

Brief report

Date: 09/30/2018
 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 d'En 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 del Sur
 Caja Rural La Junquera de Chilches
 Cajasieta, Caja Rural
 Credit Valencia

Servicer
 Caixa Popular-Caixa Rural
 Caja 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
 Caja Rural de Granada
 Caja Rural de Navarra
 Caja Rural de Soria
 Cajasieta, 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

Lead Manager and Subcriber
 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
 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	Interest Rate	Next coupon	Redemption		Rating	
				Current	Original					Final maturity (legal)	Next		Current
Series A	ES0323976003	11/04/2009	8,622	43,436.72	100,000.00	Floating	3-M Euribor+0.300%	0.0000%	12/24/2018	06/22/2053	12/24/2018	AA	n.c.
				374,511,399.84	862,200,000.00		22.Mar/Jun/Sep/Dec	0.000000 Gross	22.Mar/Jun/Sep/Dec		"Pass-Through"	A+	n.c.
				43.44%				0.000000 Net			Secutorial / Pro rata under certain circumstances	n.c.	Aaa
Series B	ES0323976011	11/04/2009	205	92,466.11	100,000.00	Floating	3-M Euribor+0.500%	0.1810%	12/24/2018	06/22/2053	To Be Determined	A	n.c.
				18,955,552.55	20,500,000.00		22.Mar/Jun/Sep/Dec	42.305814 Gross	22.Mar/Jun/Sep/Dec		"Pass-Through"	n.c.	A1
				92.47%				34.267709 Net			Secutorial / Pro rata under certain circumstances		
Series C	ES0323976029	11/04/2009	273	100,000.00	100,000.00	Floating	3-M Euribor+0.700%	0.3810%	12/24/2018	06/22/2053	To Be Determined	BBB-	n.c.
				27,300,000.00	27,300,000.00		22.Mar/Jun/Sep/Dec	96.308333 Gross	22.Mar/Jun/Sep/Dec		"Pass-Through"	n.c.	Baa3
				100.00%				78.009750 Net			Secutorial / Pro rata under certain circumstances		
Total				420,766,952.39	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													
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	6.61	6.15	5.77	5.38	5.06	4.76	4.49	4.24		
		Final Maturity	Years	05/02/2025	11/15/2024	06/28/2024	02/07/2024	10/14/2023	06/28/2023	03/21/2023	12/18/2022		
		Final Maturity	Years	12.50	11.75	11.25	10.50	10.00	9.50	9.00	8.50		
	Without optional redemption *	Average life	Years	6.99	6.54	6.13	5.75	5.42	5.11	4.83	4.57		
		Final Maturity	Years	09/16/2025	04/05/2025	11/07/2024	06/24/2024	02/21/2024	11/01/2023	07/21/2023	04/18/2023		
		Final Maturity	Years	17.50	17.01	16.50	15.75	15.25	14.50	14.01	13.50		
Series B	With optional redemption *	Average life	Years	7.01	6.53	6.14	5.73	5.39	5.08	4.80	4.53		
		Final Maturity	Years	09/25/2025	04/03/2025	11/12/2024	06/13/2024	02/14/2024	10/24/2023	07/10/2023	04/02/2023		
		Final Maturity	Years	12.50	11.75	11.25	10.50	10.00	9.50	9.00	8.50		
	Without optional redemption *	Average life	Years	7.71	7.25	6.83	6.44	6.08	5.76	5.46	5.18		
		Final Maturity	Years	06/09/2026	12/22/2025	07/22/2025	03/03/2025	10/22/2024	06/26/2024	03/07/2024	11/26/2023		
		Final Maturity	Years	17.76	17.25	16.50	16.01	15.25	14.75	14.25	13.75		
Series C	With optional redemption *	Average life	Years	12.50	11.75	11.25	10.50	10.00	9.50	9.00	8.50		
		Final Maturity	Years	03/21/2031	06/22/2030	12/22/2029	03/22/2029	09/21/2028	03/22/2028	09/22/2027	03/21/2027		
		Final Maturity	Years	12.50	11.75	11.25	10.50	10.00	9.50	9.00	8.50		
	Without optional redemption *	Average life	Years	21.16	20.45	19.78	19.13	18.51	17.91	17.32	16.75		
		Final Maturity	Years	11/15/2039	03/02/2039	06/30/2038	11/06/2037	03/25/2037	08/15/2036	01/14/2036	06/19/2035		
		Final Maturity	Years	31.02	31.02	31.02	31.02	31.02	31.02	31.02	31.02		
Date				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%.

