      | 26.00      | 24.28      | 22.59      | 20.94      | 19.39      | 17.94      |

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          |                | % CE  |  |
| Series A                | 94.36% | 800,002,185.30 | 10.58% | 94.75%        | 862,200,000.00 | 9.85% |  |
| Series B                | 2.42%  | 20,500,000.00  | 8.16%  | 2.25%         | 20,500,000.00  | 7.60% |  |
| Series C                | 3.22%  | 27,300,000.00  | 4.94%  | 3.00%         | 27,300,000.00  | 4.60% |  |
| Issue of Bonds          |        | 847,802,185.30 |        |               | 910,000,000.00 |       |  |
| Reserve Fund            | 4.94%  | 41,860,000.00  |        | 4.60%         | 41,860,000.00  |       |  |

| Other financial operations (current)   |  |               |          |
|----------------------------------------|--|---------------|----------|
| Assets                                 |  | Balance       | Interest |
| Treasury Account                       |  | 59,012,613.37 | 0.964%   |
| Servicer ppal collect not yet credited |  | 1,232,450.89  |          |
| Servicer ints collect not yet credited |  | 807,319.66    |          |
| Liabilities                            |  | Available     | Balance  |
| Subordinated Loan L/T                  |  | 41,860,000.00 | 2.022%   |
| Subordinated Loan S/T                  |  | 0.00          |          |
| Start-up Loan L/T                      |  | 930,690.59    | 2.022%   |
| Start-up Loan S/T                      |  | 310,230.16    |          |

Collateral: Residential mortgage loans

| General                                    |  |                |                      |
|--------------------------------------------|--|----------------|----------------------|
|                                            |  | Current        | At constitution date |
| Count                                      |  | 7,987          | 8,245                |
| Principal                                  |  |                |                      |
| Principal outstanding                      |  | 832,790,859.11 | 910,099,987.12       |
| Average loan                               |  | 104,268.29     | 110,382.05           |
| Minimum                                    |  | 544.47         | 4,591.26             |
| Maximum                                    |  | 481,914.61     | 496,292.86           |
| Interest rate                              |  |                |                      |
| Weighted average (wac)                     |  | 2.67%          | 3.20%                |
| Minimum                                    |  | 1.62%          | 1.59%                |
| Maximum                                    |  | 6.45%          | 7.38%                |
| Final maturity                             |  |                |                      |
| Weighted average (WARM) (months)           |  | 282            | 296                  |
| Minimum                                    |  | 06/11/2011     | 08/06/2011           |
| Maximum                                    |  | 11/10/2049     | 11/10/2049           |
| Index (principal outstanding distribution) |  |                |                      |
| 1-year EURIBOR/MIBOR                       |  | 0.01%          | 0.00%                |
| 1-year EURIBOR/MIBOR (Mortgage Market)     |  | 97.08%         | 97.08%               |
| Mortgage Market: Savings Banks             |  | 2.51%          | 2.50%                |
| Mortgage Market: All Institutions          |  | 0.40%          | 0.40%                |

| LTV Distribution         |  |         |                      |
|--------------------------|--|---------|----------------------|
|                          |  | Current | At constitution date |
|                          |  | % Pool  | % LTV                |
| 0.01 - 10%               |  | 0.10    | 0.05                 |
| 10.01 - 20%              |  | 1.75    | 1.15                 |
| 20.01 - 30%              |  | 4.49    | 3.64                 |
| 30.01 - 40%              |  | 8.05    | 7.21                 |
| 40.01 - 50%              |  | 12.81   | 11.17                |
| 50.01 - 60%              |  | 17.78   | 16.12                |
| 60.01 - 70%              |  | 23.09   | 21.26                |
| 70.01 - 80%              |  | 26.74   | 33.25                |
| 80.01 - 90%              |  | 3.53    | 3.57                 |
| 90.01 - 100%             |  | 1.66    | 93.81                |
| Weighted average (WALTV) |  | 59.31   | 61.99                |
| Minimum                  |  | 0.74    | 6.46                 |
| Maximum                  |  | 97.61   | 99.64                |

Additional information

Europa de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 📠 +34 91 411 84 68 🌐 www.edt-sg.com ✉ info@eurotitulizacion.com  
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

