

# RURAL HIPOTECARIO XII Fondo de Titulización de Activos

## Brief report

**Date:** 08/31/2015  
**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 Juncquera 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 Subscriber

Banco Cooperativo Español

### Servicer Credit Support Provider

Banco Cooperativo Español

### Bond Paying Agent

Citibank

### Market

AIAF Mercado de Renta Fija

### Register of Book Securities

Iberclear

### Treasury Account

Citibank

### Assets Custodian

Banco Cooperativo Español

### Start-up Loan

Entidades Cedenes

### Subordinated Loan

Entidades Cedenes

### Fund Auditors

Deloitte

### Financial Swaps

Banco Cooperativo Español

## 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                 |                     |
|                          |                        | Current                                                       | Original                     |                                                            |                                                             | Final maturity (legal)                        | Next                                                                                              | DBRS / Fitch / Moody's |                     |
| Series A<br>ES0323976003 | 11/04/2009<br>8,622    | 62,177.21<br>536,091,904.62<br>62.18%                         | 100,000.00<br>862,200,000.00 | Floating<br>3-M Euribor+0.300%<br>22.Mar/Jun/Sep/Dec       | 0.2860%<br>09/22/2015<br>45.444632 Gross<br>36.582929 Net   | 06/22/2053<br>Quarterly<br>22.Mar/Jun/Sep/Dec | 09/22/2015<br>"Pass-Through"<br>Secutential /<br>Pro rata under<br>certain<br>circumstances       | Asf<br>A+sf<br>n.c.    | n.c.<br>n.c.<br>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>3-M Euribor+0.500%<br>22.Mar/Jun/Sep/Dec       | 0.4860%<br>09/22/2015<br>124.200000 Gross<br>99.981000 Net  | 06/22/2053<br>Quarterly<br>22.Mar/Jun/Sep/Dec | To Be Determined<br>"Pass-Through"<br>Secutential /<br>Pro rata under<br>certain<br>circumstances | Asf<br>n.c.            | n.c.<br>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>3-M Euribor+0.700%<br>22.Mar/Jun/Sep/Dec       | 0.6860%<br>09/22/2015<br>175.311111 Gross<br>141.125444 Net | 06/22/2053<br>Quarterly<br>22.Mar/Jun/Sep/Dec | To Be Determined<br>"Pass-Through"<br>Secutential /<br>Pro rata under<br>certain<br>circumstances | BBB-sf<br>n.c.         | n.c.<br>Baa3        |
| Total                    |                        | 583,891,904.62                                                | 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          | 05/08/2023 | 10/11/2022 | 04/01/2022 | 10/16/2021 | 05/18/2021 | 01/02/2021 | 08/31/2020 | 05/17/2020 |            |
|                                                                                                                     |                               |                               |                | 16.51      | 15.76      | 14.76      | 14.01      | 13.26      | 12.51      | 11.76      | 11.26      |            |
|                                                                                                                     |                               | Final Maturity                | Years          | 12/22/2031 | 03/22/2031 | 03/22/2030 | 06/22/2029 | 09/22/2028 | 12/22/2027 | 03/22/2027 | 09/22/2026 |            |
|                                                                                                                     |                               |                               |                | 8.00       | 7.42       | 6.90       | 6.40       | 5.92       | 5.45       | 5.00       | 5.01       |            |
|                                                                                                                     | Without optional redemption * | Average life                  | Years          | 06/20/2023 | 11/20/2022 | 05/15/2022 | 11/27/2021 | 06/28/2021 | 01/13/2020 | 10/13/2020 | 06/24/2020 |            |
|                                                                                                                     |                               |                               |                | 19.52      | 18.76      | 18.01      | 17.27      | 16.26      | 15.51      | 15.01      | 14.26      |            |
|                                                                                                                     |                               | Final Maturity                | Years          | 12/22/2034 | 03/22/2034 | 06/22/2033 | 09/22/2032 | 09/22/2031 | 12/22/2030 | 06/22/2030 | 09/22/2029 |            |
|                                                                                                                     |                               |                               |                | 16.51      | 15.76      | 14.76      | 14.01      | 13.26      | 12.51      | 11.76      | 11.26      |            |
|                                                                                                                     | Series B                      | With optional redemption *    | Average life   | Years      | 12/22/2031 | 03/22/2031 | 03/22/2030 | 06/22/2029 | 09/22/2028 | 12/22/2027 | 03/22/2027 | 09/22/2026 |
|                                                                                                                     |                               |                               |                |            | 16.51      | 15.76      | 14.76      | 14.01      | 13.26      | 12.51      | 11.76      | 11.26      |