Lead Manager and Subcriber
 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
 Entidades Cedentes

Subordinated Loan
 Entidades Cedentes

Fund Auditor
 KPMG Auditores

Financial Swaps
 Banco Cooperativo Español

Credit enhancement and financial operations

Credit enhancement (CE)					
Series	Current	At issue date		% CE	% CE
		Current	% CE		
Series A	89.01%	374,511,399.84	20.20%	94.75%	862,200,000.00
Series B	4.51%	18,955,552.55	15.69%	2.25%	20,500,000.00
Series C	6.49%	27,300,000.00	9.20%	3.00%	27,300,000.00
Issue of Bonds		420,766,952.39			910,000,000.00
Reserve Fund	9.20%	38,710,559.62	4.60%		41,860,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	46,717,222.53	-0.400%	
Servicer ppal collect not yet credited	1,349,667.22		
Servicer ints collect not yet credited	114,194.86		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		38,710,559.62	0.681%
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	6,017	8,245	
Principal			
Principal outstanding	418,007,706.42	910,099,987.12	
Average loan	69,471.12	110,382.05	
Minimum	265.94	4,591.26	
Maximum	379,538.42	496,292.86	
Interest rate			
Weighted average (wac)	0.82%	3.20%	
Minimum	0.00%	1.59%	
Maximum	5.50%	7.38%	
Final maturity			
Weighted average (WARM) (months)	208	296	
Minimum	10/07/2018	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%	1.50	7.07	0.05
10.01 - 20%	5.82	15.52	1.15
20.01 - 30%	12.30	25.25	3.64
30.01 - 40%	18.70	35.34	7.21
40.01 - 50%	24.43	45.24	11.17
50.01 - 60%	26.03	54.39	16.12
60.01 - 70%	8.27	63.74	21.26
70.01 - 80%	2.63	74.60	33.26
80.01 - 90%	0.32	81.79	3.57
90.01 - 100%			2.56
Weighted average (WALTV)	43.43		61.99
Minimum	0.16		6.46
Maximum	83.63		99.64

RURAL HIPOTECARIO XII Fondo de Titulización de Activos

Brief report

Date: 09/30/2018
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 d'En 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 del Sur
Caja Rural La Junquera de Chilches
Cajasieta, Caja Rural
Credit Valencia

Servicer
Caixa Popular-Caixa Rural
Caja Rural Albatat 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
Caja Rural de Granada
Caja Rural de Navarra
Caja Rural de Soria
Cajasieta, 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

Lead Manager and Suscriber
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
Entidades Cedentes

Subordinated Loan
Entidades Cedentes

Fund Auditor
KPMG Auditores

Financial Swaps
Banco Cooperativo Español

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.24%	0.18%	0.24%	0.23%	0.29%
Annual Percentage Rate (CPR)	2.83%	2.11%	2.89%	2.74%	3.43%

Geographic distribution		
	Current	At constitution date
Andalucia	12.52%	14.08%
Aragon	7.37%	8.18%
Asturias	0.92%	0.77%
Balearic Islands	0.07%	0.05%
Basque Country	2.36%	1.70%
Canary Islands	1.88%	1.63%
Castilla-La Mancha	35.99%	33.45%
Castilla-Leon	0.98%	0.84%
Catalonia	1.18%	1.43%
Extremadura	1.64%	1.51%
Galicia	0.07%	0.07%
La Rioja	1.20%	1.36%
Madrid	5.77%	5.65%
Murcia	0.57%	0.54%
Navarra	1.73%	1.57%
Valencia	25.76%	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	569	185,125.00	19,312.67	0.00	204,437.67	31.85	35,804,932.80	36,009,370.47	71.10	35.05
from > 1 to = 2 months	97	85,417.99	12,464.57	0.00	97,882.56	15.25	7,519,057.51	7,616,940.07	15.04	40.95
from > 2 to = 3 months	47	70,406.49	12,062.44	0.00	82,468.93	12.85	4,061,410.93	4,143,879.86	8.18	39.61
from > 3 to = 6 months	12	29,667.01	5,115.56	0.00	34,782.57	5.42	1,139,619.52	1,174,402.09	2.32	42.46
from > 6 to < 12 months	12	154,889.86	5,105.63	0.00	159,995.49	24.92	915,652.90	1,075,648.39	2.12	50.07
from = 12 to < 18 months	5	20,627.19	22,070.43	0.00	42,697.62	6.65	434,744.56	477,442.18	0.94	35.24
from = 18 to < 24 months	1	9,755.37	1,445.13	0.00	11,200.50	1.74	125,180.16	136,380.66	0.27	54.55
from ≥ 2 years	7	528.74	7,923.68	0.00	8,452.42	1.32	1,769.18	10,221.60	0.02	0.88
Subtotal	750	556,417.65	85,500.11	0.00	641,917.76	100.00	50,002,367.56	50,644,285.32	100.00	36.31
Total	750	556,417.65	85,500.11	0.00	641,917.76		50,002,367.56	50,644,285.32		