

RURAL HIPOTECARIO XII Fondo de Titulización de Activos

Brief report

Date: 12/31/2015
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 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	DBRS / Fitch / Moody's	
Series A ES0323976003	11/04/2009 8,622	59,102.68 509,583,306.96 59.10%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.1690% 03/22/2016 25.248337 Gross 20.451153 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	03/22/2016 "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	0.3690% 03/22/2016 93.275000 Gross 75.552750 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	0.5690% 03/22/2016 143.830556 Gross 116.502750 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		557,383,306.96	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	7.67	7.09	6.58	6.13	5.70	5.35	5.01	4.73
			Date	08/21/2023	01/20/2023	07/20/2022	02/05/2022	09/01/2021	04/27/2021	12/25/2020	09/11/2020
		Final Maturity	Years	16.01	15.01	14.26	13.51	12.51	12.01	11.25	10.76
	Without optional redemption *	Average life	Years	12/22/2031	12/22/2030	03/22/2030	06/22/2029	06/22/2028	12/22/2027	03/22/2027	09/22/2026
			Date	7.79	7.22	6.71	6.25	5.84	5.47	5.14	4.84
		Final Maturity	Years	10/03/2023	03/08/2023	09/03/2022	03/20/2022	10/22/2021	06/10/2021	02/09/2021	10/22/2020
Series B	With optional redemption *		Date	19.01	18.26	17.51	16.76	15.76	15.01	14.51	13.76
		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
			Date	16.01	15.01	14.26	13.51	12.51	12.01	11.25	10.76
	Without optional redemption *	Final Maturity	Years	12/22/2031	12/22/2030	03/22/2030	06/22/2029	06/22/2028	12/22/2027	03/22/2027	09/22/2026
			Date	16.01	15.01	14.26	13.51	12.51	12.01	11.25	10.76
		Average life	Years	11/18/2035	02/25/2035	05/30/2034	08/29/2033	11/29/2032	03/06/2032	06/19/2031	10/09/2030
Series C	With optional redemption *	Final Maturity	Years	21.02	20.26	19.51	19.01	18.26	17.51	16.76	16.01
			Date	12/22/2036	03/22/2036	06/22/2035	12/22/2034	03/22/2034	06/22/2033	09/22/2032	12/22/2031
			Date	16.01	15.01	14.26	13.51	12.51	12.01	11.25	10.76
	Without optional redemption *	Final Maturity	Years	12/22/2031	12/22/2030	03/22/2030	06/22/2029	06/22/2028	12/22/2027	03/22/2027	09/22/2026
			Date	16.01	15.01	14.26	13.51	12.51	12.01	11.25	10.76
		Average life	Years	24.42	23.59	22.81	22.01	21.34	20.64	19.94	19.27
Without optional redemption *		Date	05/16/2040	07/20/2039	10/09/2038	01/10/2038	04/20/2037	08/05/2036	11/27/2035	03/25/2035	
	Final Maturity	Years	33.78	33.78	33.78	33.78	33.78	33.78	33.78	33.78	
		Date	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	91.42%	509,583,306.96	16.09%	94.75%	862,200,000.00	9.85%
Series B	3.68%	20,500,000.00	12.41%	2.25%	20,500,000.00	7.60%
Series C	4.90%	27,300,000.00	7.51%	3.00%	27,300,000.00	4.60%
Issue of Bonds		557,383,306.96			910,000,000.00	
Reserve Fund	7.51%	41,860,000.00		4.60%	41,860,000.00	

Other financial operations (current)			
Assets		Balance	Interest
	Treasury Account	53,960,471.16	0.067%
	Servicer ppal collect not yet credited	1,391,515.85	
	Servicer ints collect not yet credited	255,368.01	
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		6,764	8,245
Principal	Principal outstanding	550,090,022.03	910,099,987.12
	Average loan	81,459.20	110,382.05
	Minimum	259.91	4,591.26
	Maximum	418,436.73	496,292.86
Interest rate	Weighted average (wac)	1.57%	3.20%
	Minimum	0.14%	1.59%
	Maximum	5.50%	7.38%
Final maturity	Weighted average (WARM) (months)	233	296
	Minimum	01/31/2016	08/06/2011
	Maximum	11/14/2049	11/10/2049
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		0.93%	0.00%
1-year EURIBOR/MIBOR (Mortgage Market)		96.89%	97.08%
Mortgage Market: Savings Banks		0.07%	2.50%
Mortgage Market: All Institutions		0.53%	0.40%
Secondary Market Public Debt 2-6 years		1.58%	

LTV Distribution			
		Current	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		0.73	7.25
10.01 - 20%		4.40	15.98
20.01 - 30%		8.39	25.69
30.01 - 40%		13.73	35.40
40.01 - 50%		19.54	45.11
50.01 - 60%		25.21	55.26
60.01 - 70%		21.58	63.93
70.01 - 80%		4.61	73.61
80.01 - 90%		1.82	84.27
90.01 - 100%			2.56
Weighted average (WALTV)		49.23	61.99
Minimum		0.10	6.46
Maximum		89.80	99.64

Additional information

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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

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)	0.53%	0.44%	0.34%	0.30%	0.29%
Annual Percentage Rate (CPR)	6.19%	5.20%	3.95%	3.58%	3.41%

Geographic distribution

	Current	At constitution date
Andalucia	13.37%	14.08%
Aragon	7.68%	8.18%
Asturias	0.85%	0.77%
Balearic Islands	0.06%	0.05%
Basque Country	2.24%	1.70%
Canary Islands	1.79%	1.63%
Castilla-La Mancha	35.69%	33.45%
Castilla-Leon	0.93%	0.84%
Catalonia	1.13%	1.43%
Extremadura	1.62%	1.51%
Galicia	0.06%	0.06%
La Rioja	1.20%	1.36%
Madrid	5.98%	5.65%
Murcia	0.60%	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	%			%	
<i>Delinquencies</i>										
Up to 1 month	672	228,321.63	48,050.33	0.00	276,371.96	10.08	51,762,457.74	52,038,829.70	66.07	41.88
from > 1 to ≤ 2 months	145	127,354.35	38,793.14	0.00	166,147.49	6.06	13,557,214.96	13,723,362.45	17.42	46.71
from > 2 to ≤ 3 months	76	87,622.79	34,588.18	0.00	122,210.97	4.46	7,132,128.01	7,254,338.98	9.21	50.71
from > 3 to ≤ 6 months	16	367,590.74	12,286.91	0.00	379,877.65	13.86	1,173,866.16	1,553,743.81	1.97	46.55
from > 6 to < 12 months	24	992,162.96	34,239.90	0.00	1,026,402.86	37.45	1,722,108.18	2,748,511.04	3.49	53.05
from ≥ 12 to < 18 months	13	514,235.10	35,502.20	0.00	549,737.30	20.06	678,425.01	1,228,162.31	1.56	45.86
from ≥ 18 to < 24 months	4	200,212.16	19,404.65	0.00	219,616.81	8.01	0.00	219,616.81	0.28	35.08
from ≥ 2 years	1	108.13	0.00	0.00	108.13	0.00	0.00	108.13	0.00	0.10
Subtotal	951	2,517,607.86	222,865.31	0.00	2,740,473.17	100.00	76,026,200.06	78,766,673.23	100.00	43.79
<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	951	2,517,607.86	222,865.31	0.00	2,740,473.17		76,026,200.06	78,766,673.23		43.79