

RURAL HIPOTECARIO XII Fondo de Titulización de Activos



Brief report

Date: 10/31/2017
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

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	48,347.49 416,852,058.78 48.35%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.0000% 12/22/2017 0.000000 Gross 0.000000 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	12/22/2017 "Pass-Through" Secuential / Pro rata under certain circumstances	AA(I)(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	0.1710% 12/22/2017 43.225000 Gross 35.012250 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A+sf 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	0.3710% 12/22/2017 93.780556 Gross 75.962250 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.	n.c. Baa3
Total		464,652,058.78	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	6.77	6.30	5.87	5.48	5.13	4.83	4.56	4.31
		Final Maturity	Years	06/28/2024	01/08/2024	08/05/2023	03/16/2023	11/07/2022	07/21/2022	04/12/2022	01/11/2022
	Without optional redemption *	Average life	Years	13.76	13.01	12.26	11.50	10.76	10.25	9.75	9.25
		Final Maturity	Years	06/22/2031	09/22/2030	12/22/2029	03/22/2029	06/22/2028	12/22/2027	06/22/2027	12/22/2026
	With optional redemption *	Average life	Years	6.92	6.45	6.02	5.64	5.30	4.98	4.70	4.45
		Final Maturity	Years	08/21/2024	03/02/2024	09/29/2023	05/12/2023	01/07/2023	09/15/2022	06/04/2022	03/03/2022
Series B	Without optional redemption *	Average life	Years	16.76	16.01	15.51	14.76	14.01	13.50	12.76	12.26
		Final Maturity	Years	06/22/2034	09/22/2033	03/22/2033	06/22/2032	09/22/2031	03/22/2031	06/22/2030	12/22/2029
	With optional redemption *	Average life	Years	13.76	13.01	12.26	11.50	10.76	10.25	9.75	9.25
		Final Maturity	Years	06/22/2031	09/22/2030	12/22/2029	03/22/2029	06/22/2028	12/22/2027	06/22/2027	12/22/2026
	Without optional redemption *	Average life	Years	17.79	17.13	16.46	15.79	15.13	14.49	13.86	13.26
		Final Maturity	Years	07/02/2035	11/03/2034	03/03/2034	07/02/2033	11/04/2032	03/14/2032	07/30/2031	12/23/2030
Series C	With optional redemption *	Average life	Years	18.76	18.26	17.51	17.01	16.26	15.76	15.01	14.51
		Final Maturity	Years	06/22/2036	12/22/2035	03/22/2035	09/22/2034	12/22/2033	06/22/2033	09/22/2032	03/22/2032
	Without optional redemption *	Average life	Years	13.76	13.01	12.26	11.50	10.76	10.25	9.75	9.25
		Final Maturity	Years	06/21/2031	09/21/2030	12/21/2029	03/22/2029	06/22/2028	12/22/2027	06/22/2027	12/22/2026
	With optional redemption *	Average life	Years	13.76	13.01	12.26	11.50	10.76	10.25	9.75	9.25
		Final Maturity	Years	06/22/2031	09/22/2030	12/22/2029	03/22/2029	06/22/2028	12/22/2027	06/22/2027	12/22/2026
Series C	Without optional redemption *	Average life	Years	22.26	21.52	20.82	20.14	19.49	18.85	18.23	17.63
		Final Maturity	Years	12/21/2039	03/25/2039	07/12/2038	11/07/2037	03/13/2037	07/24/2036	12/11/2035	05/04/2035
	With optional redemption *	Average life	Years	32.02	32.02	32.02	32.02	32.02	32.02	32.02	32.02
		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
	Without optional redemption *	Average life	Years	13.76	13.01	12.26	11.50	10.76	10.25	9.75	9.25
		Final Maturity	Years	06/21/2031	09/21/2030	12/21/2029	03/22/2029	06/22/2028	12/22/2027	06/22/2027	12/22/2026

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%.

