

# RURAL HIPOTECARIO XII Fondo de Titulización de Activos

## Brief report

**Date:** 05/31/2021  
**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  
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 del Sur  
Caja Rural La Junquera de Chilches  
Cajasiete, Caja Rural  
Credit Valencia

**Servicer**  
Caixa Popular-Caixa Rural  
Caja Rural Albalat dels Sorells  
Caixa Rural de Balears  
Caixa Rural Gallega  
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  
Caja Rural de Granada  
Caja Rural de Navarra  
Caja Rural de Soria  
Cajasiete, Caja Rural  
Caja Rural de Teruel  
Caja Rural de Toledo  
Caja Rural de Zamora  
Caja Rural del Mediterráneo, Ruralcaja  
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  
Credit Valencia

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**Financial Swaps**  
Banco Cooperativo Español

## Issued securities: Asset-Backed Bonds

| Bonds issue              |                        |                                                               |                              |                                                            |                                                           |                                               |                                                                                                   |                          |                  |
|--------------------------|------------------------|---------------------------------------------------------------|------------------------------|------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------|------------------|
| Series<br>ISIN Code      | Issue date<br>Nº bonds | Principal outstanding<br>(Bond Unit / Series Total / %Factor) |                              | Interest type<br>Reference rate and margin<br>Payment Date | Interest Rate<br>Next coupon                              | Redemption                                    |                                                                                                   | Rating                   |                  |
|                          |                        | Current                                                       | Original                     |                                                            |                                                           | Final maturity (legal)                        | Next                                                                                              | DBRS / Fitch / Moody's   | Current Original |
| Series A<br>ES0323976003 | 11/04/2009<br>8,622    | 32,619.74<br>281,247,398.28<br>32.62%                         | 100,000.00<br>862,200,000.00 | Floating<br>3-M Euribor+0.300%<br>22.Mar/Jun/Sep/Dec       | 0.0000%<br>06/22/2021<br>0.000000 Gross<br>0.000000 Net   | 06/22/2053<br>Quarterly<br>22.Mar/Jun/Sep/Dec | 06/22/2021<br>"Pass-Through"<br>Secutential /<br>Pro rata under<br>certain<br>circumstances       | AAA (sf)<br>A+sf<br>n.c. | n.c. n.c.<br>Aaa |
| Series B<br>ES0323976011 | 11/04/2009<br>205      | 76,624.21<br>15,707,963.05<br>76.62%                          | 100,000.00<br>20,500,000.00  | Floating<br>3-M Euribor+0.500%<br>22.Mar/Jun/Sep/Dec       | 0.0000%<br>06/22/2021<br>0.000000 Gross<br>0.000000 Net   | 06/22/2053<br>Quarterly<br>22.Mar/Jun/Sep/Dec | To Be Determined<br>"Pass-Through"<br>Secutential /<br>Pro rata under<br>certain<br>circumstances | A+sf<br>n.c.             | n.c. A1          |
| Series C<br>ES0323976029 | 11/04/2009<br>273      | 76,632.62<br>20,920,705.26<br>76.63%                          | 100,000.00<br>27,300,000.00  | Floating<br>3-M Euribor+0.700%<br>22.Mar/Jun/Sep/Dec       | 0.1570%<br>06/22/2021<br>30.746710 Gross<br>24.904835 Net | 06/22/2053<br>Quarterly<br>22.Mar/Jun/Sep/Dec | To Be Determined<br>"Pass-Through"<br>Secutential /<br>Pro rata under<br>certain<br>circumstances | Asf<br>n.c.              | n.c.<br>Baa3     |
| Total                    |                        | 317,876,066.59                                                | 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       | 0.76       |
|                                                                                                                                                         |                               | % 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      | 5.40       | 5.06       | 4.70       | 4.46       | 4.19       | 3.94       | 3.75       | 3.52       |
|                                                                                                                                                         |                               |                         | Date       | 08/14/2026 | 04/12/2026 | 12/01/2025 | 09/04/2025 | 05/28/2025 | 02/25/2025 | 12/18/2024 | 09/27/2024 |
|                                                                                                                                                         |                               | Final Maturity          | Years      | 9.76       | 9.26       | 8.51       | 8.26       | 7.76       | 7.26       | 7.01       | 6.51       |
|                                                                                                                                                         |                               | Date                    | 12/22/2030 | 06/22/2030 | 09/22/2029 | 06/22/2029 | 12/22/2028 | 06/22/2028 | 03/22/2028 | 09/22/2027 |            |
|                                                                                                                                                         | Without optional redemption * | Average life            | Years      | 5.42       | 5.17       | 4.81       | 4.54       | 4.30       | 4.07       | 3.87       | 3.67       |
|                                                                                                                                                         |                               |                         | Date       | 12/27/2026 | 08/21/2026 | 04/26/2026 | 01/09/2026 | 10/04/2025 | 07/07/2025 | 04/16/2025 | 01/31/2025 |
