

Brief report

Date: 04/30/2018  
 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 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,  
 Cajasietae, 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, Cajasietae, Teruel, Toledo,  
 Zamora, Ruralcaja, Sur, Ntra Sra de la  
 Esperanza de Onda, San Jaime de  
 Alquerías Niño Perdidio, San José de  
 Burriana, San José de Nules, San  
 Roque de Almenara, Credit Valencia

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Banco Cooperativo Español

Servicior Credit Support Provider

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Bond Paying Agent

Citibank

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Deloitte

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Banco Cooperativo Español

Issued securities: Asset-Backed Bonds

Bonds Issue											
Series	ISIN Code	Issue date	Nº bonds	Principal outstanding		Interest type	Interest Rate	Redemption		Rating	
				(Bond Unit / Series Total / %Factor)				Next			
				Current	Original	Reference rate and margin	Next coupon	Final maturity (legal)	Next	Current	Original
Series A	ES0323976003	11/04/2009	8,622	45,796.67	100,000.00	Floating	0.0000%	06/22/2053	06/22/2018	AA(1)(sf)	n.c.
				394,858,888.74	862,200,000.00	3-M Euribor+0.300%	06/22/2018	22.Mar/Jun/Sep/Dec	"Pass-Through"	A+	n.c.
				45.80%			0.000000 Gross		Secutorial /	n.c.	Aaa
							0.000000 Net		Pro rata under		
									certain		
									circumstances		
Series B	ES0323976011	11/04/2009	205	97,148.54	100,000.00	Floating	0.1710%	06/22/2053	To Be Determined	A	n.c.
				19,915,450.70	20,500,000.00	3-M Euribor+0.500%	06/22/2018	22.Mar/Jun/Sep/Dec	"Pass-Through"	n.c.	A1
				97.15%			42.453912 Gross		Secutorial /		
							34.387669 Net		Pro rata under		
									certain		
									circumstances		
Series C	ES0323976029	11/04/2009	273	100,000.00	100,000.00	Floating	0.3710%	06/22/2053	To Be Determined	BBB-	n.c.
				27,300,000.00	27,300,000.00	3-M Euribor+0.700%	06/22/2018	22.Mar/Jun/Sep/Dec	"Pass-Through"	n.c.	Baa3
				100.00%			94.811111 Gross		Secutorial /		
							76.797000 Net		Pro rata under		
									certain		
									circumstances		
Total				442,074,339.44	910,000,000.00						

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

Series	With optional redemption *	Average life	Years	% 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	6.84	6.37	5.98	5.59	5.27	4.93	4.65	4.40		
		Final Maturity	Years	13.01	12.26	11.76	11.01	10.51	9.76	9.26	8.76		
	Without optional redemption *	Average life	Years	7.21	6.74	6.33	5.95	5.60	5.29	5.00	4.74		
		Final Maturity	Years	18.27	17.52	17.01	16.26	15.76	15.01	14.52	14.01		
	Series B	With optional redemption *	Average life	Years	7.24	6.75	6.36	5.94	5.61	5.24	4.95	4.68	
			Final Maturity	Years	13.01	12.26	11.76	11.01	10.51	9.76	9.26	8.76	
Without optional redemption *		Average life	Years	7.92	7.45	7.02	6.62	6.26	5.93	5.62	5.34		
		Final Maturity	Years	18.27	17.76	17.01	16.52	15.76	14.76	14.01	13.26		
Series C		With optional redemption *	Average life	Years	13.01	12.26	11.76	11.01	10.51	9.76	9.26	8.76	
			Final Maturity	Years	13.01	12.26	11.76	11.01	10.51	9.76	9.26	8.76	
	Without optional redemption *	Average life	Years	12.02/2039	03/14/2039	07/06/2038	11/08/2037	03/21/2037	08/07/2036	01/01/2036	06/01/2035		
		Final Maturity	Years	31.53	31.53	31.53	31.53	31.53	31.53	31.53	31.53		

