

RURAL HIPOTECARIO XII Fondo de Titulización de Activos

Brief report

Date: 05/31/2016
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 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 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	Current / Original
Series A ES0323976003	11/04/2009 8,622	57,295.47 494,001,542.34 57.30%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.0650% 06/22/2016 9.517414 Gross 7.709105 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	06/22/2016 "Pass-Through" Secutential / Pro rata under certain circumstances	A(h)(sf) 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	0.2650% 06/22/2016 67.722222 Gross 54.855000 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	0.4650% 06/22/2016 118.833333 Gross 96.255000 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		541,801,542.34	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	7.46	6.93	6.43	6.01	5.62	5.29	4.97	4.70
		Date		09/05/2023	02/23/2023	08/26/2022	03/23/2022	11/02/2021	07/04/2021	03/09/2021	11/29/2020
		Final Maturity	Years	15.51	14.76	13.76	13.01	12.26	11.76	11.01	10.51
	Without optional redemption *	Date		09/22/2031	12/22/2030	12/22/2029	03/22/2029	06/22/2028	12/22/2027	03/22/2027	09/22/2026
		Average life	Years	7.59	7.05	6.58	6.14	5.76	5.41	5.10	4.81
		Final Maturity	Years	18.52	17.76	17.01	16.26	15.51	14.76	14.26	13.51
Series B	With optional redemption *	Date		09/22/2034	12/22/2033	03/22/2033	06/22/2032	09/22/2031	12/22/2030	06/22/2030	09/22/2029
		Average life	Years	15.51	14.76	13.76	13.01	12.26	11.76	11.01	10.51
		Final Maturity	Years	15.51	14.76	13.76	13.01	12.26	11.76	11.01	10.51
	Without optional redemption *	Date		09/22/2031	12/22/2030	12/22/2029	03/22/2029	06/22/2028	12/22/2027	03/22/2027	09/22/2026
		Average life	Years	19.55	18.83	18.11	17.37	16.65	15.93	15.24	14.57
		Final Maturity	Years	10/04/2035	01/16/2035	04/26/2034	08/01/2033	11/08/2032	02/22/2032	06/15/2031	10/12/2030
Series C	With optional redemption *	Date		09/22/2036	03/22/2036	06/22/2035	09/22/2034	12/22/2033	06/22/2033	09/22/2032	12/22/2031
		Average life	Years	15.51	14.76	13.76	13.01	12.26	11.76	11.01	10.51
		Final Maturity	Years	15.51	14.76	13.76	13.01	12.26	11.76	11.01	10.51
	Without optional redemption *	Date		09/22/2031	12/22/2030	12/22/2029	03/21/2029	06/22/2028	12/22/2027	03/21/2027	09/21/2026
		Average life	Years	24.04	23.24	22.47	21.75	21.04	20.35	19.67	19.01
		Final Maturity	Years	03/30/2040	06/11/2039	09/06/2038	12/14/2037	03/31/2037	07/22/2036	11/18/2035	03/23/2035
				33.53	33.53	33.53	33.53	33.53	33.53	33.53	
				Date	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	91.18%	494,001,542.34	16.55%	862,200,000.00	9.85%
Series B	3.78%	20,500,000.00	12.77%	20,500,000.00	7.60%
Series C	5.04%	27,300,000.00	7.73%	27,300,000.00	4.60%
Issue of Bonds		541,801,542.34		910,000,000.00	
Reserve Fund	7.73%	41,860,000.00	4.60%	41,860,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	63,967,479.57	0.000%	
Servicer ppal collect not yet credited	1,140,526.22		
Servicer ints collect not yet credited	200,869.42		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		41,860,000.00	0.765%
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		6,620	8,245
Principal			
Principal outstanding		527,466,134.82	910,099,987.12
Average loan		79,677.66	110,382.05
Minimum		143.04	4,591.26
Maximum		413,168.40	496,292.86
Interest rate			
Weighted average (wac)		1.35%	3.20%
Minimum		0.04%	1.59%
Maximum		5.50%	7.38%
Final maturity			
Weighted average (WARM) (months)		229	296
Minimum		06/08/2016	08/06/2011
Maximum		11/14/2049	11/10/2049
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		0.91%	0.00%
1-year EURIBOR/MIBOR (Mortgage Market)		97.00%	97.08%
Mortgage Market: Savings Banks		0.01%	2.50%
Mortgage Market: All Institutions		0.47%	0.40%
Secondary Market Public Debt 2-6 years		1.61%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.82	7.30	0.05	8.24
10.01 - 20%	4.66	15.89	1.15	16.54
20.01 - 30%	8.80	25.68	3.64	25.58
30.01 - 40%	14.47	35.48	7.21	35.20
40.01 - 50%	19.90	45.12	11.17	45.40
50.01 - 60%	26.23	55.25	16.12	55.25
60.01 - 70%	19.59	63.75	21.26	65.14
70.01 - 80%	3.94	73.58	33.25	75.31
80.01 - 90%	1.60	83.91	3.57	84.45
90.01 - 100%			2.56	94.39
Weighted average (WALTV)	48.39		61.99	
Minimum	0.05		6.46	
Maximum	89.10		99.64	

