

Brief report

Date: 06/30/2014  
 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  
 Chiches,  
 Cajasieta, 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, Cajasieta, Teruel, Toledo,  
 Zamora, Ruralcaja, Sur, Ntra Sra de la  
 Esperanza de Onda, San Jaime de  
 Alquerias Niño Perdido, 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              | Next coupon                        |                        |  | Current | Original               |
| Series A    | ES0323976003 | 11/04/2009 | 8,622    | 68,954.04                            | 100,000.00     | Floating          |                           | 0.5160%                            | 06/22/2053             | 09/22/2014   | Asf     | Aaa                    |
|             |              |            |          | 594,521,732.88                       | 862,200,000.00 | 3M Euribor+0.300% | 22.Mar/Jun/Sep/Dec        | 89.939053 Gross<br>71.051852 Net   | 09/22/2014             | "Pass-Through"<br>Secuential /<br>Pro rata under<br>certain<br>circumstances | A+sf    | n.c.                   |
| Series B    | ES0323976011 | 11/04/2009 | 205      | 100,000.00                           | 100,000.00     | Floating          |                           | 0.7160%                            | 06/22/2053             | To Be Determined   | Asf     | A1                     |
|             |              |            |          | 20,500,000.00                        | 20,500,000.00  | 3M Euribor+0.500% | 22.Mar/Jun/Sep/Dec        | 180.988889 Gross<br>142.981222 Net | 09/22/2014             | "Pass-Through"<br>Secuential /<br>Pro rata under<br>certain<br>circumstances | n.c.    | n.c.                   |
| Series C    | ES0323976029 | 11/04/2009 | 273      | 100,000.00                           | 100,000.00     | Floating          |                           | 0.9160%                            | 06/22/2053             | To Be Determined   | BBB-sf  | Baa3                   |
|             |              |            |          | 27,300,000.00                        | 27,300,000.00  | 3M Euribor+0.700% | 22.Mar/Jun/Sep/Dec        | 231.544444 Gross<br>182.920111 Net | 09/22/2014             | "Pass-Through"<br>Secuential /<br>Pro rata under<br>certain<br>circumstances | n.c.    | n.c.                   |
| Total       |              |            |          | 642,321,732.88                       | 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                    | 0.34          | 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 | 8.48                    | 7.22          | 6.23       | 5.45          | 4.82       | 4.29       | 3.86       | 3.51       |  |
|   |                               | Final Maturity | Years | 12/12/2022              | 09/09/2021    | 09/13/2020 | 12/02/2019    | 04/16/2019 | 10/06/2018 | 05/02/2018 | 12/24/2017 |  |
|   |                               |                | Date  | 18.01                   | 16.01         | 14.26      | 12.75         | 11.51      | 10.26      | 9.25       | 8.50       |  |
|   | Without optional redemption * | Average life   | Years | 8.57                    | 7.33          | 6.34       | 5.55          | 4.91       | 4.38       | 3.95       | 3.58       |  |
|   |                               | Final Maturity | Years | 01/15/2023              | 10/17/2021    | 10/22/2020 | 01/07/2020    | 05/19/2019 | 11/08/2018 | 06/03/2018 | 01/20/2018 |  |
|   |                               |                | Date  | 20.76                   | 19.26         | 17.51      | 15.76         | 14.26      | 13.01      | 12.01      | 10.75      |  |
| Series B  | With optional redemption *    | Average life   | Years | 18.01                   | 16.01         | 14.26      | 12.75         | 11.51      | 10.26      | 9.25       | 8.50       |  |
|   |                               | Final Maturity | Years | 06/22/2032              | 06/22/2030    | 09/22/2028 | 03/22/2027    | 12/22/2025 | 09/22/2024 | 09/22/2023 | 12/22/2022 |  |
|   |                               |                | Date  | 26.21                   | 24.49         | 22.92      | 21.42         | 19.97      | 18.57      | 17.26      | 16.04      |  |
|   | Without optional redemption * | Average life   | Years | 21.73                   | 20.16         | 18.53      | 16.93         | 15.43      | 14.07      | 12.87      | 11.80      |  |
|   |                               | Final Maturity | Years | 03/11/2036              | 08/16/2034    | 12/28/2032 | 05/24/2031    | 11/23/2029 | 07/15/2028 | 05/04/2027 | 04/08/2026 |  |
|   |                               |                | Date  | 22.76                   | 21.26         | 19.76      | 18.26         | 16.76      | 15.26      | 14.01      | 13.01      |  |
| Series C  | With optional redemption *    | Average life   | Years | 18.01                   | 16.01         | 14.26      | 12.75         | 11.51      | 10.26      | 9.25       | 8.50       |  |
|   |                               | Final Maturity | Years | 06/22/2032              | 06/22/2030    | 09/22/2028 | 03/22/2027    | 12/21/2025 | 09/22/2024 | 09/21/2023 | 12/22/2022 |  |
|   |                               |                | Date  | 26.21                   | 24.49         | 22.92      | 21.42         | 19.97      | 18.57      | 17.26      | 16.04      |  |
|   | Without optional redemption * | Average life   | Years | 25.21                   | 24.49         | 22.92      | 21.42         | 19.97      | 18.57      | 17.26      | 16.04      |  |
|   |                               | Final Maturity | Years | 08/31/2040              | 12/14/2038    | 05/19/2037 | 11/17/2035    | 06/05/2034 | 01/13/2033 | 09/22/2031 | 07/04/2030 |  |
|   |                               |                | Date  | 35.27                   | 35.27         | 35.27      | 35.27         | 35.27      | 35.27      | 35.27      | 35.27      |  |
| Reserve Fund  |                               |                |       | 5.72%                   | 36,761,645.29 | 4.60%      | 41,860,000.00 |            |            |            |            |  |

