

RURAL HIPOTECARIO XII Fondo de Titulización de Activos



Brief report

Date: 07/31/2014
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, 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 Suscriber

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	68,954.04 594,521,732.88 68.95%	100,000.00 862,200,000.00	Floating 3M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.5160% 09/22/2014 89.939053 Gross 71.051852 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	09/22/2014 "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	0.7160% 09/22/2014 180.988889 Gross 142.981222 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	0.9160% 09/22/2014 231.544444 Gross 182.920111 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		642,321,732.88	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	0,25	0,34	0,42	0,51	0,60	0,69	0,78
				% Annual equivalent CPR	2,00	3,00	4,00	5,00	6,00	7,00	8,00	9,00
Series A	With optional redemption *	Average life	Years	Date	8.46	7.80	7.22	6.69	6.24	5.84	5.47	5.13
		Final Maturity	Years	Date	12/04/2022	04/09/2022	09/08/2021	03/01/2021	09/17/2020	04/22/2020	12/09/2019	08/10/2019
	Without optional redemption *	Average life	Years	Date	18.01	17.01	16.01	15.01	14.26	13.51	12.75	12.01
		Final Maturity	Years	Date	06/22/2032	06/22/2031	06/22/2030	06/22/2029	09/22/2028	12/22/2027	03/22/2027	06/22/2026
	With optional redemption *	Average life	Years	Date	8.55	7.90	7.32	6.81	6.35	5.94	5.57	5.24
		Final Maturity	Years	Date	01/06/2023	05/14/2022	10/16/2021	04/11/2021	10/25/2020	05/28/2020	01/15/2020	09/16/2019
Series B	With optional redemption *	Average life	Years	Date	20.76	20.01	19.01	18.26	17.51	16.51	15.76	15.01
		Final Maturity	Years	Date	03/22/2035	06/22/2034	06/22/2033	09/22/2032	12/22/2031	12/22/2030	03/22/2030	06/22/2029
	Without optional redemption *	Average life	Years	Date	18.01	17.01	16.01	15.01	14.26	13.51	12.75	12.01
		Final Maturity	Years	Date	06/22/2032	06/22/2031	06/22/2030	06/22/2029	09/22/2028	12/22/2027	03/22/2027	06/22/2026
	With optional redemption *	Average life	Years	Date	21.70	20.93	20.14	19.33	18.52	17.72	16.93	16.17
		Final Maturity	Years	Date	03/01/2036	05/24/2035	08/09/2034	10/17/2033	12/25/2032	03/08/2032	05/25/2031	08/21/2030
Series C	With optional redemption *	Average life	Years	Date	22.76	22.01	21.26	20.51	19.76	19.01	18.26	17.51
		Final Maturity	Years	Date	03/22/2037	06/22/2036	09/22/2035	12/22/2034	03/22/2034	06/22/2033	09/22/2032	12/22/2031
	Without optional redemption *	Average life	Years	Date	18.01	17.01	16.01	15.01	14.26	13.51	12.75	12.01
		Final Maturity	Years	Date	06/21/2032	06/22/2031	06/22/2030	06/22/2029	09/22/2028	12/22/2027	03/22/2027	06/21/2026
	With optional redemption *	Average life	Years	Date	18.01	17.01	16.01	15.01	14.26	13.51	12.75	12.01
		Final Maturity	Years	Date	06/22/2032	06/22/2031	06/22/2030	06/22/2029	09/22/2028	12/22/2027	03/22/2027	06/22/2026
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%.												
					26.30	25.30	24.40	23.61	22.90	22.15	21.41	20.68
					08/17/2040	10/02/2039	12/04/2038	02/18/2038	05/13/2037	08/11/2036	11/14/2035	02/22/2035
					35.27	35.27	35.27	35.27	35.27	35.27	35.27	35.27
					09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049

Credit enhancement and financial operations

Credit enhancement (CE)					
	Current		At issue date		
		% CE		% CE	
Series A	92.56%	594,521,732.88	13.16%	94.75%	862,200,000.00
Series B	3.19%	20,500,000.00	9.97%	2.25%	20,500,000.00
Series C	4.25%	27,300,000.00	5.72%	3.00%	27,300,000.00
Issue of Bonds		642,321,732.88			910,000,000.00
Reserve Fund	5.72%	36,761,645.29	4.60%		41,860,000.00

