

Brief report

Date: 12/31/2017
 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 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
 Chiches,
 Cajasieta, Caja rural,
 Credit Valencia

Servicior

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, Cajasieta, Teruel, Toledo,
 Zamora, Ruralcaja, Sur, Ntra Sra de la
 Esperanza de Onda, San Jaime de
 Alquerias Niño Perdidio, San José de
 Burriana, San José de Nules, San
 Roque de Almenara, Credit Valencia

Lead Manager and Subcriber

Banco Cooperativo Español

Servicior 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	Current	Original
Series A ES0323976003	11/04/2009 8,622	47,038.52 405,566,119.44 47.04%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.0000% 03/22/2018 0.000000 Gross 0.000000 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	03/22/2018 "Pass-Through" Secutorial / 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% 03/22/2018 42.750000 Gross 34.627500 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / 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% 03/22/2018 92.750000 Gross 75.127500 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BBB-sf n.c.	n.c. Baa3
Total		453,366,119.44	910,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

Series	With optional redemption * Final Maturity	Average life Years	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 * Final Maturity	Average life Years	Date	6.67 08/20/2024	6.20 03/02/2024	5.77 09/29/2023	5.39 05/11/2023	5.06 01/12/2023	4.74 09/15/2022	4.46 06/08/2022	4.21 03/09/2022			
	Without optional redemption * Final Maturity	Average life Years	Date	13.51 06/22/2031	12.76 09/22/2030	12.01 12/22/2029	11.25 03/22/2029	10.76 09/22/2028	10.01 12/22/2027	9.50 06/22/2027	9.01 12/22/2026			
Series B	With optional redemption * Final Maturity	Average life Years	Date	6.82 10/14/2024	6.35 04/26/2024	5.93 11/24/2023	5.55 07/09/2023	5.21 03/06/2023	4.90 11/13/2022	4.62 08/02/2022	4.36 05/02/2022			
	Without optional redemption * Final Maturity	Average life Years	Date	16.51 06/22/2034	15.76 09/22/2033	15.26 03/22/2033	14.51 06/22/2032	13.76 09/22/2031	13.25 03/22/2031	12.51 06/22/2030	12.01 12/22/2029			
Series C	With optional redemption * Final Maturity	Average life Years	Date	13.51 06/22/2031	12.76 09/22/2030	12.01 12/22/2029	11.25 03/22/2029	10.76 09/22/2028	10.01 12/22/2027	9.50 06/22/2027	9.01 12/22/2026			
	Without optional redemption * Final Maturity	Average life Years	Date	17.52 06/26/2035	16.87 10/31/2034	16.20 03/02/2034	15.54 07/04/2033	14.89 11/08/2032	14.26 03/21/2032	13.64 08/08/2031	13.05 01/04/2031			
Series C	With optional redemption * Final Maturity	Average life Years	Date	18.51 06/22/2036	18.01 12/22/2035	17.26 03/22/2035	16.01 09/22/2034	15.51 12/22/2033	14.76 06/22/2033	14.26 09/22/2032	13.05 03/22/2032			
	Without optional redemption * Final Maturity	Average life Years	Date	13.51 06/22/2031	12.76 09/22/2030	12.01 12/22/2029	11.25 03/22/2029	10.76 09/22/2028	10.01 12/22/2027	9.50 06/22/2027	9.01 12/22/2026			
Series C	With optional redemption * Final Maturity	Average life Years	Date	22.00 09/22/2039	21.25 03/23/2039	20.57 07/11/2038	19.90 11/08/2037	19.25 03/17/2037	18.62 07/30/2036	18.00 12/19/2035	17.40 05/14/2035			
	Without optional redemption * Final Maturity	Average life Years	Date	31.77 09/22/2049	31.77 09/22/2049	31.77 09/22/2049	31.77 09/22/2049	31.77 09/22/2049	31.77 09/22/2049	31.77 09/22/2049	31.77 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	% CE	At issue date	% CE	
Series A	89.46%	405,566,119.44	19.77%	94.75%	862,200,000.00
Series B	4.52%	20,500,000.00	15.25%	2.25%	20,500,000.00
Series C	6.02%	27,300,000.00	9.23%	3.00%	27,300,000.00
Issue of Bonds		453,366,119.44			910,000,000.00
Reserve Fund	9.05%	41,860,000.00		4.60%	41,860,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	50,945,390.90	0.0000%	
Servicior ppal collect not yet credited	1,310,038.17		
Servicior ints collect not yet credited	124,400.84		
Liabilities	Available	Balance	Interest
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	6,187	8,245	
Principal			
Principal outstanding	449,484,453.91	910,099,987.12	
Average loan	72,849.82	110,382.05	
Minimum	298.29	4,591.26	
Maximum	390,497.40	496,292.86	
Interest rate			
Weighted average (wac)	0.91%	3.20%	
Minimum	0.00%	1.59%	
Maximum	5.50%	7.38%	
Final maturity			
Weighted average (WARM) (months)	215	296	
Minimum	01/04/2018	08/06/2011	
Maximum	11/10/2049	11/10/2049	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	0.77%	0.00%	
1-year EURIBOR/MIBOR (Mortgage Market)	97.14%	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	1.62%		

