

RURAL HIPOTECARIO XII Fondo de Titulización de Activos

Brief report

Date: 03/31/2014
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 Sarrià,
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

Securitor

Cajas Rurales: Popular, Albalat dels
Sorells, Bolears, 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 Subscriber

Banco Cooperativo Español

Servicer Credit Support Provider

Banco Cooperativo Español

Bond Paying Agent

Barclays Bank PLC

Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

Treasury Account

Barclays Bank PLC

Assets Custodian

Banco Cooperativo Español

Start-up Loan

Entidades Cedentes

Subordinated Loan

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Fund Auditors

Deloitte

Financial Swaps

Banco Cooperativo Español

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	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0323976003	11/04/2009 8,622	70,689.34 609,483,489.48 70.69%	100,000.00 862,200,000.00	Floating 3M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.6130% 06/23/2014 109.535096 Gross 86.532726 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	06/23/2014 "Pass-Through" Secuential / Pro rata under certain circumstances	Asf A+sf n.c.	Aaa n.c.
Series B ES0323976011	11/04/2009 205	100,000.00 20,500,000.00 100.00%	100,000.00 20,500,000.00	Floating 3M Euribor+0.500% 22.Mar/Jun/Sep/Dec	0.8130% 06/23/2014 205.508333 Gross 162.351583 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Asf n.c.	A1 n.c.
Series C ES0323976029	11/04/2009 273	100,000.00 27,300,000.00 100.00%	100,000.00 27,300,000.00	Floating 3M Euribor+0.700% 22.Mar/Jun/Sep/Dec	1.0130% 06/23/2014 256.063889 Gross 202.290472 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	BBB-sf n.c.	Baa3 n.c.
Total		657,283,489.48	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	8.49	7.21	6.22	5.43	4.78	4.27	3.84	3.48
		Final Maturity	Years	09/15/2022	06/08/2021	06/09/2020	08/26/2019	01/02/2019	06/30/2018	01/25/2018	09/13/2017
	Without optional redemption *	Average life	Years	18.26	16.26	14.51	13.00	11.51	10.51	9.50	8.50
		Final Maturity	Years	06/22/2032	06/22/2030	09/22/2028	03/22/2027	09/22/2025	09/22/2024	09/22/2023	09/22/2022
	With optional redemption *	Average life	Years	8.55	7.29	6.29	5.50	4.85	4.33	3.90	3.54
		Final Maturity	Years	10/09/2022	07/05/2021	07/06/2020	09/19/2019	01/28/2019	07/21/2018	02/13/2018	10/04/2017
Series B	With optional redemption *	Average life	Years	18.26	16.26	14.51	13.00	11.51	10.51	9.50	8.50
		Final Maturity	Years	06/22/2032	06/22/2030	09/22/2028	03/22/2027	09/22/2025	09/22/2024	09/22/2023	09/22/2022
	Without optional redemption *	Average life	Years	21.44	19.79	18.09	16.45	14.94	13.59	12.40	11.35
		Final Maturity	Years	08/28/2035	12/31/2033	04/21/2032	08/31/2030	02/26/2029	10/22/2027	08/13/2026	07/27/2025
	With optional redemption *	Average life	Years	22.26	20.76	19.26	17.51	16.01	14.51	13.51	12.25
		Final Maturity	Years	06/22/2036	12/22/2034	06/22/2033	09/22/2031	03/22/2030	09/22/2028	09/22/2027	06/22/2026
Series C	With optional redemption *	Average life	Years	18.26	16.26	14.51	13.00	11.51	10.51	9.50	8.50
		Final Maturity	Years	06/22/2032	06/22/2030	09/22/2028	03/22/2027	09/22/2025	09/22/2024	09/22/2023	09/22/2022
	Without optional redemption *	Average life	Years	24.49	22.78	21.23	19.73	18.26	16.85	15.53	14.33
		Final Maturity	Years	09/12/2038	12/26/2036	06/12/2035	12/11/2033	06/22/2032	01/23/2031	09/30/2029	07/18/2028
	With optional redemption *	Average life	Years	28.27	26.27	24.26	22.76	21.51	20.26	19.01	17.51
		Final Maturity	Years	06/22/2042	06/22/2040	06/22/2038	12/22/2036	09/22/2035	06/22/2034	03/22/2033	09/22/2031

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	92.73%	609,483,489.48	12.92%	94.75%	862,200,000.00	9.85%	
Series B	3.12%	20,500,000.00	9.80%	2.25%	20,500,000.00	7.60%	
Series C	4.15%	27,300,000.00	5.65%	3.00%	27,300,000.00	4.60%	
Issue of Bonds		657,283,489.48			910,000,000.00		
Reserve Fund	5.65%	37,108,203.34		4.60%	41,860,000.00		