| Final Maturity                                                                                                                                          |                               | Years                   | 14.01      | 13.51      | 13.01      | 12.51      | 12.01      | 11.51      | 11.01      | 10.51      |            |
|                                                                                                                                                         | Date                          | 03/22/2035              | 09/22/2034 | 03/22/2034 | 09/22/2033 | 03/22/2033 | 09/22/2032 | 03/22/2032 | 09/22/2031 |            |            |
| Series B                                                                                                                                                | With optional redemption *    | Average life            | Years      | 9.76       | 9.26       | 8.51       | 8.26       | 7.76       | 7.26       | 7.01       | 6.51       |
|                                                                                                                                                         |                               |                         | Date       | 12/22/2030 | 06/22/2030 | 09/22/2029 | 06/22/2029 | 12/22/2028 | 06/22/2028 | 03/22/2028 | 09/22/2027 |
|                                                                                                                                                         |                               | Final Maturity          | Years      | 9.76       | 9.26       | 8.51       | 8.26       | 7.76       | 7.26       | 7.01       | 6.51       |
|                                                                                                                                                         |                               | Date                    | 12/22/2030 | 06/22/2030 | 09/22/2029 | 06/22/2029 | 12/22/2028 | 06/22/2028 | 03/22/2028 | 09/22/2027 |            |
|                                                                                                                                                         | Without optional redemption * | Average life            | Years      | 14.87      | 14.35      | 13.85      | 13.34      | 12.84      | 12.35      | 11.88      | 11.41      |
|                                                                                                                                                         |                               |                         | Date       | 01/28/2036 | 07/26/2035 | 01/22/2035 | 07/21/2034 | 01/20/2034 | 07/25/2033 | 02/01/2033 | 08/16/2032 |
| Final Maturity                                                                                                                                          |                               | Years                   | 16.01      | 15.26      | 14.76      | 14.51      | 14.01      | 13.51      | 13.01      | 12.51      |            |
|                                                                                                                                                         | Date                          | 03/22/2037              | 06/22/2036 | 12/22/2035 | 09/22/2035 | 03/22/2035 | 09/22/2034 | 03/22/2034 | 09/22/2033 |            |            |
| Series C                                                                                                                                                | With optional redemption *    | Average life            | Years      | 9.76       | 9.26       | 8.51       | 8.26       | 7.76       | 7.26       | 7.01       | 6.51       |
|                                                                                                                                                         |                               |                         | Date       | 12/21/2030 | 06/21/2030 | 09/22/2029 | 06/22/2029 | 12/22/2028 | 06/22/2028 | 03/22/2028 | 09/22/2027 |
|                                                                                                                                                         |                               | Final Maturity          | Years      | 9.76       | 9.26       | 8.51       | 8.26       | 7.76       | 7.26       | 7.01       | 6.51       |
|                                                                                                                                                         |                               | Date                    | 12/22/2030 | 06/22/2030 | 09/22/2029 | 06/22/2029 | 12/22/2028 | 06/22/2028 | 03/22/2028 | 09/22/2027 |            |
|                                                                                                                                                         | Without optional redemption * | Average life            | Years      | 19.32      | 18.67      | 18.06      | 17.48      | 16.93      | 16.40      | 15.89      | 15.39      |
|                                                                                                                                                         |                               |                         | Date       | 07/11/2040 | 11/18/2039 | 04/09/2039 | 09/10/2038 | 02/20/2038 | 08/10/2037 | 02/04/2037 | 08/08/2036 |
| Final Maturity                                                                                                                                          |                               | Years                   | 28.52      | 28.52      | 28.52      | 28.52      | 28.52      | 28.52      | 28.52      | 28.52      |            |
|                                                                                                                                                         | 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. |                               |                         |            |            |            |            |            |            |            |            |            |