RURAL HIPOTECARIO XII Fondo de Titulización de Activos



Brief report

Date: 02/28/2011  
Currency: EUR

Date of constitution  
11/04/2009

VAT Reg. no.  
V85812600

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

Originator  
Caixa Rural de Callosa den Sarriá,  
Caja Rural Castellón - S. Isidro,  
Caja Rural de Aragón,  
Caja Rural de Canarias,  
Caja Rural de Córdoba,  
Caja Rural de Extremadura,  
Caja Rural de Gijón,  
Caja Rural de Granada,  
Caja Rural de Navarra,  
Caja Rural de Teruel,  
Caja Rural de Toledo,  
Caja Rural del Mediterráneo,  
Ruralcaja,  
Caja Rural de Sur,  
Caja Rural de La Junquera de  
Chilches,  
Cajasiete, Caja rural,  
Credit Valencia

Servicer  
Cajas Rurales: Popular, Albalat dels  
Sorells, Balears, 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

Lead Manager and Suscriber  
Banco Cooperativo Español

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Banco Cooperativo Español  
Caja Navarra

| Prepayments                  |                  |                  |                  |                   |            |
|------------------------------|------------------|------------------|------------------|-------------------|------------|
|                              | Current<br>month | Last 3<br>months | Last 6<br>months | Last 12<br>months | Historical |
| Single month. mort. (SMM)    | 0.14%            | 0.34%            | 0.27%            | 0.27%             | 0.27%      |
| Annual Percentage Rate (CPR) | 1.69%            | 3.96%            | 3.24%            | 3.24%             | 3.14%      |

| Geographic distribution |         |                            |
|-------------------------|---------|----------------------------|
|                         | Current | At<br>constitution<br>date |
| Andalucia               | 13.71%  | 14.08%                     |
| Aragon                  | 8.13%   | 8.18%                      |
| Asturias                | 0.73%   | 0.77%                      |
| Balearic Islands        | 0.05%   | 0.05%                      |
| Basque Country          | 1.80%   | 1.70%                      |
| Canary Islands          | 1.65%   | 1.63%                      |
| Castilla-La Mancha      | 33.57%  | 33.45%                     |
| Castilla-Leon           | 0.84%   | 0.84%                      |
| Catalonia               | 1.48%   | 1.43%                      |
| Extremadura             | 1.50%   | 1.51%                      |
| Galicia                 | 0.07%   | 0.06%                      |
| La Rioja                | 1.37%   | 1.36%                      |
| Madrid                  | 5.68%   | 5.65%                      |
| Murcia                  | 0.56%   | 0.54%                      |
| Navarra                 | 1.58%   | 1.57%                      |
| Valencia                | 27.29%  | 27.17%                     |

| 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                    | 1,168  | 333,213.25   | 192,545.35 | 0.00  | 525,758.60   | 43.52  | 121,238,866.56   | 121,764,625.16 | 75.06  | 55.41                          |
| from > 1 to ≤ 2 months           | 170    | 119,327.87   | 80,822.36  | 0.00  | 200,150.23   | 16.57  | 19,687,221.16    | 19,887,371.39  | 12.26  | 55.46                          |
| from > 2 to ≤ 3 months           | 64     | 60,707.54    | 56,210.09  | 0.00  | 116,917.63   | 9.68   | 7,592,707.13     | 7,709,624.76   | 4.75   | 58.07                          |
| from > 3 to ≤ 6 months           | 35     | 45,972.73    | 39,146.76  | 0.00  | 85,119.49    | 7.05   | 4,748,884.44     | 4,834,003.93   | 2.98   | 64.31                          |
| from > 6 to < 12 months          | 42     | 89,065.58    | 84,921.00  | 0.00  | 173,986.58   | 14.40  | 4,938,628.21     | 5,112,614.79   | 3.15   | 66.11                          |
| from ≥ 12 to < 18 months         | 23     | 38,096.43    | 67,921.71  | 0.00  | 106,018.14   | 8.78   | 2,818,555.26     | 2,924,573.40   | 1.80   | 59.04                          |
| Subtotal                         | 1,502  | 686,383.40   | 521,567.27 | 0.00  | 1,207,950.67 | 100.00 | 161,024,862.76   | 162,232,813.43 | 100.00 | 56.11                          |
| <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                            | 1,502  | 686,383.40   | 521,567.27 | 0.00  | 1,207,950.67 |        | 161,024,862.76   | 162,232,813.43 |        | 56.11                          |