

RURAL HIPOTECARIO XII Fondo de Titulización de Activos

Brief report

Date: 10/31/2015
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, Balears, 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

Lead Manager and Subcriber

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 Cedentes

Subordinated Loan

Entidades Cedentes

Fund Auditors

Deloitte

Financial Swaps

Banco Cooperativo Español

Issued securities: Asset-Backed Bonds

Bonds issue									
Series ISIN Code	Issue date N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating DBRS / Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0323976003	11/04/2009 8,622	60,722.24 523,547,153.28 60.72%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.2630% 12/22/2015 40.368482 Gross 32.496628 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	12/22/2015 "Pass-Through" Secutential / Pro rata under certain circumstances	Asf A+sf n.c.	n.c. n.c. Aaa
Series B ES0323976011	11/04/2009 205	100,000.00 20,500,000.00 100.00%	100,000.00 20,500,000.00	Floating 3-M Euribor+0.500% 22.Mar/Jun/Sep/Dec	0.4630% 12/22/2015 117.036111 Gross 94.214069 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutential / Pro rata under certain circumstances	Asf n.c.	n.c. A1
Series C ES0323976029	11/04/2009 273	100,000.00 27,300,000.00 100.00%	100,000.00 27,300,000.00	Floating 3-M Euribor+0.700% 22.Mar/Jun/Sep/Dec	0.6630% 12/22/2015 167.591667 Gross 134.911292 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutential / Pro rata under certain circumstances	BBB-sf n.c.	n.c. Baa3
Total		571,347,153.28	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	7.78	7.19	6.68	6.23	5.82	5.45	5.11	4.82	
		Final Maturity	Years	06/30/2023	11/27/2022	05/26/2022	12/11/2021	07/15/2021	03/01/2021	10/29/2020	07/15/2020	
			Date	16.26	15.26	14.51	13.76	13.01	12.26	11.50	11.01	
	Without optional redemption *	Average life	Years	7.90	7.32	6.81	6.34	5.93	5.56	5.23	4.93	
		Final Maturity	Years	08/12/2023	01/14/2023	07/10/2022	01/23/2022	08/26/2021	04/13/2021	12/12/2020	08/24/2020	
			Date	19.26	18.51	17.76	17.01	16.01	15.26	14.76	14.01	
Series B	With optional redemption *	Average life	Years	16.26	15.26	14.51	13.76	13.01	12.26	11.50	11.01	
		Final Maturity	Years	12/22/2031	12/22/2030	03/22/2030	06/22/2029	09/22/2028	12/22/2027	03/22/2027	09/22/2026	
			Date	16.26	15.26	14.51	13.76	13.01	12.26	11.50	11.01	
	Without optional redemption *	Average life	Years	20.21	19.48	18.73	17.97	17.22	16.47	15.75	15.05	
		Final Maturity	Years	02/10/2035	03/10/2035	06/09/2034	09/06/2033	12/04/2032	03/08/2032	06/18/2031	10/05/2030	
			Date	21.27	20.51	19.76	19.26	18.51	17.76	17.01	16.26	
Series C	With optional redemption *	Average life	Years	16.26	15.26	14.51	13.76	13.01	12.26	11.50	11.01	
		Final Maturity	Years	12/22/2031	12/22/2030	03/21/2030	06/22/2029	09/21/2028	12/22/2027	03/22/2027	09/22/2026	
			Date	16.26	15.26	14.51	13.76	13.01	12.26	11.50	11.01	
	Without optional redemption *	Average life	Years	24.71	23.88	23.09	22.34	21.61	20.90	20.20	19.52	
		Final Maturity	Years	05/31/2040	08/02/2039	10/19/2038	01/17/2038	04/26/2037	08/08/2036	11/28/2035	03/23/2035	
			Date	34.02	34.02	34.02	34.02	34.02	34.02	34.02	34.02	
				09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049	

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	91.63%	523,547,153.28	15.70%	94.75%	862,200,000.00	9.85%	
Series B	3.59%	20,500,000.00	12.11%	2.25%	20,500,000.00	7.60%	
Series C	4.78%	27,300,000.00	7.33%	3.00%	27,300,000.00	4.60%	
Issue of Bonds		571,347,153.28			910,000,000.00		
Reserve Fund	7.33%	41,860,000.00		4.60%	41,860,000.00		

Other financial operations (current)

