

# RURAL HIPOTECARIO XII Fondo de Titulización de Activos

## Brief report

Date: 01/31/2020  
Currency: EUR

Constitution date  
11/04/2009

VAT Reg. no.  
V85812600

Management Company  
Europea de Titulización, S.G.F.T

Originator  
Caixa Rural de Callosa d'En Sarrià  
Caixa Rural Castellón - S. Isidro  
Caixa Rural de Aragón  
Caixa Rural de Canarias  
Caixa Rural de Córdoba  
Caixa Rural de Extremadura  
Caixa Rural de Gijón  
Caixa Rural de Granada  
Caixa Rural de Navarra  
Caixa Rural de Teruel  
Caixa Rural de Toledo  
Caixa Rural del Mediterráneo, Ruralcaja  
Caixa Rural del Sur  
Caixa Rural La Junquera de Chilches  
Cajasiete, Caja Rural  
Credit Valencia

Servicer  
Caixa Popular-Caixa Rural  
Caixa Rural Albalat dels Sorells  
Caixa Rural de Balears  
Caixa Rural Galega  
Caixa Rural La Vall "San Isidro"  
Caixa Rural Torrent  
Caja Campo, Caja Rural  
Caja Rural Aragonesa y de los Pirineos  
Caja Rural Central  
Caja Rural de Albacete  
Caja Rural de Aragón  
Caja Rural de Asturias  
Caja Rural de Casinos  
Caja Rural de Extremadura  
Caja Rural de Gijón  
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Caja Rural de Zamora  
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Caja Rural del Sur  
Caja Rural Nuestra Señora de la Esperanza de Onda  
Caja Rural San Jaime de Alquerías  
Niño Perdido  
Caja Rural San José de Burriana  
Caja Rural San José de Nules  
Caja Rural San Roque de Almenara  
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Lead Manager and Subscriber  
Banco Cooperativo Español

Servicer Credit Support Provider  
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Bond Paying Agent  
Société Générale

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Société Générale

Assets Custodian  
Banco Cooperativo Español

Start-up Loan  
Entidades Cedentes

Subordinated Loan  
Entidades Cedentes

Fund Auditor  
KPMG Auditores

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
Series A ES0323976003	11/04/2009 8,622	38,192.29 329,293,924.38 38.19%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.0000% 03/23/2020 0.000000 Gross 0.000000 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	03/23/2020 "Pass-Through" Secuential / Pro rata under certain circumstances	AA (high) (sf) A+sf Aa1 (sf)	n.c. n.c. Aaa
Series B ES0323976011	11/04/2009 205	80,858.54 16,576,000.70 80.86%	100,000.00 20,500,000.00	Floating 3-M Euribor+0.500% 22.Mar/Jun/Sep/Dec	0.1020% 03/23/2020 20.848027 Gross 16.886902 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A+sf A1 (sf)	n.c. A1
Series C ES0323976029	11/04/2009 273	80,867.42 22,076,805.66 80.87%	100,000.00 27,300,000.00	Floating 3-M Euribor+0.700% 22.Mar/Jun/Sep/Dec	0.3020% 03/23/2020 61.733290 Gross 50.003965 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A+sf Baa3 (sf)	n.c. Baa3
Total		367,946,730.74		910,000,000.00					

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date																					
		% 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	6.50	6.05	5.69	5.29	4.98	4.75	4.47	4.21	4.06/2024	03/06/2024	03/06/2024	03/06/2024	03/06/2024	03/06/2024	03/06/2024	03/06/2024	03/06/2024	
		Final Maturity	Years	11.25	10.50	10.01	9.25	8.76	8.50	8.00	7.50	7.00	6.50	6.00	5.50	5.00	4.50	4.00	3.50	3.00	2.50
		Date		03/22/2031	06/22/2030	12/22/2029	03/22/2029	09/22/2028	06/22/2028	12/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027
	Without optional redemption *	Average life	Years	7.53	7.10	6.72	6.36	6.03	5.73	5.45	5.19	4.94	4.67	4.41	4.15	3.90	3.64	3.39	3.13	2.88	2.62
		Final Maturity	Years	06/30/2027	01/27/2027	09/08/2026	05/01/2026	01/01/2026	09/13/2025	06/03/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025
		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	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049
Series B	With optional redemption *	Average life	Years	6.50	6.05	5.69	5.29	4.98	4.75	4.47	4.21	4.06/2024	03/06/2024	03/06/2024	03/06/2024	03/06/2024	03/06/2024	03/06/2024	03/06/2024	03/06/2024	
		Final Maturity	Years	11.25	10.50	10.01	9.25	8.76	8.50	8.00	7.50	7.00	6.50	6.00	5.50	5.00	4.50	4.00	3.50	3.00	2.50
		Date		03/22/2031	06/22/2030	12/22/2029	03/22/2029	09/22/2028	06/22/2028	12/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027
	Without optional redemption *	Average life	Years	7.53	7.10	6.72	6.36	6.03	5.73	5.45	5.19	4.94	4.67	4.41	4.15	3.90	3.64	3.39	3.13	2.88	2.62
		Final Maturity	Years	06/30/2027	01/27/2027	09/08/2026	05/01/2026	01/01/2026	09/13/2025	06/03/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025
		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	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049
Series C	With optional redemption *	Average life	Years	6.50	6.05	5.69	5.29	4.98	4.75	4.47	4.21	4.06/2024	03/06/2024	03/06/2024	03/06/2024	03/06/2024	03/06/2024	03/06/2024	03/06/2024	03/06/2024	
		Final Maturity	Years	11.25	10.50	10.01	9.25	8.76	8.50	8.00	7.50	7.00	6.50	6.00	5.50	5.00	4.50	4.00	3.50	3.00	2.50
		Date		03/22/2031	06/22/2030	12/22/2029	03/22/2029	09/22/2028	06/22/2028	12/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027	06/22/2027
	Without optional redemption *	Average life	Years	7.53	7.10	6.72	6.36	6.03	5.73	5.45	5.19	4.94	4.67	4.41	4.15	3.90	3.64	3.39	3.13	2.88	2.62
		Final Maturity	Years	06/30/2027	01/27/2027	09/08/2026	05/01/2026	01/01/2026	09/13/2025	06/03/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025	03/01/2025
		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	09/22/2049	09/22/2049	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	% CE	% CE	
Series A	89.49%	329,293,924.38	19.71%	94.75%	862,200,000.00
Series B	4.51%	16,576,000.70	15.20%	2.25%	20,500,000.00
Series C	6.00%	22,076,805.66	9.20%	3.00%	27,300,000.00
Issue of Bonds		367,946,730.74			910,000,000.00
Reserve Fund	9.20%	33,851,099.23	4.60%		41,860,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	44,669,246.46	-0.5000%	
Servicer ppai collect not yet credited	930,938.59		
Servicer ints collect not yet credited	60,058.12		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		33,851,099.23	0.602%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