Other financial operations (current)

Assets		Balance	Interest	
Treasury Account		49,916,200.86	0.245%	
Servicer ppal collect not yet credited		1,152,472.65		
Servicer ints collect not yet credited		396,989.38		
Liabilities		Available	Balance	Interest
Subordinated Loan L/T			41,860,000.00	1.313%
Subordinated Loan S/T			0.00	
Start-up Loan L/T			0.00	
Start-up Loan S/T			232,672.73	

Collateral: Residential mortgage loans

General				
		Current	At constitution date	
Count		7,356	8,245	
Principal				
Principal outstanding		662,681,616.84	910,099,987.12	
Average loan		90,087.22	110,382.05	
Minimum		403.21	4,591.26	
Maximum		441,551.22	496,292.86	
Interest rate				
Weighted average (wac)		2.05%	3.20%	
Minimum		0.40%	1.59%	
Maximum		5.75%	7.38%	
Final maturity				
Weighted average (WARM) (months)		251	296	
Minimum		05/14/2014	08/06/2011	
Maximum		11/14/2049	11/10/2049	
Index (principal outstanding distribution)				
1-year EURIBOR/MIBOR		1.00%	0.00%	
1-year EURIBOR/MIBOR (Mortgage Market)		96.37%	97.08%	
Mortgage Market: Savings Banks		1.25%	2.50%	
Mortgage Market: All Institutions		0.44%	0.40%	

LTV Distribution

		Current	At constitution date	
		% Pool	% LTV	% LTV
0.01 - 10%		0.46	7.81	0.05
10.01 - 20%		2.89	15.94	1.15
20.01 - 30%		6.83	25.44	3.64
30.01 - 40%		11.08	35.29	7.21
40.01 - 50%		16.84	45.25	11.17
50.01 - 60%		22.36	55.19	16.12
60.01 - 70%		28.43	65.08	21.26
70.01 - 80%		8.26	73.21	33.25
80.01 - 90%		2.40	84.45	3.57
90.01 - 100%		0.46	91.03	2.56
Weighted average (WALTV)		53.10		61.99
Minimum		0.18		6.46
Maximum		92.83		99.64

Additional information

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Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.21%	0.22%	0.32%	0.35%	0.27%
Annual Percentage Rate (CPR)	2.48%	2.66%	3.80%	4.10%	3.18%

Geographic distribution

	Current	At constitution date
Andalucia	13.75%	14.08%
Aragon	7.69%	8.18%
Asturias	0.78%	0.77%
Balearic Islands	0.06%	0.05%
Basque Country	1.97%	1.70%
Canary Islands	1.65%	1.63%
Castilla-La Mancha	34.30%	33.45%
Castilla-Leon	0.87%	0.84%
Catalonia	1.50%	1.43%
Extremadura	1.57%	1.51%
Galicia	0.07%	0.06%
La Rioja	1.24%	1.36%
Madrid	5.71%	5.65%
Murcia	0.56%	0.54%
Navarra	1.65%	1.57%
Valencia	26.64%	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	974	319,601.72	102,868.00	0.00	422,469.72	15.45	84,557,657.30	84,980,127.02	61.72	46.10
from > 1 to ≤ 2 months	163	130,134.22	56,368.21	0.00	186,502.43	6.82	15,519,109.66	15,705,612.09	11.41	50.02
from > 2 to ≤ 3 months	133	153,686.73	73,948.88	0.00	227,635.61	8.33	13,582,820.95	13,810,456.56	10.03	52.68
from > 3 to ≤ 6 months	27	42,366.42	22,598.35	0.00	64,964.77	2.38	2,654,758.17	2,719,722.94	1.98	56.03
from > 6 to < 12 months	46	166,300.82	92,059.18	0.00	258,360.00	9.45	5,548,506.50	5,806,866.50	4.22	58.68
from ≥ 12 to < 18 months	38	187,214.48	115,517.55	0.00	302,732.03	11.07	3,764,169.67	4,066,901.70	2.95	54.37
from ≥ 18 to < 24 months	39	269,904.22	195,170.19	0.00	465,074.41	17.01	4,213,104.28	4,678,178.69	3.40	64.80
from ≥ 2 years	45	436,795.11	369,737.47	0.00	806,532.58	29.50	5,103,318.45	5,909,851.03	4.29	65.52
Subtotal	1,465	1,706,003.72	1,028,267.83	0.00	2,734,271.55	100.00	134,943,444.98	137,677,716.53	100.00	49.10
<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	1,465	1,706,003.72	1,028,267.83	0.00	2,734,271.55		134,943,444.98	137,677,716.53		49.10

Additional information