

# RURAL HIPOTECARIO XII Fondo de Titulización de Activos

## Brief report

Date: 11/30/2013  
Currency: EUR

Date of constitution  
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,  
Cajasiete, Caja rural,  
Credit Valencia

### Servicior

Cajas Rurales: Popular, Albalat dels  
Sorells, Balaers, 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 Perido, 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

Barclays Bank PLC

### Market

AIAF Mercado de Renta Fija

### Register of Book Securities

Iberclear

### Treasury Account

Barclays Bank PLC

### Assets Custodian

Banco Cooperativo Español

### Start-up Loan

Entidades Cedentes

### Subordinated Loan

Entidades Cedentes

### Fund Auditors

Deloitte

### Financial Swaps

Banco Cooperativo Español

## Issued securities: Asset-Backed Bonds

Bonds Issue												
Series	ISIN Code	Issue date	Nº bonds	Principal outstanding		Interest type	Reference rate and margin	Interest Rate	Redemption		Rating	
				(Bond Unit / Series Total / %Factor)					Final maturity (legal)	Next		Fitch / Moody's / DBRS
				Current	Original		Payment Date				Current	Original
Series A	ES0323976003	11/04/2009	8,622	74,576.50 642,998,583.00 74.58%	100,000.00 862,200,000.00	Floating	3M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.5210% 12/23/2013 98.215179 Gross 77.589991 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	12/23/2013 "Pass-Through" Secuential / Pro rata under certain circumstances	Asf A+sf n.c.	Aaa n.c.
Series B	ES0323976011	11/04/2009	205	100,000.00 20,500,000.00 100.00%	100,000.00 20,500,000.00	Floating	3M Euribor+0.500% 22.Mar/Jun/Sep/Dec	0.7210% 12/23/2013 182.252778 Gross 143.979695 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Asf n.c.	A1 n.c.
Series C	ES0323976029	11/04/2009	273	100,000.00 27,300,000.00 100.00%	100,000.00 27,300,000.00	Floating	3M Euribor+0.700% 22.Mar/Jun/Sep/Dec	0.9210% 12/23/2013 232.808333 Gross 183.918583 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	BBB-sf n.c.	Baa3 n.c.
Total				690,798,583.00	910,000,000.00							

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

			% 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	8.67	7.41	6.42	5.63	5.01	4.49	4.07	3.72	
		Final Maturity	Years	05/23/2022	02/16/2021	02/23/2020	05/09/2019	09/24/2018	03/19/2018	10/15/2017	06/11/2017	
	Without optional redemption *	Average life	Years	18.76	16.76	15.01	13.25	12.01	10.75	9.75	9.00	
		Final Maturity	Years	06/22/2032	06/22/2030	09/22/2028	12/22/2026	09/22/2025	06/22/2024	06/22/2023	09/22/2022	
	Series B	With optional redemption *	Average life	Years	8.74	7.49	6.51	5.72	5.09	4.58	4.15	3.79
			Final Maturity	Years	06/18/2022	03/19/2021	03/24/2020	06/12/2019	10/25/2018	04/20/2018	11/15/2017	07/08/2017
Without optional redemption *		Average life	Years	21.26	19.51	18.01	16.26	14.76	13.50	12.50	11.50	
		Final Maturity	Years	12/22/2034	03/22/2033	09/22/2031	12/22/2029	06/22/2028	03/22/2027	03/22/2026	03/22/2025	
Series C		With optional redemption *	Average life	Years	18.76	16.76	15.01	13.25	12.01	10.75	9.75	9.00
			Final Maturity	Years	06/22/2032	06/22/2030	09/22/2028	12/22/2026	09/22/2025	06/22/2024	06/22/2023	09/22/2022
	Without optional redemption *	Average life	Years	22.14	20.57	18.95	17.39	15.94	14.63	13.48	12.46	
		Final Maturity	Years	11/08/2035	04/13/2034	08/31/2032	02/07/2031	08/26/2029	05/07/2028	03/13/2027	03/06/2026	
	Series C	With optional redemption *	Average life	Years	23.01	21.51	20.01	18.51	17.26	15.76	14.76	13.50
			Final Maturity	Years	09/22/2036	03/22/2035	09/22/2033	03/22/2032	12/22/2030	06/22/2029	06/22/2028	03/22/2027
Without optional redemption *		Average life	Years	18.76	16.76	15.01	13.25	12.01	10.75	9.75	9.00	
		Final Maturity	Years	06/22/2032	06/22/2030	09/22/2028	12/22/2026	09/22/2025	06/22/2024	06/22/2023	09/22/2022	
Without optional redemption *		Average life	Years	25.51	23.97	22.58	21.29	20.10	19.03	17.49	15.79	
		Final Maturity	Years	03/21/2039	09/04/2037	04/17/2036	01/03/2035	10/22/2033	09/29/2032	03/16/2031	07/04/2029	
			Date	09/22/2043	06/22/2042	06/22/2041	09/22/2040	09/22/2040	09/22/2042	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%.