| Final Maturity                                                                                                      |                               |                               | Years          | 12/22/2031 | 03/22/2031 | 03/22/2030 | 06/22/2029 | 09/22/2028 | 12/22/2027 | 03/22/2027 | 09/22/2026 |            |
|                                                                                                                     |                               |                               |                | 20.50      | 19.76      | 18.01      | 17.27      | 16.26      | 15.51      | 15.01      | 14.26      |            |
|                                                                                                                     | Without optional redemption * | Average life                  | Years          | 12/15/2035 | 03/19/2035 | 06/15/2034 | 09/09/2033 | 12/05/2032 | 03/05/2032 | 06/12/2031 | 09/26/2030 |            |
|                                                                                                                     |                               |                               |                | 21.52      | 20.76      | 20.01      | 19.52      | 18.76      | 18.01      | 17.27      | 16.51      |            |
|                                                                                                                     |                               | Final Maturity                | Years          | 12/22/2036 | 03/22/2036 | 06/22/2035 | 12/22/2034 | 03/22/2034 | 06/22/2033 | 09/22/2032 | 12/22/2031 |            |
|                                                                                                                     |                               |                               |                | 16.51      | 15.76      | 14.76      | 14.01      | 13.26      | 12.51      | 11.76      | 11.26      |            |
| Series C                                                                                                            | With optional redemption *    | Average life                  | Years          | 12/21/2031 | 03/22/2031 | 03/21/2030 | 06/22/2029 | 09/22/2028 | 12/22/2027 | 03/22/2027 | 09/21/2026 |            |
|                                                                                                                     |                               |                               |                | 16.51      | 15.76      | 14.76      | 14.01      | 13.26      | 12.51      | 11.76      | 11.26      |            |
|                                                                                                                     |                               | Final Maturity                | Years          | 12/22/2031 | 03/22/2031 | 03/22/2030 | 06/22/2029 | 09/22/2028 | 12/22/2027 | 03/22/2027 | 09/22/2026 |            |
|                                                                                                                     |                               |                               |                | 24.99      | 24.15      | 23.36      | 22.60      | 21.87      | 21.15      | 20.44      | 19.76      |            |
|                                                                                                                     |                               | Without optional redemption * | Average life   | Years      | 06/11/2040 | 08/11/2039 | 10/26/2038 | 01/22/2038 | 04/28/2037 | 08/08/2036 | 11/25/2035 | 03/18/2035 |
|                                                                                                                     |                               |                               |                |            | 34.28      | 34.28      | 34.28      | 34.28      | 34.28      | 34.28      | 34.28      | 34.28      |
|                                                                                                                     |                               |                               | 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 |
|                                                                                                                     |                               |                               |                |            | 16.51      | 15.76      | 14.76      | 14.01      | 13.26      | 12.51      | 11.76      | 11.26      |
|                                                                                                                     |                               |                               | Date           | Date       | Date       | Date       | Date       | Date       | Date       | Date       | Date       | Date       |
|                                                                                                                     |                               |                               |                |            |            |            |            |            |            |            |            |            |

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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 Vail '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

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Deloitte

**Financial Swaps**  
Banco Cooperativo Español

### Prepayments

|                              | Current<br>month | Last 3<br>months | Last 6<br>months | Last 12<br>months | Historical |
|------------------------------|------------------|------------------|------------------|-------------------|------------|
| Single month. mort. (SMM)    | 0.13%            | 0.18%            | 0.23%            | 0.31%             | 0.28%      |
| Annual Percentage Rate (CPR) | 1.57%            | 2.16%            | 2.70%            | 3.66%             | 3.33%      |

