

RURAL HIPOTECARIO XII Fondo de Titulización de Activos

Brief report

Date: 03/31/2015
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 Subscriber

Banco Cooperativo Español

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Bond Paying Agent

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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 Payment Date	Interest Rate Next coupon	Redemption		Rating	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0323976003	11/04/2009 8,622	63,615.39 548,491,892.58 63.62%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.3250% 06/22/2015 52.261810 Gross 41.809448 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	06/22/2015 "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	0.5250% 06/22/2015 132.708333 Gross 106.166666 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	0.7250% 06/22/2015 183.263888 Gross 146.611111 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		596,291,892.58	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	8.07	7.46	6.90	6.42	5.99	5.59	5.24	4.92				
		Final Maturity	Years	04/14/2023	09/05/2022	02/13/2022	08/21/2021	03/15/2021	10/23/2020	06/16/2020	02/19/2020				
	Without optional redemption *	Average life	Years	8.19	7.57	7.03	6.54	6.10	5.70	5.35	5.03				
		Final Maturity	Years	05/29/2023	10/16/2022	03/30/2022	10/02/2021	04/25/2021	12/02/2020	07/26/2020	04/01/2020				
	Series B	With optional redemption *	Average life	Years	16.76	16.01	15.01	14.26	13.51	12.76	12.01	11.26			
			Final Maturity	Years	12/22/2031	03/22/2031	03/22/2030	06/22/2029	09/22/2028	12/22/2027	03/22/2027	06/22/2026			
Without optional redemption *		Average life	Years	20.82	20.06	19.29	18.51	17.73	16.96	16.20	15.48				
		Final Maturity	Years	01/10/2036	04/09/2035	07/01/2034	09/19/2033	12/08/2032	03/01/2032	06/01/2031	09/09/2030				
Series C		With optional redemption *	Average life	Years	16.76	16.01	15.01	14.26	13.51	12.76	12.01	11.26			
			Final Maturity	Years	12/21/2031	03/21/2031	03/21/2030	06/21/2029	09/22/2028	12/22/2027	03/22/2027	06/22/2026			
	Without optional redemption *	Average life	Years	25.31	24.45	23.66	22.87	22.12	21.39	20.67	19.97				
		Final Maturity	Years	07/05/2040	08/29/2039	11/07/2038	01/29/2038	04/30/2037	08/05/2036	11/17/2035	03/05/2035				
	Date				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	
Series A	91.98%	548,491,892.58	15.04%	94.75%	862,200,000.00
Series B	3.44%	20,500,000.00	11.60%	2.25%	20,500,000.00
Series C	4.58%	27,300,000.00	7.02%	3.00%	27,300,000.00
Issue of Bonds		596,291,892.58			910,000,000.00
Reserve Fund	7.02%	41,860,000.00	4.60%		41,860,000.00

Other financial operations (current)			
		Balance	Interest
Assets			
Treasury Account		53,792,562.27	0.175%
Servicior ppal collect not yet credited		1,120,417.50	
Servicior ints collect not yet credited		300,237.81	
Liabilities			
	Available	Balance	Interest
Subordinated Loan L/T		41,860,000.00	1.025%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	6,980	8,245	
Principal			
Principal outstanding	592,930,543.85	910,099,987.12	
Average loan	84,947.07	110,382.05	
Minimum	198.19	4,591.26	
Maximum	426,503.23	496,292.86	
Interest rate			
Weighted average (wac)	1.86%	3.20%	
Minimum	0.25%	1.59%	
Maximum	5.75%	7.38%	
Final maturity			
Weighted average (WARM) (months)	241	296	
Minimum	04/23/2015	08/06/2011	
Maximum	11/14/2049	11/10/2049	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	0.98%	0.00%	
1-year EURIBOR/MIBOR (Mortgage Market)	96.79%	97.08%	
Mortgage Market: Savings Banks	0.18%	2.50%	
Mortgage Market: All Institutions	0.53%	0.40%	
Secondary Market Public Debt 2-6 years	1.52%		

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	0.60	7.32	0.05
10.01 - 20%	3.73	16.01	1.15
20.01 - 30%	7.53	25.41	3.64
30.01 - 40%	12.46	35.17	7.21
40.01 - 50%	18.74	45.08	11.17
50.01 - 60%	23.30	55.08	16.12
60.01 - 70%	25.87	64.34	21.26
70.01 - 80%	5.54	73.64	33.25
80.01 - 90%	2.14	84.74	3.57
90.01 - 100%	0.10	90.68	2.56
Weighted average (WALTV)	50.84		61.99
Minimum	0.11		6.46
Maximum	91.02		99.64

Additional information

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

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Cajas Rurales: Populer, Albalat dels
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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
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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.22%	0.28%	0.37%	0.35%	0.29%
Annual Percentage Rate (CPR)	2.65%	3.26%	4.33%	4.11%	3.37%

Geographic distribution		
	Current	At constitution date
Andalucia	13.53%	14.08%
Aragon	7.86%	8.18%
Asturias	0.81%	0.77%
Balearic Islands	0.06%	0.05%
Basque Country	2.13%	1.70%
Canary Islands	1.76%	1.63%
Castilla-La Mancha	35.47%	33.45%
Castilla-Leon	0.91%	0.84%
Catalonia	1.14%	1.43%
Extremadura	1.60%	1.51%
Galicia	0.08%	0.06%
La Rioja	1.26%	1.36%
Madrid	5.94%	5.65%
Murcia	0.59%	0.54%
Navarra	1.72%	1.57%
Valencia	25.13%	27.17%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		Total	%	
<i>Delinquencies</i>										
Up to 1 month	898	305,198.48	83,084.27	0.00	388,282.75	36.36	73,303,374.86	73,691,657.61	72.06	44.03
from > 1 to ≤ 2 months	151	126,522.64	50,306.85	0.00	176,829.49	16.56	14,084,619.03	14,261,348.52	13.95	47.52
from > 2 to ≤ 3 months	83	91,968.93	39,652.79	0.00	131,621.72	12.32	7,753,619.89	7,885,241.61	7.71	49.27
from > 3 to ≤ 6 months	27	43,944.21	26,231.67	0.00	70,175.88	6.57	2,646,246.16	2,716,422.04	2.66	51.44
from > 6 to < 12 months	19	47,971.95	35,220.91	0.00	83,192.86	7.79	1,870,792.37	1,953,985.23	1.91	54.98
from ≥ 12 to < 18 months	15	87,862.15	43,388.67	0.00	131,250.82	12.29	1,350,684.71	1,481,935.53	1.45	57.70
from ≥ 18 to < 24 months	2	9,830.15	11,369.36	0.00	21,199.51	1.98	181,373.92	202,573.43	0.20	65.63
from ≥ 2 years	8	108.13	65,368.54	0.00	65,476.67	6.13	0.00	65,476.67	0.06	3.62
Subtotal	1,203	713,406.64	354,623.06	0.00	1,068,029.70	100.00	101,190,610.94	102,258,640.64	100.00	45.07
<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	1,203	713,406.64	354,623.06	0.00	1,068,029.70		101,190,610.94	102,258,640.64		45.07