

RURAL HIPOTECARIO XII Fondo de Titulización de Activos



Brief report

Date: 11/30/2010
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 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

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 Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0323976003	11/04/2009 8,622	94.329.33 813,307.483.26	100,000.00 862,200.000.00	Floating 3M Euribor+0.300% 22.Mar/Jun/Sep/Dec	1.1760% 12/22/2010 280.409655 Gross 227.131821 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	12/22/2010 "Pass-Through" Secutorial / Pro rata under certain circumstances	Aaa	Aaa
Series B ES0323976011	11/04/2009 205	100,000.00 20,500,000.00	100,000.00 20,500,000.00	Floating 3M Euribor+0.500% 22.Mar/Jun/Sep/Dec	1.3760% 12/22/2010 347.822222 Gross 281.736000 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A1	A1
Series C ES0323976029	11/04/2009 273	100,000.00 27,300,000.00	100,000.00 27,300,000.00	Floating 3M Euribor+0.700% 22.Mar/Jun/Sep/Dec	1.5760% 12/22/2010 398.377778 Gross 322.686000 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Baa3	Baa3
Total		861,107,483.26		910,000,000.00					

Servicer

Cajas Rurales: Popular, Albatat dels
Sorells, Batears, 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 Subscrber

Banco Cooperativo Español

Servicer Credit Support Provider

Banco Cooperativo Español

Bond Paying Agent

Banco Cooperativo Español

Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

Treasury Account

Banco Cooperativo Español

Assets Custodian

Banco Cooperativo Español

Start-up Loan

Entidades Cedentes

Subordinated Loan

Entidades Cedentes

Fund Auditors

Deloitte

Financial Swaps

Banco Cooperativo Español
Caja Navarra

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	0,34	0,51	0,69	0,87	1,06	1,25	1,44	
				% Annual equivalent CPR								
				2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00	
Series A	With optional redemption *	Average life	Years	10.29	8.68	7.41	6.44	5.65	5.01	4.50	4.07	
		Final Maturity	Years	01/03/2021	05/25/2019	02/17/2018	02/27/2017	05/15/2016	09/26/2015	03/21/2015	10/17/2014	
	Without optional redemption *	Average life	Years	10.45	8.85	7.60	6.61	5.82	5.17	4.65	4.21	
		Final Maturity	Years	03/02/2021	07/27/2019	04/26/2018	04/29/2017	07/14/2016	11/23/2015	05/15/2015	12/06/2014	
	Series B	With optional redemption *	Average life	Years	10.29	8.68	7.41	6.44	5.65	5.01	4.50	4.07
			Final Maturity	Years	01/03/2021	05/25/2019	02/17/2018	02/27/2017	05/15/2016	09/26/2015	03/21/2015	10/17/2014
Without optional redemption *		Average life	Years	10.45	8.85	7.60	6.61	5.82	5.17	4.65	4.21	
		Final Maturity	Years	03/02/2021	07/27/2019	04/26/2018	04/29/2017	07/14/2016	11/23/2015	05/15/2015	12/06/2014	
Series C		With optional redemption *	Average life	Years	10.29	8.68	7.41	6.44	5.65	5.01	4.50	4.07
			Final Maturity	Years	01/03/2021	05/25/2019	02/17/2018	02/27/2017	05/15/2016	09/26/2015	03/21/2015	10/17/2014
	Without optional redemption *	Average life	Years	10.45	8.85	7.60	6.61	5.82	5.17	4.65	4.21	
		Final Maturity	Years	03/02/2021	07/27/2019	04/26/2018	04/29/2017	07/14/2016	11/23/2015	05/15/2015	12/06/2014	

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)					
Series	Current	% CE	At issue date		
			Current	% CE	
Series A	94.45%	813,307,483.26	10.41%	94.75%	862,200,000.00
Series B	2.38%	20,500,000.00	8.03%	2.25%	20,500,000.00
Series C	3.17%	27,300,000.00	4.86%	3.00%	27,300,000.00
Issue of Bonds		861,107,483.26			910,000,000.00
Reserve Fund	4.86%	41,860,000.00		4.60%	41,860,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	56,423,670.25	0.818%	
Servicer ppal collect not yet credited	1,402,577.86		
Servicer ints collect not yet credited	676,020.68		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		41,860,000.00	1.878%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		1,008,248.13	1.878%
Start-up Loan S/T		310,230.16	