Credit enhancement and financial operations

Credit enhancement (CE)							
		Current		At issue date			
		% CE		% CE			
Series A	89.71%	416,852,058.78	19.30%	94.75%	862,200,000.00	9.85%	
Series B	4.41%	20,500,000.00	14.89%	2.25%	20,500,000.00	7.60%	
Series C	5.88%	27,300,000.00	9.01%	3.00%	27,300,000.00	4.60%	
Issue of Bonds		464,652,058.78			910,000,000.00		
Reserve Fund	9.01%	41,860,000.00		4.60%	41,860,000.00		

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		54,912,054.24	0.000%
Servicer ppal collect not yet credited		1,136,784.17	
Servicer ints collect not yet credited		114,238.91	
Liabilities		Available	Balance
Subordinated Loan L/T		41,860,000.00	0.671%
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		6,243	8,245
Principal			
Principal outstanding		457,549,443.09	910,099,987.12
Average loan		73,290.00	110,382.05
Minimum		63.59	4,591.26
Maximum		392,909.71	496,292.86
Interest rate			
Weighted average (wac)		0.94%	3.20%
Minimum		0.00%	1.59%
Maximum		5.50%	7.38%
Final maturity			
Weighted average (WARM) (months)		216	296
Minimum		11/07/2017	08/06/2011
Maximum		11/10/2049	11/10/2049
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		0.78%	0.00%
1-year EURIBOR/MIBOR (Mortgage Market)		97.09%	97.08%
Mortgage Market: Savings Banks		0.00%	2.50%
Mortgage Market: All Institutions		0.47%	0.40%
Secondary Market Public Debt 2-6 years		1.66%	

LTV Distribution			
		Current	At constitution date
		% Pool	% LTV
0.01 - 10%		1.17	7.06
10.01 - 20%		5.41	15.61
20.01 - 30%		10.83	25.44
30.01 - 40%		17.17	35.41
40.01 - 50%		22.51	45.25
50.01 - 60%		28.33	55.05
60.01 - 70%		10.91	63.97
70.01 - 80%		2.65	74.13
80.01 - 90%		1.01	82.11
90.01 - 100%			2.56
Weighted average (WALTV)		45.32	61.99
Minimum		0.03	6.46
Maximum		86.09	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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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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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.14%	0.18%	0.24%	0.27%	0.30%
Annual Percentage Rate (CPR)	1.64%	2.15%	2.90%	3.17%	3.49%

Geographic distribution		
	Current	At constitution date
Andalucia	12.52%	14.08%
Aragon	7.55%	8.18%
Asturias	0.87%	0.77%
Balearic Islands	0.07%	0.05%
Basque Country	2.23%	1.70%
Canary Islands	1.81%	1.63%
Castilla-La Mancha	35.98%	33.45%
Castilla-Leon	0.96%	0.84%
Catalonia	1.15%	1.43%
Extremadura	1.67%	1.51%
Galicia	0.07%	0.07%
La Rioja	1.21%	1.36%
Madrid	5.84%	5.65%
Murcia	0.58%	0.54%
Navarra	1.77%	1.57%
Valencia	25.74%	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	634	209,507.83	28,061.54	0.00	237,569.37	20.26	44,686,695.41	44,924,264.78	71.87	38.25
from > 1 to ≤ 2 months	99	99,293.57	17,653.32	0.00	116,946.89	9.97	8,925,858.12	9,042,805.01	14.47	42.04
from > 2 to ≤ 3 months	49	70,646.70	17,974.94	0.00	88,621.64	7.56	4,793,198.82	4,881,820.46	7.81	45.33
from > 3 to ≤ 6 months	15	66,172.74	6,185.68	0.00	72,358.42	6.17	1,193,992.09	1,266,350.51	2.03	41.78
from > 6 to < 12 months	17	343,217.08	14,674.05	0.00	357,891.13	30.52	947,758.28	1,305,649.41	2.09	45.54
from ≥ 12 to < 18 months	10	263,924.11	18,399.26	0.00	282,323.37	24.07	668,660.36	950,983.73	1.52	50.41
from ≥ 18 to < 24 months	2	5,095.12	10,771.33	0.00	15,866.45	1.35	115,444.63	131,311.08	0.21	34.96
from ≥ 2 years	5	472.95	661.57	0.00	1,134.52	0.10	1,824.97	2,959.49	0.00	0.38
Subtotal	831	1,058,330.10	114,381.69	0.00	1,172,711.79	100.00	61,333,432.68	62,506,144.47	100.00	39.39
<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	831	1,058,330.10	114,381.69	0.00	1,172,711.79		61,333,432.68	62,506,144.47		39.39