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	89.32%	394,858,888.74	19.89%	94.75%	
Series B	4.51%	19,915,450.70	15.38%	2.25%	
Series C	6.18%	27,300,000.00	9.20%	3.00%	
Issue of Bonds		442,074,339.44		910,000,000.00	
Reserve Fund	9.20%	40,670,839.23	4.60%	41,860,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	53,127,500.39	0.0000%	
Servicior ppal collect not yet credited	1,250,899.96		
Servicior ints collect not yet credited	117,329.62		
Liabilities	Available	Balance	
Subordinated Loan L/T		40,670,839.23	
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	6,113	8,245	
Principal			
Principal outstanding	435,474,409.10	910,099,987.12	
Average loan	71,237.43	110,382.05	
Minimum	180.60	4,591.26	
Maximum	385,631.03	496,292.86	
Interest rate			
Weighted average (wac)	0.85%	3.20%	
Minimum	0.00%	1.59%	
Maximum	5.50%	7.38%	
Final maturity			
Weighted average (WARM) (months)	212	296	
Minimum	05/01/2018	08/06/2011	
Maximum	11/10/2049	11/10/2049	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	1.26%	0.00%	
1-year EURIBOR/MIBOR (Mortgage Market)	96.72%	97.08%	
Mortgage Market: Savings Banks	0.00%	2.50%	
Mortgage Market: All Institutions	0.44%	0.40%	
Secondary Market Public Debt 2-6 years	1.58%		

LTV Distribution			
	Current	At constitution date	
% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.31	6.93	0.05
10.01 - 20%	5.64	15.47	1.15
20.01 - 30%	11.64	25.31	3.64
30.01 - 40%	18.23	35.39	7.21
40.01 - 50%	23.30	45.31	11.17
50.01 - 60%	27.38	54.74	16.12
60.01 - 70%	9.25	63.93	21.26
70.01 - 80%	2.59	74.36	33.26
80.01 - 90%	0.66	81.62	3.57
90.01 - 100%			2.56
Weighted average (WALTV)	44.29		61.99
Minimum	0.21		6.46
Maximum	84.56		99.64

Additional information

# RURAL HIPOTECARIO XII Fondo de Titulización de Activos

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Caja Rural de Toledo,  
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Caja Rural de Sur,  
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Chilches,  
Cajasiete, Caja rural,  
Credit Valencia

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Extremadura, Gijón, Granada, Navarra,  
Soria, Cajasiete, Teruel, Toledo,  
Zamora, Ruralcaja, Sur, Ntra Sra de la  
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Alquerías Niño Perdido, San José de  
Burriana, San José de Nules, San  
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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.30%	0.18%	0.24%	0.25%	0.29%
Annual Percentage Rate (CPR)	3.50%	2.12%	2.89%	2.95%	3.46%

Geographic distribution		
	Current	At constitution date
Andalucia	12.56%	14.08%
Aragon	7.51%	8.18%
Asturias	0.90%	0.77%
Balearic Islands	0.07%	0.05%
Basque Country	2.30%	1.70%
Canary Islands	1.84%	1.63%
Castilla-La Mancha	35.97%	33.45%
Castilla-Leon	0.97%	0.84%
Catalonia	1.16%	1.43%
Extremadura	1.63%	1.51%
Galicia	0.07%	0.07%
La Rioja	1.20%	1.36%
Madrid	5.82%	5.65%
Murcia	0.57%	0.54%
Navarra	1.77%	1.57%
Valencia	25.66%	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	630	220,235.75	23,489.86	0.00	243,725.61	35.55	44,944,524.22	45,188,249.83	75.33	38.36
from > 1 to = 2 months	85	77,751.57	12,422.84	0.00	90,174.51	13.15	6,674,731.86	6,764,906.37	11.28	40.62
from > 2 to = 3 months	52	73,452.26	14,266.95	0.00	87,719.21	12.79	4,629,315.21	4,717,034.42	7.86	42.68
from > 3 to = 6 months	14	31,140.98	3,889.60	0.00	35,030.58	5.11	1,265,397.74	1,300,428.32	2.17	45.13
from > 6 to < 12 months	15	140,583.77	13,833.28	0.00	154,417.05	22.52	886,450.77	1,040,867.82	1.74	37.79
from = 12 to < 18 months	6	30,780.61	16,023.98	0.00	46,804.59	6.83	610,308.42	657,113.01	1.10	55.87
from = 18 to < 24 months	3	15,308.44	7,482.28	0.00	22,790.72	3.32	292,501.29	315,292.01	0.53	52.69
from = 2 years	6	503.16	4,427.91	0.00	4,931.07	0.72	1,794.76	6,725.83	0.01	0.67
Subtotal	811	589,756.54	95,836.80	0.00	685,593.34	100.00	59,305,024.27	59,990,617.61	100.00	38.98
<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	811	589,756.54	95,836.80	0.00	685,593.34		59,305,024.27	59,990,617.61		38.98