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                | 88.48% | 281,247,398.28 | 21.61% | 94.75% | 862,200,000.00 | 9.85% |
| Series B                | 4.94%  | 15,707,963.05  | 16.67% | 2.25%  | 20,500,000.00  | 7.60% |
| Series C                | 6.58%  | 20,920,705.26  | 10.09% | 3.00%  | 27,300,000.00  | 4.60% |
| Issue of Bonds          |        | 317,876,066.59 |        |        | 910,000,000.00 |       |
| Reserve Fund            | 10.09% | 32,078,414.66  |        | 4.60%  | 41,860,000.00  |       |

## Collateral: Residential mortgage loans (PTCs)

| General                                    |  |                |                      |
|--------------------------------------------|--|----------------|----------------------|
|                                            |  | Current        | At constitution date |
|                                            |  |                |                      |
| Count                                      |  | 5,241          | 8,245                |
| Principal                                  |  |                |                      |
| Principal outstanding                      |  | 309,325,479.83 | 910,099,987.12       |
| Average loan                               |  | 59,020.32      | 110,382.05           |
| Minimum                                    |  | 9.43           | 4,591.26             |
| Maximum                                    |  | 340,318.98     | 496,292.86           |
| Interest rate                              |  |                |                      |
| Weighted average (wac)                     |  | 0.49%          | 3.20%                |
| Minimum                                    |  | 0.00%          | 1.59%                |
| Maximum                                    |  | 4.50%          | 7.38%                |
| Final maturity                             |  |                |                      |
| Weighted average (WARM) (months)           |  | 183            | 296                  |
| Minimum                                    |  | 06/06/2021     | 08/06/2011           |
| Maximum                                    |  | 11/10/2049     | 11/10/2049           |
| Index (principal outstanding distribution) |  |                |                      |
| 1-year EURIBOR/MIBOR                       |  | 0.91%          | 0.00%                |
| 1-year EURIBOR/MIBOR (Mortgage Market)     |  | 97.20%         | 97.08%               |
| Mortgage Market: Savings Banks             |  | 0.00%          | 2.50%                |
| Mortgage Market: All Institutions          |  | 0.39%          | 0.40%                |
| Secondary Market Public Debt 2-6 years     |  | 1.51%          |                      |

| Other financial operations (current)   |           |               |          |
|----------------------------------------|-----------|---------------|----------|
| Assets                                 |           | Balance       | Interest |
|                                        |           |               |          |
| Treasury Account                       |           | 44,827,698.92 | 0.0000%  |
| Servicer ppal collect not yet credited |           | 1,054,489.54  |          |
| Servicer ints collect not yet credited |           | 38,211.47     |          |
| Liabilities                            | Available | Balance       | Interest |
| Subordinated Loan L/T                  |           | 32,078,414.66 | 0.457%   |
| Subordinated Loan S/T                  |           | 0.00          |          |
| Start-up Loan L/T                      |           | 0.00          |          |
| Start-up Loan S/T                      |           | 0.00          |          |

| LTV Distribution         |         |       |                      |       |
|--------------------------|---------|-------|----------------------|-------|
|                          | Current |       | At constitution date |       |
|                          | % Pool  | % LTV | % Pool               | % LTV |
| 0.01 - 10%               | 2.45    | 6.95  | 0.05                 | 8.24  |
| 10.01 - 20%              | 9.29    | 15.80 | 1.15                 | 16.54 |
| 20.01 - 30%              | 16.65   | 25.41 | 3.64                 | 25.58 |
| 30.01 - 40%              | 24.22   | 35.26 | 7.21                 | 35.20 |
| 40.01 - 50%              | 29.97   | 44.93 | 11.17                | 45.40 |
| 50.01 - 60%              | 12.78   | 54.36 | 16.12                | 55.25 |
| 60.01 - 70%              | 3.64    | 64.24 | 21.26                | 65.14 |
| 70.01 - 80%              | 1.01    | 72.55 | 33.26                | 75.31 |
| 80.01 - 90%              |         |       | 3.57                 | 84.45 |
| 90.01 - 100%             |         |       | 2.56                 | 94.39 |
| Weighted average (WALTV) |         | 37.89 |                      | 61.99 |
| Minimum                  |         | 0.00  |                      | 6.46  |
| Maximum                  |         | 77.78 |                      | 99.64 |

