

# RURAL HIPOTECARIO XII Fondo de Titulización de Activos



## Brief report

Date: 08/31/2018  
Currency: EUR

Constitution date  
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,  
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  
Alquerías Niño Perdo, 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

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 Auditors

KPMG Auditores

### Financial Swaps

Banco Cooperativo Español

## Issued securities: Asset-Backed Bonds

| Bonds Issue |              |            |                                      |                |                    |                 |                    |                  |                        |          |
|-------------|--------------|------------|--------------------------------------|----------------|--------------------|-----------------|--------------------|------------------|------------------------|----------|
| Series      | ISIN Code    | Issue date | Principal outstanding                |                | Interest type      | Interest Rate   | Redemption         | Rating           | DBRS / Fitch / Moody's |          |
|             |              |            | (Bond Unit / Series Total / %Factor) |                |                    |                 |                    |                  | Current                | Original |
| Series A    | ES0323976003 | 11/04/2009 | 44,457.53                            | 100,000.00     | Floating           | 0.0000%         | 06/22/2053         | AA               | n.c.                   |          |
|             |              | 8,622      | 383,312,823.66                       | 862,200,000.00 | 3-M Euribor+0.300% | 0.0000%         | 09/24/2018         | A+               | n.c.                   |          |
|             |              |            | 44.46%                               |                | 22.Mar/Jun/Sep/Dec | 0.000000 Gross  | 22.Mar/Jun/Sep/Dec | n.c.             | Aaa                    |          |
|             |              |            |                                      |                |                    | 0.000000 Net    |                    |                  |                        |          |
| Series B    | ES0323976011 | 11/04/2009 | 94,491.52                            | 100,000.00     | Floating           | 0.1770%         | 06/22/2053         | To Be Determined | A                      | n.c.     |
|             |              | 205        | 19,370,761.60                        | 20,500,000.00  | 3-M Euribor+0.500% | 0.1770%         | 09/24/2018         | "Pass-Through"   | n.c.                   | A1       |
|             |              |            | 94.49%                               |                | 22.Mar/Jun/Sep/Dec | 43.670831 Gross | 22.Mar/Jun/Sep/Dec | Secutorial /     |                        |          |
|             |              |            |                                      |                |                    | 35.373373 Net   |                    | Pro rata under   |                        |          |
|             |              |            |                                      |                |                    |                 |                    | certain          |                        |          |
|             |              |            |                                      |                |                    |                 |                    | circumstances    |                        |          |
| Series C    | ES0323976029 | 11/04/2009 | 100,000.00                           | 100,000.00     | Floating           | 0.3770%         | 06/22/2053         | To Be Determined | BBB-                   | n.c.     |
|             |              | 273        | 27,300,000.00                        | 27,300,000.00  | 3-M Euribor+0.700% | 0.3770%         | 09/24/2018         | "Pass-Through"   | n.c.                   | Baa3     |
|             |              |            | 100.00%                              |                | 22.Mar/Jun/Sep/Dec | 98.438889 Gross | 22.Mar/Jun/Sep/Dec | Secutorial /     |                        |          |
|             |              |            |                                      |                |                    | 79.735500 Net   |                    | Pro rata under   |                        |          |
|             |              |            |                                      |                |                    |                 |                    | certain          |                        |          |
|             |              |            |                                      |                |                    |                 |                    | circumstances    |                        |          |
| Total       |              |            | 429,983,585.26                       | 910,000,000.00 |                    |                 |                    |                  |                        |          |