### Geographic distribution

|                    | Current | At<br>constitution<br>date |
|--------------------|---------|----------------------------|
| Andalucia          | 13.61%  | 14.08%                     |
| Aragon             | 7.83%   | 8.18%                      |
| Asturias           | 0.83%   | 0.77%                      |
| Balearic Islands   | 0.06%   | 0.05%                      |
| Basque Country     | 2.18%   | 1.70%                      |
| Canary Islands     | 1.76%   | 1.63%                      |
| Castilla-La Mancha | 35.45%  | 33.45%                     |
| Castilla-Leon      | 0.92%   | 0.84%                      |
| Catalonia          | 1.11%   | 1.43%                      |
| Extremadura        | 1.63%   | 1.51%                      |
| Galicia            | 0.08%   | 0.06%                      |
| La Rioja           | 1.27%   | 1.36%                      |
| Madrid             | 5.96%   | 5.65%                      |
| Murcia             | 0.58%   | 0.54%                      |
| Navarra            | 1.75%   | 1.57%                      |
| Valencia           | 24.98%  | 27.17%                     |

### Current delinquency

| Aging                            | Assets       | Overdue debt      |                   |             |                   |        | Outstanding debt     | Total debt           |        | % Total debt<br>/ Appraisal Value |
|----------------------------------|--------------|-------------------|-------------------|-------------|-------------------|--------|----------------------|----------------------|--------|-----------------------------------|
|                                  |              | Principal         | Interest          | Other       | Total             | %      |                      |                      | %      |                                   |
| <b>Delinquencies</b>             |              |                   |                   |             |                   |        |                      |                      |        |                                   |
| Up to 1 month                    | 960          | 324,213.05        | 74,026.74         | 0.00        | 398,239.79        | 39.86  | 71,281,014.87        | 71,679,254.66        | 71.75  | 41.65                             |
| from > 1 to ≤ 2 months           | 157          | 135,136.68        | 52,761.70         | 0.00        | 187,898.38        | 18.81  | 15,002,902.40        | 15,190,800.78        | 15.21  | 47.87                             |
| from > 2 to ≤ 3 months           | 76           | 86,779.19         | 35,762.98         | 0.00        | 122,542.17        | 12.27  | 7,232,307.11         | 7,354,849.28         | 7.36   | 48.76                             |
| from > 3 to ≤ 6 months           | 27           | 48,270.22         | 19,675.94         | 0.00        | 67,946.16         | 6.80   | 2,404,408.79         | 2,472,354.95         | 2.47   | 51.76                             |
| from > 6 to < 12 months          | 21           | 70,560.00         | 38,957.79         | 0.00        | 109,517.79        | 10.96  | 2,108,823.83         | 2,218,341.62         | 2.22   | 49.70                             |
| from ≥ 12 to < 18 months         | 8            | 25,570.47         | 29,364.34         | 0.00        | 54,934.81         | 5.50   | 678,202.99           | 733,137.80           | 0.73   | 48.68                             |
| from ≥ 18 to < 24 months         | 3            | 38,482.93         | 13,564.05         | 0.00        | 52,046.98         | 5.21   | 194,978.25           | 247,025.23           | 0.25   | 46.19                             |
| from ≥ 2 years                   | 2            | 108.13            | 5,740.20          | 0.00        | 5,848.33          | 0.59   | 0.00                 | 5,848.33             | 0.01   | 2.38                              |
| Subtotal                         | 1,254        | 729,120.67        | 269,853.74        | 0.00        | 998,974.41        | 100.00 | 98,902,638.24        | 99,901,612.65        | 100.00 | 43.36                             |
| <b>Doubt debts (subjectives)</b> |              |                   |                   |             |                   |        |                      |                      |        |                                   |
|                                  | 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                              |
| <b>Total</b>                     | <b>1,254</b> | <b>729,120.67</b> | <b>269,853.74</b> | <b>0.00</b> | <b>998,974.41</b> |        | <b>98,902,638.24</b> | <b>99,901,612.65</b> |        | <b>43.36</b>                      |

#### Additional information