### Collateral: Residential mortgage loans (PTCs)

General			
	Current	At constitution date	
Count	5,644	8,245	
Principal			
Principal outstanding	361,981,815.99	910,099,987.12	
Average loan	64,135.69	110,382.05	
Minimum	210.19	4,591.26	
Maximum	360,079.78	496,292.86	
Interest rate			
Weighted average (wac)	0.70%	3.20%	
Minimum	0.00%	1.59%	
Maximum	5.50%	7.38%	
Final maturity			
Weighted average (WARM) (months)	196	296	
Minimum	02/10/2020	08/06/2011	
Maximum	11/10/2049	11/10/2049	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	1.07%	0.00%	
1-year EURIBOR/MIBOR (Mortgage Market)	96.98%	97.08%	
Mortgage Market: Savings Banks	0.00%	2.50%	
Mortgage Market: All Institutions	0.43%	0.40%	
Secondary Market Public Debt 2-6 years	1.51%		

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% Pool
0.01 - 10%	1.90	6.98	0.05
10.01 - 20%	7.41	15.73	1.15
20.01 - 30%	14.17	25.33	3.64
30.01 - 40%	21.28	35.21	7.21
40.01 - 50%	28.53	45.35	11.17
50.01 - 60%	19.18	53.96	16.12
60.01 - 70%	5.65	63.90	21.26
70.01 - 80%	1.84	73.99	33.26
80.01 - 90%	0.04	80.74	3.57
90.01 - 100%			2.56
Weighted average (WALTV)	40.67		61.99
Minimum	0.17		6.46
Maximum	80.74		99.64

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11/04/2009

### VAT Reg. no.

V85812600

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Europea de Titulización, S.G.F.T

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Caja Rural San José de Nules  
Caja Rural San Roque de Almenara  
Credit Valencia

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Banco Cooperativo Español

### Servicer Credit Support Provider

Banco Cooperativo Español

### Bond Paying Agent

Société Générale

### Market

AIAF Mercado de Renta Fija

### Register of Book Securities

Iberclear

### Treasury Account

Société Générale

### Assets Custodian

Banco Cooperativo Español

### Start-up Loan

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### Subordinated Loan

Entidades Cedentes

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### Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month, mort. (SMM)	0.23%	0.36%	0.29%	0.27%	0.29%
Annual Percentage Rate (CPR)	2.78%	4.26%	3.42%	3.14%	3.43%

### Geographic distribution

	Current	At constitution date
Andalucia	12.69%	14.08%
Aragon	7.41%	8.18%
Asturias	0.78%	0.77%
Balearic Islands	0.02%	0.05%
Basque Country	2.40%	1.70%
Canary Islands	1.87%	1.63%
Castilla-La Mancha	35.95%	33.45%
Castilla-Leon	1.02%	0.84%
Catalonia	1.17%	1.43%
Extremadura	1.63%	1.51%
Galicia	0.03%	0.07%
La Rioja	1.17%	1.36%
Madrid	5.73%	5.65%
Murcia	0.59%	0.54%
Navarra	1.84%	1.57%
Valencia	25.72%	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	845	296,056.82	18,019.61	0.00	314,076.43	52.71	39,439,740.07	39,753,816.50	77.83	28.16	
from > 1 to = 2 months	69	65,329.71	7,065.56	0.00	72,395.27	12.15	4,515,610.80	4,588,006.07	8.98	36.68	
from > 2 to = 3 months	43	55,757.43	9,970.59	0.00	65,728.02	11.03	3,982,410.76	4,048,138.78	7.93	41.15	
from > 3 to = 6 months	15	30,615.83	4,805.14	0.00	35,420.97	5.94	1,170,499.27	1,205,920.24	2.36	40.32	
from > 6 to < 12 months	11	51,640.07	4,487.48	0.00	56,127.55	9.42	923,254.32	979,381.87	1.92	41.18	
from = 12 to < 18 months	6	45,246.95	5,546.32	0.00	50,793.27	8.52	445,563.28	496,356.55	0.97	35.02	
from ≥ 2 years	4	505.00	800.03	0.00	1,305.03	0.22	1,684.79	2,989.82	0.01	0.44	
	Subtotal	993	545,151.81	50,694.73	0.00	595,846.54	100.00	50,478,763.29	51,074,609.83	100.00	29.87
Total	993	545,151.81	50,694.73	0.00	595,846.54		50,478,763.29	51,074,609.83			

### Additional information