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	8,042	8,245	
Principal			
Principal outstanding	848,867,753.66	910,099,987.12	
Average loan	105,554.31	110,382.05	
Minimum	552.60	4,591.26	
Maximum	485,113.78	496,292.86	
Interest rate			
Weighted average (wac)	2.59%	3.20%	
Minimum	1.50%	1.59%	
Maximum	6.45%	7.38%	
Final maturity			
Weighted average (WARM) (months)	284	296	
Minimum	06/11/2011	08/06/2011	
Maximum	11/10/2049	11/10/2049	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	0.01%	0.00%	
1-year EURIBOR/MIBOR (Mortgage Market)	97.08%	97.08%	
Mortgage Market: Savings Banks	2.52%	2.50%	
Mortgage Market: All Institutions	0.40%	0.40%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.08	7.85	0.05	8.24
10.01 - 20%	1.61	16.46	1.15	16.54
20.01 - 30%	4.43	25.75	3.64	25.58
30.01 - 40%	7.71	35.34	7.21	35.20
40.01 - 50%	12.61	45.38	11.17	45.40
50.01 - 60%	17.33	55.28	16.12	55.25
60.01 - 70%	22.66	65.19	21.26	65.14
70.01 - 80%	28.28	74.15	33.25	75.31
80.01 - 90%	3.49	84.81	3.57	84.45
90.01 - 100%	1.80	93.93	2.56	94.39
Weighted average (WALTV)		59.83		61.99
Minimum		0.75		6.46
Maximum		98.02		99.84

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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Soria, Cajasiete, Teruel, Toledo,
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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.25%	0.21%	0.26%	0.26%	0.25%
Annual Percentage Rate (CPR)	2.94%	2.50%	3.02%	3.02%	2.95%

Geographic distribution

	Current	At constitution date
Andalucia	13.81%	14.08%
Aragon	8.08%	8.18%
Asturias	0.74%	0.77%
Balearic Islands	0.05%	0.05%
Basque Country	1.78%	1.70%
Canary Islands	1.63%	1.63%
Castilla-La Mancha	33.57%	33.45%
Castilla-Leon	0.83%	0.84%
Catalonia	1.46%	1.43%
Extremadura	1.50%	1.51%
Galicia	0.07%	0.06%
La Rioja	1.38%	1.36%
Madrid	5.66%	5.65%
Murcia	0.56%	0.54%
Navarra	1.62%	1.57%
Valencia	27.26%	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	1,027	293,744.20	167,684.58	0.00	461,428.78	48.84	109,618,046.54	110,079,475.32	76.98	56.06
from > 1 to ≤ 2 months	159	105,039.98	73,518.81	0.00	178,558.79	18.90	18,189,011.36	18,367,570.15	12.84	56.14
from > 2 to ≤ 3 months	49	39,169.20	37,803.36	0.00	76,972.56	8.15	5,655,576.95	5,732,549.51	4.01	61.67
from > 3 to ≤ 6 months	31	42,017.27	37,955.31	0.00	79,972.58	8.47	3,847,581.13	3,927,553.71	2.75	59.23
from > 6 to < 12 months	29	54,893.08	73,937.92	0.00	128,831.00	13.64	3,538,595.50	3,667,426.50	2.56	71.96
from ≥ 12 to < 18 months	11	6,975.90	11,971.89	0.00	18,947.79	2.01	1,207,734.58	1,226,682.37	0.86	50.85
Subtotal	1,306	541,839.63	402,871.87	0.00	944,711.50	100.00	142,056,546.06	143,001,257.56	100.00	56.63
<i>Doubt debts (subjectives)</i>										
Banco Cooperativo Español	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	1,306	541,839.63	402,871.87	0.00	944,711.50		142,056,546.06	143,001,257.56		56.63