Other financial operations (current)			
Assets		Balance	Interest
	Treasury Account	57,033,090.04	0.156%
	Servicer ppal collect not yet credited	1,142,770.31	
Servicer ints collect not yet credited		344,831.94	
Liabilities	Available	Balance	Interest
	Subordinated Loan L/T	41,860,000.00	1.216%
	Subordinated Loan S/T	0.00	
	Start-up Loan L/T	0.00	
	Start-up Loan S/T	155,115.19	

Collateral: Residential mortgage loans

General			
	Current		At constitution date
Count	7,206		8,245
Principal			
Principal outstanding	636,409,085.26		910,099,987.12
Average loan	88,316.55		110,382.05
Minimum	428.05		4,591.26
Maximum	436,556.92		496,292.86
Interest rate			
Weighted average (wac)	2.04%		3.20%
Minimum	0.40%		1.59%
Maximum	5.75%		7.38%
Final maturity			
Weighted average (WARM) (months)	247		296
Minimum	08/31/2014		08/06/2011
Maximum	11/14/2049		11/10/2049
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	0.99%		0.00%
1-year EURIBOR/MIBOR (Mortgage Market)	96.52%		97.08%
Mortgage Market: Savings Banks	0.73%		2.50%
Mortgage Market: All Institutions	0.52%		0.40%

LTV Distribution			
	Current		At constitution date
	% Pool	% LTV	% LTV
0.01 - 10%	0.49	7.63	0.05
10.01 - 20%	3.23	15.99	1.15
20.01 - 30%	7.03	25.46	3.64
30.01 - 40%	11.48	35.26	7.21
40.01 - 50%	17.69	45.22	11.17
50.01 - 60%	22.61	55.15	16.12
60.01 - 70%	27.79	64.84	21.26
70.01 - 80%	7.02	73.29	33.25
80.01 - 90%	2.40	84.66	3.57
90.01 - 100%	0.25	91.03	2.56
Weighted average (WALTV)	52.29		61.99
Minimum	0.26		6.46
Maximum	92.17		99.64

Additional information

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Official register CNMV: C/ Edison, 4 - 28006 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)	0.42%	0.33%	0.29%	0.33%	0.28%
Annual Percentage Rate (CPR)	4.89%	3.89%	3.39%	3.92%	3.26%

Geographic distribution

	Current	At constitution date
Andalucia	13.83%	14.08%
Aragon	7.73%	8.18%
Asturias	0.80%	0.77%
Balearic Islands	0.06%	0.05%
Basque Country	2.03%	1.70%
Canary Islands	1.70%	1.63%
Castilla-La Mancha	34.82%	33.45%
Castilla-Leon	0.89%	0.84%
Catalonia	1.34%	1.43%
Extremadura	1.56%	1.51%
Galicia	0.08%	0.06%
La Rioja	1.25%	1.36%
Madrid	5.80%	5.65%
Murcia	0.58%	0.54%
Navarra	1.70%	1.57%
Valencia	25.86%	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	1,085	349,708.14	101,147.74	0.00	450,855.88	5.43	84,354,847.71	84,805,703.59	63.12	43.01
from > 1 to ≤ 2 months	181	149,577.39	65,024.28	0.00	214,601.67	2.58	17,859,279.28	18,073,880.95	13.45	51.47
from > 2 to ≤ 3 months	106	128,202.14	58,051.75	0.00	186,253.89	2.24	10,532,737.12	10,718,991.01	7.98	50.56
from > 3 to ≤ 6 months	25	52,441.07	25,897.24	0.00	78,338.31	0.94	2,751,838.61	2,830,176.92	2.11	52.01
from > 6 to < 12 months	31	88,089.47	57,516.84	0.00	145,606.31	1.75	3,297,734.72	3,443,341.03	2.56	56.64
from ≥ 12 to < 18 months	24	129,877.80	67,466.45	0.00	197,344.25	2.38	2,331,303.62	2,528,647.87	1.88	55.66
from ≥ 18 to < 24 months	32	1,144,177.59	155,593.01	0.00	1,299,770.60	15.65	2,585,936.10	3,885,706.70	2.89	62.28
from ≥ 2 years	62	5,346,212.41	384,256.60	0.00	5,730,469.01	69.01	2,349,955.98	8,080,424.99	6.01	64.75
Subtotal	1,546	7,388,286.01	914,953.91	0.00	8,303,239.92	100.00	126,063,633.14	134,366,873.06	100.00	46.61
<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	1,546	7,388,286.01	914,953.91	0.00	8,303,239.92		126,063,633.14	134,366,873.06		46.61

Additional information