Additional information

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Chilches,
Cajasiete, Caja rural,
Credit Valencia

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Cajas Rurales: Popular, Albalat dels
Sorells, Balseas, 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
Citibank

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Treasury Account
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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.26%	0.37%	0.41%	0.35%	0.30%
Annual Percentage Rate (CPR)	3.13%	4.32%	4.83%	4.13%	3.49%

Geographic distribution

	Current	At constitution date
Andalucia	12.99%	14.08%
Aragon	7.50%	8.18%
Asturias	0.83%	0.77%
Balearic Islands	0.06%	0.05%
Basque Country	2.15%	1.70%
Canary Islands	1.83%	1.63%
Castilla-La Mancha	36.00%	33.45%
Castilla-Leon	0.95%	0.84%
Catalonia	1.16%	1.43%
Extremadura	1.66%	1.51%
Galicia	0.06%	0.06%
La Rioja	1.19%	1.36%
Madrid	6.02%	5.65%
Murcia	0.61%	0.54%
Navarra	1.68%	1.57%
Valencia	25.32%	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	734	248,658.37	45,980.67	0.00	294,639.04	17.23	57,293,848.33	57,588,487.37	69.37	41.78
from > 1 to ≤ 2 months	160	132,631.84	38,701.29	0.00	171,333.13	10.02	14,215,579.68	14,386,912.81	17.33	45.88
from > 2 to ≤ 3 months	55	69,161.12	27,305.75	0.00	96,466.87	5.64	5,925,221.39	6,021,688.26	7.25	50.76
from > 3 to ≤ 6 months	20	30,894.85	15,856.09	0.00	46,750.94	2.73	1,754,551.44	1,801,302.38	2.17	53.62
from > 6 to < 12 months	20	515,626.02	25,372.95	0.00	540,998.97	31.63	1,417,386.50	1,958,385.47	2.36	53.41
from ≥ 12 to < 18 months	7	421,487.68	18,945.54	0.00	440,433.22	25.75	591,073.73	1,031,506.95	1.24	50.47
from ≥ 18 to < 24 months	6	96,040.42	8,472.91	0.00	104,513.33	6.11	85,135.89	189,649.22	0.23	20.70
from ≥ 2 years	2	8,947.53	6,389.13	0.00	15,336.66	0.90	27,643.62	42,980.28	0.05	20.24
Subtotal	1,004	1,523,447.83	187,024.33	0.00	1,710,472.16	100.00	81,310,440.58	83,020,912.74	100.00	43.41
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	1,004	1,523,447.83	187,024.33	0.00	1,710,472.16		81,310,440.58	83,020,912.74		43.41

Additional information