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

| Series   | Option                        | 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 | 6.55                    | 6.11       | 5.74       | 5.36       | 5.05       | 4.77       | 4.51       | 4.26       |  |  |  |
|          |                               | Final Maturity | Years | 01/08/2025              | 07/29/2024 | 03/15/2024 | 10/31/2023 | 07/10/2023 | 03/28/2023 | 12/23/2022 | 09/25/2022 |  |  |  |
|          |                               |                | Date  | 03/22/2031              | 06/22/2030 | 12/22/2029 | 03/22/2029 | 09/22/2028 | 03/22/2028 | 09/22/2027 | 03/22/2027 |  |  |  |
|          | Without optional redemption * | Average life   | Years | 6.80                    | 6.37       | 5.97       | 5.61       | 5.28       | 4.99       | 4.72       | 4.48       |  |  |  |
|          |                               | Final Maturity | Years | 04/09/2025              | 10/31/2024 | 06/08/2024 | 01/29/2024 | 10/03/2023 | 06/17/2023 | 03/11/2023 | 12/11/2022 |  |  |  |
|          |                               |                | Date  | 03/22/2035              | 06/22/2034 | 12/22/2033 | 03/22/2033 | 09/22/2032 | 12/22/2031 | 06/22/2031 | 12/22/2030 |  |  |  |
| Series B | With optional redemption *    | Average life   | Years | 7.32                    | 6.83       | 6.44       | 6.02       | 5.68       | 5.37       | 5.08       | 4.80       |  |  |  |
|          |                               | Final Maturity | Years | 10/13/2025              | 04/19/2025 | 11/25/2024 | 06/25/2024 | 02/24/2024 | 11/02/2023 | 07/18/2023 | 04/09/2023 |  |  |  |
|          |                               |                | Date  | 03/22/2031              | 06/22/2030 | 12/22/2029 | 03/22/2029 | 09/22/2028 | 03/22/2028 | 09/22/2027 | 03/22/2027 |  |  |  |
|          | Without optional redemption * | Average life   | Years | 7.93                    | 7.47       | 7.03       | 6.64       | 6.28       | 5.95       | 5.64       | 5.36       |  |  |  |
|          |                               | Final Maturity | Years | 05/26/2026              | 12/07/2025 | 07/01/2025 | 02/08/2025 | 09/28/2024 | 05/30/2024 | 02/08/2024 | 10/28/2023 |  |  |  |
|          |                               |                | Date  | 06/22/2035              | 09/22/2034 | 12/22/2033 | 06/22/2033 | 09/22/2032 | 03/22/2032 | 09/22/2031 | 12/22/2030 |  |  |  |
| Series C | With optional redemption *    | Average life   | Years | 12.76                   | 12.01      | 11.51      | 10.76      | 10.26      | 9.76       | 9.26       | 8.75       |  |  |  |
|          |                               | Final Maturity | Years | 03/22/2031              | 06/22/2030 | 12/22/2029 | 03/22/2029 | 09/22/2028 | 03/22/2028 | 09/22/2027 | 03/22/2027 |  |  |  |
|          |                               |                | Date  | 03/22/2031              | 06/22/2030 | 12/22/2029 | 03/22/2029 | 09/22/2028 | 03/22/2028 | 09/22/2027 | 03/22/2027 |  |  |  |
|          | Without optional redemption * | Average life   | Years | 18.57                   | 17.94      | 17.33      | 16.72      | 16.14      | 15.55      | 14.98      | 14.42      |  |  |  |
|          |                               | Final Maturity | Years | 01/12/2037              | 05/24/2036 | 10/14/2035 | 03/09/2035 | 08/06/2034 | 01/05/2034 | 06/10/2033 | 11/17/2032 |  |  |  |
|          |                               |                | Date  | 09/22/2039              | 09/22/2038 | 03/22/2038 | 06/22/2037 | 12/22/2036 | 03/22/2036 | 09/22/2035 | 03/22/2035 |  |  |  |

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                | 89.15%  | 383,312,823.66 | 20.06%        | 94.75% | 862,200,000.00 |
| Series B                | 4.51%   | 19,370,761.60  | 15.55%        | 2.25%  | 20,500,000.00  |
| Series C                | 6.35%   | 27,300,000.00  | 9.20%         | 3.00%  | 27,300,000.00  |
| Issue of Bonds          |         | 429,983,585.26 |               |        | 910,000,000.00 |
| Reserve Fund            | 9.20%   | 39,558,489.84  | 4.60%         |        | 41,860,000.00  |

| Other financial operations (current)    |               |               |          |
|---|---------------|---------------|----------|
| Assets                                  | Balance       | Interest      |          |
| Treasury Account                        | 54,549,124.23 | -0.400%       |          |
| Servicior ppal collect not yet credited | 1,111,334.51  |               |          |
| Servicior ints collect not yet credited | 95,015.70     |               |          |
| Liabilities                             | Available     | Balance       | Interest |
| Subordinated Loan L/T                   |               | 39,558,489.84 | 0.677%   |
| 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                                      | 6,037          | 8,245                |  |
| Principal                                  |                |                      |  |
| Principal outstanding                      | 421,384,890.18 | 910,099,987.12       |  |
| Average loan                               | 69,800.38      | 110,382.05           |  |
| Minimum                                    | 133.57         | 4,591.26             |  |
| Maximum                                    | 380,758.00     | 496,292.86           |  |
| Interest rate                              |                |                      |  |
| Weighted average (wac)                     | 0.83%          | 3.20%                |  |
| Minimum                                    | 0.00%          | 1.59%                |  |
| Maximum                                    | 5.50%          | 7.38%                |  |
| Final maturity                             |                |                      |  |
| Weighted average (WARM) (months)           | 208            | 296                  |  |
| Minimum                                    | 09/06/2018     | 08/06/2011           |  |
| Maximum                                    | 11/10/2049     | 11/10/2049           |  |
| Index (principal outstanding distribution) |                |                      |  |
| 1-year EURIBOR/MIBOR                       | 1.22%          | 0.00%                |  |
| 1-year EURIBOR/MIBOR (Mortgage Market)     | 96.77%         | 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     | 1.58%          |                      |  |

