

RURAL HIPOTECARIO XII Fondo de Titulización de Activos

Brief report

Date: 10/31/2014
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

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 (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0323976003	11/04/2009 8,622	67,088.30 578,435,322.60 67.09%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.3820% 12/22/2014 64.781208 Gross 51.177154 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	12/22/2014 "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 3-M Euribor+0.500% 22.Mar/Jun/Sep/Dec	0.5820% 12/22/2014 147.116667 Gross 116.222167 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 3-M Euribor+0.700% 22.Mar/Jun/Sep/Dec	0.7820% 12/22/2014 197.672222 Gross 156.161055 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		626,235,322.60	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	0,25	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	8.31	7.67	7.12	6.60	6.16	5.76	5.40	5.07		
		Final Maturity	Years	01/12/2023	05/23/2022	11/02/2021	04/28/2021	11/18/2020	06/25/2020	02/14/2020	10/17/2019		
	Without optional redemption *	Average life	Years	17.51	16.51	15.76	14.76	14.01	13.26	12.50	11.76		
		Final Maturity	Years	03/22/2032	03/22/2031	06/22/2030	06/22/2029	09/22/2028	12/22/2027	03/22/2027	06/22/2026		
	Series B	With optional redemption *	Average life	Years	8.42	7.79	7.22	6.72	6.27	5.87	5.50	5.18	
			Final Maturity	Years	02/20/2023	07/04/2022	12/10/2021	06/09/2021	12/27/2020	08/02/2020	03/23/2020	11/25/2019	
Without optional redemption *		Average life	Years	20.51	19.76	18.76	18.01	17.26	16.26	15.51	14.76		
		Final Maturity	Years	03/22/2035	06/22/2034	06/22/2033	09/22/2032	12/22/2031	12/22/2030	03/22/2030	06/22/2029		
Series C		With optional redemption *	Average life	Years	17.51	16.51	15.76	14.76	14.01	13.26	12.50	11.76	
			Final Maturity	Years	03/22/2032	03/22/2031	06/22/2030	06/22/2029	09/22/2028	12/22/2027	03/22/2027	06/22/2026	
	Without optional redemption *	Average life	Years	21.42	20.65	19.87	19.07	18.27	17.48	16.70	15.95		
		Final Maturity	Years	02/16/2036	05/13/2035	07/31/2034	10/11/2033	12/23/2032	03/10/2032	06/01/2031	09/01/2030		
	Series C	With optional redemption *	Average life	Years	22.51	21.76	21.01	20.26	19.51	18.76	18.01	17.26	
			Final Maturity	Years	03/22/2037	06/22/2036	09/22/2035	12/22/2034	03/22/2034	06/22/2033	09/22/2032	12/22/2031	
Without optional redemption *		Average life	Years	17.51	16.51	15.76	14.76	14.01	13.26	12.50	11.76		
		Final Maturity	Years	03/22/2032	03/22/2031	06/22/2030	06/22/2029	09/22/2028	12/22/2027	03/22/2027	06/22/2026		
Without optional redemption *		Average life	Years	25.91	25.04	24.21	23.43	22.66	21.91	21.18	20.46		
		Final Maturity	Years	08/12/2040	09/29/2039	12/03/2038	02/18/2038	05/15/2037	08/15/2036	11/21/2035	03/04/2035		
Reserve Fund	Average life	Years	35.02	35.02	35.02	35.02	35.02	35.02	35.02	35.02			
	Final Maturity	Years	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%.