LTV Distribution			
	Current	At constitution date	
% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.21	6.99	0.05
10.01 - 20%	5.54	15.56	1.15
20.01 - 30%	10.98	25.36	3.64
30.01 - 40%	17.64	35.38	7.21
40.01 - 50%	22.76	45.27	11.17
50.01 - 60%	27.84	54.92	16.12
60.01 - 70%	10.53	63.88	21.26
70.01 - 80%	2.67	74.33	33.26
80.01 - 90%	0.83	82.06	3.57
90.01 - 100%			2.56
Weighted average (WALTV)	44.96		61.99
Minimum	0.21		6.46
Maximum	85.58		99.64

Additional information

RURAL HIPOTECARIO XII Fondo de Titulización de Activos

Brief report

Date: 12/31/2017
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 Junquera de
Chilches,
Cajasiete, Caja rural,
Credit Valencia

Servicer
Cajas Rurales: Popular, Albalat dels
Sorells, Balears, 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 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

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.34%	0.26%	0.25%	0.27%	0.30%
Annual Percentage Rate (CPR)	4.05%	3.07%	2.95%	3.16%	3.49%

Geographic distribution

	Current	At constitution date
Andalucia	12.50%	14.08%
Aragon	7.54%	8.18%
Asturias	0.88%	0.77%
Balearic Islands	0.07%	0.05%
Basque Country	2.25%	1.70%
Canary Islands	1.82%	1.63%
Castilla-La Mancha	36.02%	33.45%
Castilla-Leon	0.96%	0.84%
Catalonia	1.16%	1.43%
Extremadura	1.64%	1.51%
Galicia	0.07%	0.07%
La Rioja	1.19%	1.36%
Madrid	5.86%	5.65%
Murcia	0.56%	0.54%
Navarra	1.79%	1.57%
Valencia	25.69%	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	584	198,501.49	24,058.36	0.00	222,559.85	19.01	39,217,446.98	39,440,006.83	71.32	37.01
from > 1 to ≤ 2 months	82	79,304.40	13,210.98	0.00	92,515.38	7.90	7,034,387.32	7,126,902.70	12.89	42.78
from > 2 to ≤ 3 months	51	78,837.16	14,309.15	0.00	93,146.31	7.96	5,093,692.88	5,186,839.19	9.38	43.66
from > 3 to ≤ 6 months	16	125,464.86	12,030.53	0.00	137,495.39	11.74	1,304,195.94	1,441,691.33	2.61	41.14
from > 6 to < 12 months	12	286,925.13	12,641.21	0.00	299,566.34	25.59	767,276.77	1,066,843.11	1.93	49.13
from ≥ 12 to < 18 months	10	305,751.63	11,315.66	0.00	317,067.29	27.08	709,373.27	1,026,440.56	1.86	61.62
from ≥ 18 to < 24 months	2	0.00	7,204.38	0.00	7,204.38	0.62	0.00	7,204.38	0.01	1.92
from ≥ 24 to < 30 months	5	482.96	672.20	0.00	1,155.16	0.10	1,814.96	2,970.12	0.01	0.38
Subtotal	762	1,075,267.63	95,442.47	0.00	1,170,710.10	100.00	54,128,188.12	55,298,898.22	100.00	38.51
<i>Doubt debts (subjectives)</i>										
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	762	1,075,267.63	95,442.47	0.00	1,170,710.10		54,128,188.12	55,298,898.22		38.51

Additional information