| LTV Distribution         |         |                      |       |
|--------------------------|---------|----------------------|-------|
|                          | Current | At constitution date |       |
|                          | % Pool  | % LTV                | % LTV |
| 0.01 - 10%               | 1.45    | 7.03                 | 0.05  |
| 10.01 - 20%              | 5.83    | 15.52                | 1.15  |
| 20.01 - 30%              | 12.21   | 25.30                | 3.64  |
| 30.01 - 40%              | 18.53   | 35.35                | 7.21  |
| 40.01 - 50%              | 24.34   | 45.27                | 11.17 |
| 50.01 - 60%              | 26.25   | 54.48                | 16.12 |
| 60.01 - 70%              | 8.36    | 63.82                | 21.26 |
| 70.01 - 80%              | 2.67    | 74.66                | 33.26 |
| 80.01 - 90%              | 0.36    | 81.79                | 3.57  |
| 90.01 - 100%             |         |                      | 2.56  |
| Weighted average (WALTV) | 43.59   |                      | 61.99 |
| Minimum                  | 0.09    |                      | 6.46  |
| Maximum                  | 83.81   |                      | 99.64 |

Europa de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.  
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### Additional information

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

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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: Populer, 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

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Financial Swaps  
Banco Cooperativo Español

### Prepayments

|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
|------------------------------|---------------|---------------|---------------|----------------|------------|
| Single month. mort. (SMM)    | 0.11%         | 0.21%         | 0.22%         | 0.23%          | 0.29%      |
| Annual Percentage Rate (CPR) | 1.26%         | 2.49%         | 2.63%         | 2.75%          | 3.43%      |

### Geographic distribution

|                    | Current | At constitution date |
|--------------------|---------|----------------------|
| Andalucia          | 12.52%  | 14.08%               |
| Aragon             | 7.46%   | 8.18%                |
| Asturias           | 0.91%   | 0.77%                |
| Balearic Islands   | 0.07%   | 0.05%                |
| Basque Country     | 2.34%   | 1.70%                |
| Canary Islands     | 1.87%   | 1.63%                |
| Castilla-La Mancha | 35.95%  | 33.45%               |
| Castilla-Leon      | 0.98%   | 0.84%                |
| Catalonia          | 1.18%   | 1.43%                |
| Extremadura        | 1.63%   | 1.51%                |
| Galicia            | 0.07%   | 0.07%                |
| La Rioja           | 1.20%   | 1.36%                |
| Madrid             | 5.79%   | 5.65%                |
| Murcia             | 0.57%   | 0.54%                |
| Navarra            | 1.73%   | 1.57%                |
| Valencia           | 25.73%  | 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                    | 545    | 185,560.36   | 19,436.97 | 0.00  | 204,997.33 | 33.04  | 39,019,977.70    | 39,224,975.03 | 74.30                          | 37.48 |
| from > 1 to = 2 months           | 93     | 86,183.06    | 12,833.18 | 0.00  | 99,016.24  | 15.96  | 7,102,838.22     | 7,201,954.46  | 13.64                          | 40.70 |
| from > 2 to = 3 months           | 45     | 60,433.38    | 10,173.93 | 0.00  | 70,607.31  | 11.38  | 3,695,704.68     | 3,766,311.99  | 7.13                           | 40.18 |
| from > 3 to = 6 months           | 11     | 30,456.22    | 3,693.65  | 0.00  | 34,149.87  | 5.50   | 1,119,009.95     | 1,153,159.82  | 2.18                           | 42.55 |
| from > 6 to < 12 months          | 11     | 151,724.52   | 4,947.75  | 0.00  | 156,672.27 | 25.25  | 714,131.75       | 870,804.02    | 1.65                           | 41.60 |
| from = 12 to < 18 months         | 5      | 15,759.70    | 20,154.83 | 0.00  | 35,914.53  | 5.79   | 391,923.09       | 427,837.62    | 0.81                           | 39.05 |
| from = 18 to < 24 months         | 1      | 9,264.72     | 1,386.48  | 0.00  | 10,651.20  | 1.72   | 125,670.81       | 136,322.01    | 0.26                           | 54.53 |
| from = 24 to < 36 months         | 7      | 523.60       | 7,918.50  | 0.00  | 8,442.10   | 1.36   | 1,774.32         | 10,216.42     | 0.02                           | 0.88  |
| Subtotal                         | 718    | 539,905.56   | 80,545.29 | 0.00  | 620,450.85 | 100.00 | 52,171,130.52    | 52,791,581.37 | 100.00                         | 37.97 |
| <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                            | 718    | 539,905.56   | 80,545.29 | 0.00  | 620,450.85 |        | 52,171,130.52    | 52,791,581.37 |                                | 37.97 |

#### Additional information