## Credit enhancement and financial operations

Credit enhancement (CE)					
	Current		% CE	At issue date	% CE
Series A	93.08%	642,998,583.00	12.38%	94.75%	862,200,000.00
Series B	2.97%	20,500,000.00	9.41%	2.25%	20,500,000.00
Series C	3.95%	27,300,000.00	5.46%	3.00%	27,300,000.00
Issue of Bonds		690,798,583.00			910,000,000.00
Reserve Fund	5.46%	37,703,951.41		4.60%	41,860,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	64,307,646.77	0.162%	
Servicior ppal collect not yet credited	1,288,426.27		
Servicior ints collect not yet credited	429,686.09		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		41,860,000.00	1.221%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		77,557.65	1.221%
Start-up Loan S/T		310,230.16	

## Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	7,448	8,245	
Principal			
Principal outstanding	683,056,703.48	910,099,987.12	
Average loan	91,710.08	110,382.05	
Minimum	33.27	4,591.26	
Maximum	446,494.19	496,292.86	
Interest rate			
Weighted average (wac)	2.07%	3.20%	
Minimum	0.14%	1.59%	
Maximum	5.75%	7.38%	
Final maturity			
Weighted average (WARM) (months)	254	296	
Minimum	12/12/2013	08/06/2011	
Maximum	11/14/2049	11/10/2049	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	0.01%	0.00%	
1-year EURIBOR/MIBOR (Mortgage Market)	97.24%	97.08%	
Mortgage Market: Savings Banks	2.36%	2.50%	
Mortgage Market: All Institutions	0.39%	0.40%	

LTV Distribution			
	Current	At constitution date	
% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.39	7.82	0.05
10.01 - 20%	2.70	15.91	1.15
20.01 - 30%	6.60	25.54	3.64
30.01 - 40%	10.76	35.35	7.21
40.01 - 50%	16.27	45.31	11.17
50.01 - 60%	22.11	55.26	16.12
60.01 - 70%	28.33	65.25	21.26
70.01 - 80%	9.73	73.04	33.25
80.01 - 90%	2.45	84.25	3.57
90.01 - 100%	0.68	91.36	2.56
Weighted average (WALTV)	53.81	61.99	
Minimum	0.02	6.46	
Maximum	94.22	99.64	

### Additional information

# RURAL HIPOTECARIO XII Fondo de Titulización de Activos

## Brief report

Date: 11/30/2013  
Currency: EUR

Date of constitution  
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,  
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

Lead Manager and Subscriber  
Banco Cooperativo Español

Servicer Credit Support Provider  
Banco Cooperativo Español

Bond Paying Agent  
Barclays Bank PLC

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Barclays Bank PLC

Assets Custodian  
Banco Cooperativo Español

Start-up Loan  
Entidades Cedentes

Subordinated Loan  
Entidades Cedentes

Fund Auditors  
Deloitte

Financial Swaps  
Banco Cooperativo Español

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.42%	0.37%	0.37%	0.35%	0.27%
Annual Percentage Rate (CPR)	4.96%	4.31%	4.37%	4.11%	3.16%

Geographic distribution		
	Current	At constitution date
Andalucia	13.62%	14.08%
Aragon	7.77%	8.18%
Asturias	0.79%	0.77%
Balearic Islands	0.06%	0.05%
Basque Country	1.93%	1.70%
Canary Islands	1.63%	1.63%
Castilla-La Mancha	34.14%	33.45%
Castilla-Leon	0.85%	0.84%
Catalonia	1.47%	1.43%
Extremadura	1.54%	1.51%
Galicia	0.07%	0.06%
La Rioja	1.25%	1.36%
Madrid	5.68%	5.65%
Murcia	0.55%	0.54%
Navarra	1.63%	1.57%
Valencia	27.01%	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	776	249,052.27	90,164.04	0.00	339,216.31	12.82	74,273,990.63	74,613,206.94	57.63	48.92
from > 1 to ≤ 2 months	166	130,315.95	59,849.26	0.00	190,165.21	7.19	16,024,191.21	16,214,356.42	12.52	50.22
from > 2 to ≤ 3 months	121	128,608.79	63,157.32	0.00	191,766.11	7.25	11,687,020.63	11,878,786.74	9.18	53.02
from > 3 to ≤ 6 months	37	57,263.05	35,086.55	0.00	92,349.60	3.49	3,736,895.34	3,829,244.94	2.96	54.10
from > 6 to < 12 months	69	243,101.61	114,185.67	0.00	357,287.28	13.51	7,841,741.97	8,199,029.25	6.33	54.46
from ≥ 12 to < 18 months	48	237,439.91	187,790.93	0.00	425,230.84	16.07	5,455,222.37	5,880,453.21	4.54	64.34
from ≥ 18 to < 24 months	26	200,348.65	166,343.30	0.00	366,691.95	13.86	3,375,096.08	3,741,788.03	2.89	62.31
from ≥ 24 months	41	359,415.93	323,286.94	0.00	682,702.87	25.81	4,426,866.20	5,109,569.07	3.95	67.57
Subtotal	1,284	1,605,546.16	1,039,864.01	0.00	2,645,410.17	100.00	126,821,024.43	129,466,434.60	100.00	51.37
<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	1,284	1,605,546.16	1,039,864.01	0.00	2,645,410.17		126,821,024.43	129,466,434.60		51.37