Assets	Balance	Interest
Treasury Account	58,078,624.79	0.163%
Servicer ppal collect not yet credited	1,239,671.37	
Servicer ints collect not yet credited	281,614.03	
Liabilities	Available	Balance
Subordinated Loan L/T		41,860,000.00
Subordinated Loan S/T		0.00
Start-up Loan L/T		0.00
Start-up Loan S/T		0.00

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		6,823	8,245
Principal			
Principal outstanding		562,179,831.84	910,099,987.12
Average loan		82,394.82	110,382.05
Minimum		306.09	4,591.26
Maximum		420,221.93	496,292.86
Interest rate			
Weighted average (wac)		1.63%	3.20%
Minimum		0.16%	1.59%
Maximum		5.50%	7.38%
Final maturity			
Weighted average (WARM) (months)		235	296
Minimum		11/17/2015	08/06/2011
Maximum		11/14/2049	11/10/2049
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		0.94%	0.00%
1-year EURIBOR/MIBOR (Mortgage Market)		96.87%	97.08%
Mortgage Market: Savings Banks		0.07%	2.50%
Mortgage Market: All Institutions		0.54%	0.40%
Secondary Market Public Debt 2-6 years		1.57%	

LTV Distribution

	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.69	7.22	0.05	8.24
10.01 - 20%	4.16	15.94	1.15	16.54
20.01 - 30%	8.21	25.57	3.64	25.58
30.01 - 40%	13.46	35.35	7.21	35.20
40.01 - 50%	19.44	45.11	11.17	45.40
50.01 - 60%	24.62	55.21	16.12	55.25
60.01 - 70%	22.76	64.02	21.26	65.14
70.01 - 80%	4.70	73.69	33.25	75.31
80.01 - 90%	1.94	84.25	3.57	84.45
90.01 - 100%	0.01	90.07	2.56	94.39
Weighted average (WALT)		49.62		61.99
Minimum		0.12		6.46
Maximum		90.07		99.64

Additional information

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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 Subscriber
Banco Cooperativo Español

Servicer Credit Support Provider
Banco Cooperativo Español

Bond Paying Agent
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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.29%	0.25%	0.25%	0.29%	0.28%
Annual Percentage Rate (CPR)	3.47%	2.99%	2.96%	3.37%	3.34%

Geographic distribution

	Current	At constitution date
Andalucia	13.49%	14.08%
Aragon	7.80%	8.18%
Asturias	0.84%	0.77%
Balearic Islands	0.06%	0.05%
Basque Country	2.21%	1.70%
Canary Islands	1.77%	1.63%
Castilla-La Mancha	35.49%	33.45%
Castilla-Leon	0.92%	0.84%
Catalonia	1.12%	1.43%
Extremadura	1.64%	1.51%
Galicia	0.08%	0.06%
La Rioja	1.21%	1.36%
Madrid	5.99%	5.65%
Murcia	0.59%	0.54%
Navarra	1.75%	1.57%
Valencia	25.06%	27.17%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	679	225,724.83	58,084.29	0.00	283,809.12	11.36	56,015,280.27	56,299,089.39	66.37	44.07
from > 1 to ≤ 2 months	164	138,369.26	43,908.46	0.00	182,277.72	7.30	14,828,951.71	15,011,229.43	17.70	46.20
from > 2 to ≤ 3 months	76	87,816.38	41,149.04	0.00	128,965.42	5.16	7,581,666.84	7,710,632.26	9.09	50.67
from > 3 to ≤ 6 months	24	316,518.97	19,812.11	0.00	336,331.08	13.46	2,132,222.18	2,468,553.26	2.91	44.39
from > 6 to < 12 months	23	1,068,632.00	31,615.32	0.00	1,100,247.32	44.04	1,337,934.53	2,438,181.85	2.87	52.08
from ≥ 12 to < 18 months	11	429,153.14	25,951.26	0.00	455,104.40	18.22	340,193.39	795,297.79	0.94	38.42
from ≥ 18 to < 24 months	1	4,671.07	6,569.17	0.00	11,240.24	0.45	93,083.26	104,323.50	0.12	75.69
from ≥ 2 years	1	108.13	0.00	0.00	108.13	0.00	0.00	108.13	0.00	0.10
Subtotal	979	2,270,993.78	227,089.65	0.00	2,498,083.43	100.00	82,329,332.18	84,827,415.61	100.00	45.11
Doubt debts (subjectives)										
	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	979	2,270,993.78	227,089.65	0.00	2,498,083.43		82,329,332.18	84,827,415.61		45.11