

Brief report

Date: 12/31/2018
 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 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
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 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
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Lead Manager and Subcriber
 Banco Cooperativo Español

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Bond Paying Agent
 Société Générale

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 Entidades Cedentes

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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	Redemption	Rating		
				Current	Original						Next	DBRS / Fitch / Moody's
Series A	ES0323976003	11/04/2009	8,622	42,128.23 363,229,599.06 42.13%	100,000.00 862,200,000.00	Floating	3-M Euribor+0.300%	0.0000% 03/22/2019 0.000000 Gross 0.000000 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	03/22/2019 "Pass-Through" Secutorial / Pro rata under certain circumstances	AA A+ n.c.	n.c. Aaa
Series B	ES0323976011	11/04/2009	205	89,869.90 18,423,329.50 89.87%	100,000.00 20,500,000.00	Floating	3-M Euribor+0.500%	0.1900% 03/22/2019 41.739576 Gross 33.809057 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	n.c. A+	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%	0.3900% 03/22/2019 95.333333 Gross 77.220000 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	n.c. A+	n.c. Baa3
Total				408,952,928.56	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	12.50	11.75	11.25	10.50	10.00	9.50	9.00	8.50		
			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	6.99	6.54	6.13	5.75	5.42	5.11	4.83	4.57		
		Final Maturity	Years	17.50	17.01	16.50	15.75	15.25	14.50	14.01	13.50		
			Date	03/22/2036	09/22/2035	03/22/2035	06/22/2034	12/22/2033	03/22/2033	09/22/2032	03/22/2032		
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	12.50	11.75	11.25	10.50	10.00	9.50	9.00	8.50		
			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	7.71	7.25	6.83	6.44	6.08	5.76	5.46	5.18		
		Final Maturity	Years	17.76	17.25	16.50	16.01	15.25	14.75	14.25	13.75		
			Date	06/22/2036	12/22/2035	03/22/2035	09/22/2034	12/22/2033	06/22/2033	12/22/2032	06/22/2032		
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	21.16	20.45	19.78	19.13	18.51	17.91	17.32	16.75		
			Date	03/21/2031	06/22/2030	12/22/2029	03/22/2029	09/21/2028	03/22/2028	09/22/2027	03/21/2027		
	Without optional redemption *	Average life	Years	11.15	10.39	9.63	8.87	8.11	7.35	6.59	5.83		
		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	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%.

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Credit enhancement and financial operations

Credit enhancement (CE)					
	Current	% CE		At issue date	% CE
Series A	88.82%	363,229,599.06	20.39%	94.75%	862,200,000.00
Series B	4.51%	18,423,329.50	15.88%	2.25%	20,500,000.00
Series C	6.68%	27,300,000.00	9.20%	3.00%	27,300,000.00
Issue of Bonds		408,952,928.56			910,000,000.00
Reserve Fund	9.20%	37,623,669.43	4.60%		41,860,000.00

Other financial operations (current)		
Assets	Balance	Interest
Treasury Account	46,080,592.49	-0.400%
Servicer ppal collect not yet credited	1,234,780.35	
Servicer ints collect not yet credited	103,152.83	
Liabilities	Available	Balance
Subordinated Loan L/T		37,623,669.43
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	5,944	8,245	
Principal			
Principal outstanding	405,411,367.28	910,099,987.12	
Average loan	68,205.14	110,382.05	
Minimum	242.79	4,591.26	
Maximum	375,878.41	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)	205	296	
Minimum	01/27/2019	08/06/2011	
Maximum	11/10/2049	11/10/2049	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	1.20%	0.00%	
1-year EURIBOR/MIBOR (Mortgage Market)	96.78%	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	1.59%		

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	1.66	7.12	0.05
10.01 - 20%	6.21	15.68	1.15
20.01 - 30%	12.61	25.35	3.64
30.01 - 40%	19.16	35.36	7.21
40.01 - 50%	24.88	45.26	11.17
50.01 - 60%	25.11	54.24	16.12
60.01 - 70%	7.67	63.76	21.26
70.01 - 80%	2.47	74.67	33.26
80.01 - 90%	0.22	81.83	3.57
90.01 - 100%			2.56
Weighted average (WALTV)	42.86		61.99
Minimum	0.13		6.46
Maximum	83.10		99.84

RURAL HIPOTECARIO XII Fondo de Titulización de Activos

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.56%	0.44%	0.31%	0.28%	0.29%
Annual Percentage Rate (CPR)	6.54%	5.15%	3.64%	3.26%	3.48%

Geographic distribution		
	Current	At constitution date
Andalucia	12.55%	14.08%
Aragon	7.36%	8.18%
Asturias	0.86%	0.77%
Balearic Islands	0.02%	0.05%
Basque Country	2.36%	1.70%
Canary Islands	1.80%	1.63%
Castilla-La Mancha	35.98%	33.45%
Castilla-Leon	0.98%	0.84%
Catalonia	1.16%	1.43%
Extremadura	1.65%	1.51%
Galicia	0.07%	0.07%
La Rioja	1.20%	1.36%
Madrid	5.76%	5.65%
Murcia	0.58%	0.54%
Navarra	1.77%	1.57%
Valencia	25.91%	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	551	199,022.23	19,189.88	0.00	218,212.11	35.27	34,943,910.90	35,162,123.01	72.85	34.65
from > 1 to = 2 months	80	71,668.37	8,887.12	0.00	80,555.49	13.02	5,531,607.53	5,612,163.02	11.63	38.22
from > 2 to = 3 months	56	75,909.43	14,920.86	0.00	90,830.29	14.88	4,943,385.78	5,034,216.07	10.43	41.28
from > 3 to = 6 months	10	26,874.34	3,174.95	0.00	30,049.29	4.86	1,001,837.02	1,031,886.31	2.14	39.55
from > 6 to < 12 months	13	165,077.90	6,670.01	0.00	171,747.91	27.76	1,005,714.24	1,177,462.15	2.44	44.66
from = 12 to < 18 months	4	13,841.85	3,619.63	0.00	17,461.48	2.82	217,654.46	235,115.94	0.49	33.85
from = 18 to < 24 months	1	0.00	1,346.56	0.00	1,346.56	0.22	0.00	1,346.56	0.00	0.49
from ≥ 2 years	7	544.26	7,939.12	0.00	8,483.38	1.37	1,753.66	10,237.04	0.02	0.88
Subtotal	722	552,938.38	65,748.13	0.00	618,686.51	100.00	47,645,863.59	48,264,550.10	100.00	35.56
Total	722	552,938.38	65,748.13	0.00	618,686.51		47,645,863.59	48,264,550.10		