Credit enhancement and financial operations

Credit enhancement (CE)					
	Current		At issue date		
	% CE	% CE	% CE	% CE	
Series A	92.37%	578,435,322.60	13.44%	94.75%	862,200,000.00
Series B	3.27%	20,500,000.00	10.17%	2.25%	20,500,000.00
Series C	4.36%	27,300,000.00	5.81%	3.00%	27,300,000.00
Issue of Bonds		626,235,322.60			910,000,000.00
Reserve Fund	5.81%	36,386,242.51	4.60%		41,860,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	67,038,457.93	0.353%	
Servicior ppal collect not yet credited	1,316,580.08		
Servicior ints collect not yet credited	351,373.87		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		41,860,000.00	1.082%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		77,557.65	1.082%
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	7,094	8,245	
Principal			
Principal outstanding	617,202,457.01	910,099,987.12	
Average loan	87,003.45	110,382.05	
Minimum	44.63	4,591.26	
Maximum	432,796.98	496,292.86	
Interest rate			
Weighted average (wac)	1.99%	3.20%	
Minimum	0.40%	1.59%	
Maximum	5.75%	7.38%	
Final maturity			
Weighted average (WARM) (months)	245	296	
Minimum	11/06/2014	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)	96.73%	97.08%	
Mortgage Market: Savings Banks	0.23%	2.50%	
Mortgage Market: All Institutions	0.52%	0.40%	
Secondary Market Public Debt 2-6 years	1.52%		

LTV Distribution			
	Current	At constitution date	
% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.53	7.58	8.24
10.01 - 20%	3.35	15.92	16.54
20.01 - 30%	7.30	25.36	25.58
30.01 - 40%	11.92	35.25	35.20
40.01 - 50%	17.83	45.14	45.40
50.01 - 60%	22.88	55.08	55.25
60.01 - 70%	27.26	64.66	65.14
70.01 - 80%	6.43	73.50	75.31
80.01 - 90%	2.31	84.66	84.45
90.01 - 100%	0.20	90.87	94.39
Weighted average (WALTV)	51.76	61.99	
Minimum	0.03	6.46	
Maximum	91.68	99.64	

Additional information

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Caja Rural de Sur,
Caja Rural de La Junquera de
Chilches,
Cajasiete, Caja rural,
Credit Valencia

Servicer
Cajas Rurales: Populer, Albalat dels
Sorells, Bolears, 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

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Servicer Credit Support Provider
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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.56%	0.38%	0.35%	0.35%	0.28%
Annual Percentage Rate (CPR)	6.53%	4.48%	4.18%	4.08%	3.33%

Geographic distribution		
	Current	At constitution date
Andalucia	13.70%	14.08%
Aragon	7.81%	8.18%
Asturias	0.79%	0.77%
Balearic Islands	0.06%	0.05%
Basque Country	2.08%	1.70%
Canary Islands	1.73%	1.63%
Castilla-La Mancha	35.29%	33.45%
Castilla-Leon	0.89%	0.84%
Catalonia	1.25%	1.43%
Extremadura	1.57%	1.51%
Galicia	0.08%	0.06%
La Rioja	1.27%	1.36%
Madrid	5.89%	5.65%
Murcia	0.57%	0.54%
Navarra	1.74%	1.57%
Valencia	25.29%	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	841	282,653.13	86,869.84	0.00	369,522.97	30.60	73,090,293.64	73,459,816.61	69.83	45.00
from > 1 to ≤ 2 months	155	119,365.86	55,712.62	0.00	175,078.48	14.50	15,350,668.18	15,525,646.66	14.55	51.68
from > 2 to ≤ 3 months	107	116,827.70	57,748.50	0.00	174,576.20	14.45	10,186,462.92	10,361,039.12	9.71	52.77
from > 3 to ≤ 6 months	25	37,259.08	27,505.47	0.00	64,764.55	5.36	2,466,490.94	2,531,255.49	2.37	53.85
from > 6 to < 12 months	28	170,629.74	49,694.72	0.00	220,324.46	18.24	2,891,175.19	3,111,499.65	2.92	53.22
from ≥ 12 to < 18 months	16	84,306.80	46,322.04	0.00	130,628.84	10.82	1,462,780.01	1,593,408.85	1.49	54.33
from ≥ 18 to < 24 months	1	3,270.32	4,143.91	0.00	7,414.23	0.61	71,858.77	79,273.00	0.07	83.13
from ≥ 24 to < 36 months	8	108.13	65,368.54	0.00	65,476.67	5.42	0.00	65,476.67	0.06	3.62
Subtotal	1,181	814,420.76	393,365.64	0.00	1,207,786.40	100.00	105,519,629.65	106,727,416.05	100.00	46.75
<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	1,181	814,420.76	393,365.64	0.00	1,207,786.40		105,519,629.65	106,727,416.05		46.75