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          | % CE           | % CE  |
| Series A                | 92.56%  | 594,521,732.88 | 13.16% | 94.75%        | 862,200,000.00 | 9.85% |
| Series B                | 3.19%   | 20,500,000.00  | 9.97%  | 2.25%         | 20,500,000.00  | 7.60% |
| Series C                | 4.25%   | 27,300,000.00  | 5.72%  | 3.00%         | 27,300,000.00  | 4.60% |
| Issue of Bonds          |         | 642,321,732.88 |        |               | 910,000,000.00 |       |
| Reserve Fund            | 5.72%   | 36,761,645.29  | 4.60%  |               | 41,860,000.00  |       |

| Other financial operations (current)    |           |               |          |
|---|-----------|---------------|----------|
| Assets                                  |           | Balance       |          |
|   |           | Interest      |          |
| Treasury Account                        |           | 49,441,501.00 | 0.156%   |
| Servicior ppal collect not yet credited |           | 1,322,066.60  |          |
| Servicior ints collect not yet credited |           | 422,012.19    |          |
| Liabilities                             | Available | Balance       | Interest |
| Subordinated Loan L/T                   |           | 41,860,000.00 | 1.216%   |
| Subordinated Loan S/T                   |           | 0.00          |          |
| Start-up Loan L/T                       |           | 0.00          |          |
| Start-up Loan S/T                       |           | 155,115.19    |          |

Collateral: Residential mortgage loans

| General                                    |  |                |                      |
|--|--|----------------|----------------------|
|  |  | Current        | At constitution date |
|  |  | Count          | Count                |
| Principal                                  |  | 7,243          | 8,245                |
| Principal outstanding                      |  | 642,709,100.71 | 910,099,987.12       |
| Average loan                               |  | 88,735.21      | 110,382.05           |
| Minimum                                    |  | 431.17         | 4,591.26             |
| Maximum                                    |  | 437,807.52     | 496,292.86           |
| Interest rate                              |  |                |                      |
| Weighted average (wac)                     |  | 2.05%          | 3.20%                |
| Minimum                                    |  | 0.40%          | 1.59%                |
| Maximum                                    |  | 5.75%          | 7.38%                |
| Final maturity                             |  |                |                      |
| Weighted average (WARM) (months)           |  | 249            | 296                  |
| Minimum                                    |  | 07/04/2014     | 08/06/2011           |
| Maximum                                    |  | 11/14/2049     | 11/10/2049           |
| Index (principal outstanding distribution) |  |                |                      |
| 1-year EURIBOR/MIBOR                       |  | 0.99%          | 0.00%                |
| 1-year EURIBOR/MIBOR (Mortgage Market)     |  | 96.48%         | 97.08%               |
| Mortgage Market: Savings Banks             |  | 0.83%          | 2.50%                |
| Mortgage Market: All Institutions          |  | 0.51%          | 0.40%                |