## Additional information

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### Prepayments

|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
|------------------------------|---------------|---------------|---------------|----------------|------------|
| Single month. mort. (SMM)    | 0.39%         | 0.30%         | 0.32%         | 0.29%          | 0.29%      |
| Annual Percentage Rate (CPR) | 4.55%         | 3.56%         | 3.74%         | 3.40%          | 3.41%      |

### Geographic distribution

|                    | Current | At constitution date |
|--------------------|---------|----------------------|
| Andalucia          | 12.87%  | 14.08%               |
| Aragon             | 7.52%   | 8.18%                |
| Asturias           | 0.52%   | 0.77%                |
| Balearic Islands   | 0.01%   | 0.05%                |
| Basque Country     | 2.55%   | 1.70%                |
| Canary Islands     | 1.83%   | 1.63%                |
| Castilla-La Mancha | 36.28%  | 33.45%               |
| Castilla-Leon      | 1.07%   | 0.84%                |
| Catalonia          | 1.16%   | 1.43%                |
| Extremadura        | 1.60%   | 1.51%                |
| Galicia            | 0.03%   | 0.07%                |
| La Rioja           | 1.09%   | 1.36%                |
| Madrid             | 5.54%   | 5.65%                |
| Murcia             | 0.61%   | 0.54%                |
| Navarra            | 1.88%   | 1.57%                |
| Valencia           | 25.42%  | 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            | 390    | 132,621.47   | 6,306.67  | 0.00  | 138,928.14 | 35.86  | 23,055,267.01    | 23,194,195.15 | 72.18  | 30.87                          |
| from > 1 to = 2 months   | 49     | 48,424.17    | 3,256.42  | 0.00  | 51,680.59  | 13.34  | 3,207,901.36     | 3,259,581.95  | 10.14  | 35.43                          |
| from > 2 to = 3 months   | 20     | 24,338.48    | 1,741.25  | 0.00  | 26,079.73  | 6.73   | 1,589,295.35     | 1,615,375.08  | 5.03   | 39.02                          |
| from > 3 to = 6 months   | 9      | 30,497.85    | 1,394.54  | 0.00  | 31,892.39  | 8.23   | 804,981.14       | 836,873.53    | 2.60   | 26.62                          |
| from > 6 to < 12 months  | 27     | 62,245.46    | 4,959.98  | 0.00  | 67,205.44  | 17.35  | 1,973,965.97     | 2,041,171.41  | 6.35   | 37.77                          |
| from = 12 to < 18 months | 14     | 36,377.95    | 7,345.62  | 0.00  | 43,723.57  | 11.29  | 1,078,583.98     | 1,122,307.55  | 3.49   | 43.66                          |
| from = 18 to < 24 months | 1      | 5,552.28     | 1,190.40  | 0.00  | 6,742.68   | 1.74   | 31,650.20        | 38,392.88     | 0.12   | 48.68                          |
| from ≥ 2 years           | 5      | 19,414.63    | 1,719.98  | 0.00  | 21,134.61  | 5.46   | 6,597.77         | 27,732.38     | 0.09   | 3.43                           |
| Subtotal                 | 515    | 359,472.29   | 27,914.86 | 0.00  | 387,387.15 | 100.00 | 31,748,242.78    | 32,135,629.93 | 100.00 | 31.98                          |
| Total                    | 515    | 359,472.29   | 27,914.86 | 0.00  | 387,387.15 |        | 31,748,242.78    | 32,135,629.93 |        |                                |