| LTV Distribution         |         |       |                      |       |
|--------------------------|---------|-------|----------------------|-------|
|                          | Current |       | At constitution date |       |
|                          | % Pool  | % LTV | % Pool               | % LTV |
| 0.01 - 10%               | 0.48    | 7.63  | 0.05                 | 8.24  |
| 10.01 - 20%              | 3.19    | 15.98 | 1.15                 | 16.54 |
| 20.01 - 30%              | 6.91    | 25.46 | 3.64                 | 25.58 |
| 30.01 - 40%              | 11.45   | 35.26 | 7.21                 | 35.20 |
| 40.01 - 50%              | 17.58   | 45.28 | 11.17                | 45.40 |
| 50.01 - 60%              | 22.61   | 55.23 | 16.12                | 55.25 |
| 60.01 - 70%              | 27.71   | 64.94 | 21.26                | 65.14 |
| 70.01 - 80%              | 7.34    | 73.25 | 33.25                | 75.31 |
| 80.01 - 90%              | 2.46    | 84.59 | 3.57                 | 84.45 |
| 90.01 - 100%             | 0.28    | 91.05 | 2.56                 | 94.39 |
| Weighted average (WALTV) |         | 52.49 |                      | 61.99 |
| Minimum                  |         | 0.26  |                      | 6.46  |
| Maximum                  |         | 92.34 |                      | 99.64 |

Additional information

# RURAL HIPOTECARIO XII Fondo de Titulización de Activos

## Brief report

Date: 06/30/2014

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: Popular, 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

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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)    | 0.22%         | 0.33%         | 0.28%         | 0.34%          | 0.27%      |
| Annual Percentage Rate (CPR) | 2.66%         | 3.86%         | 3.27%         | 3.95%          | 3.23%      |

### Geographic distribution

|                    | Current | At constitution date |
|--------------------|---------|----------------------|
| Andalucia          | 13.91%  | 14.08%               |
| Aragon             | 7.68%   | 8.18%                |
| Asturias           | 0.79%   | 0.77%                |
| Balearic Islands   | 0.06%   | 0.05%                |
| Basque Country     | 2.02%   | 1.70%                |
| Canary Islands     | 1.69%   | 1.63%                |
| Castilla-La Mancha | 34.69%  | 33.45%               |
| Castilla-Leon      | 0.88%   | 0.84%                |
| Catalonia          | 1.33%   | 1.43%                |
| Extremadura        | 1.60%   | 1.51%                |
| Galicia            | 0.08%   | 0.06%                |
| La Rioja           | 1.24%   | 1.36%                |
| Madrid             | 5.77%   | 5.65%                |
| Murcia             | 0.56%   | 0.54%                |
| Navarra            | 1.69%   | 1.57%                |
| Valencia           | 26.02%  | 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                    | 931    | 307,342.84   | 96,924.63  | 0.00  | 404,267.47   | 4.78   | 79,964,120.25    | 80,368,387.72  | 62.35                          | 45.86 |
| from > 1 to ≤ 2 months           | 159    | 124,135.72   | 56,462.10  | 0.00  | 180,597.82   | 2.13   | 15,047,280.44    | 15,227,878.26  | 11.81                          | 50.56 |
| from > 2 to ≤ 3 months           | 115    | 135,359.25   | 59,831.09  | 0.00  | 195,190.34   | 2.31   | 10,955,291.78    | 11,150,482.12  | 8.65                           | 50.51 |
| from > 3 to ≤ 6 months           | 30     | 56,210.68    | 30,221.07  | 0.00  | 86,431.75    | 1.02   | 3,456,356.78     | 3,542,788.53   | 2.75                           | 53.54 |
| from > 6 to < 12 months          | 26     | 17,337.77    | 47,987.30  | 0.00  | 120,325.07   | 1.42   | 2,703,220.86     | 2,823,545.93   | 2.19                           | 57.10 |
| from ≥ 12 to < 18 months         | 31     | 167,599.83   | 77,210.94  | 0.00  | 244,810.77   | 2.89   | 3,489,598.16     | 3,734,408.93   | 2.90                           | 55.96 |
| from ≥ 18 to < 24 months         | 38     | 1,291,669.37 | 194,366.28 | 0.00  | 1,486,035.65 | 17.55  | 3,226,080.37     | 4,712,116.02   | 3.66                           | 62.48 |
| from ≥ 2 years                   | 56     | 5,408,572.96 | 339,784.48 | 0.00  | 5,748,357.44 | 67.90  | 1,593,702.45     | 7,342,059.89   | 5.70                           | 64.94 |
| Subtotal                         | 1,386  | 7,563,228.42 | 902,787.89 | 0.00  | 8,466,016.31 | 100.00 | 120,435,651.09   | 128,901,667.40 | 100.00                         | 48.73 |
| <i>Doubt debts (subjectives)</i> |        |              |            |       |              |        |                  |                |                                |       |
|                                  | 0      | 0.00         | 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                            | 1,386  | 7,563,228.42 | 902,787.89 | 0.00  | 8,466,016.31 |        | 120,435,651.09   | 128,901,667.40 |                                | 48.73 |

### Additional information