

RURAL HIPOTECARIO XII Fondo de Titulización de Activos



Brief report

Date: 08/31/2015
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

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	62,177.21 536,091,904.62 62.18%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.2860% 09/22/2015 45.444632 Gross 36.582929 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	09/22/2015 "Pass-Through" Secutorial / Pro rata under certain circumstances	Asf A+sf n.c.	n.c. n.c. Aaa
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	0.4860% 09/22/2015 124.200000 Gross 99.981000 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Pro rata under certain circumstances	Asf n.c.	n.c. A1
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	0.6860% 09/22/2015 175.311111 Gross 141.125444 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Pro rata under certain circumstances	BBB-sf n.c.	n.c. Baa3
Total		583,891,904.62	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

Citibank

Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

Treasury Account

Citibank

Assets Custodian

Banco Cooperativo Español

Start-up Loan

Entidades Cedentes

Subordinated Loan

Entidades Cedentes

Fund Auditors

Deloitte

Financial Swaps

Banco Cooperativo Español

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	0,25	0,34	0,42	0,51	0,60	0,69	0,78		
Series A	With optional redemption *	Average life	Years	7.88	7.31	6.78	6.32	5.91	5.54	5.20	4.91		
		Final Maturity	Years	05/08/2023	10/11/2022	04/01/2022	10/16/2021	05/18/2021	01/02/2021	08/31/2020	05/17/2020		
		Date	12/22/2031	03/22/2031	03/22/2030	06/22/2029	09/22/2028	12/22/2027	03/22/2027	09/22/2026			
	Without optional redemption *	Average life	Years	8.00	7.42	6.90	6.44	6.02	5.65	5.32	5.01		
		Final Maturity	Years	06/20/2023	11/20/2022	05/15/2022	11/27/2021	06/28/2021	02/12/2021	10/13/2020	06/24/2020		
		Date	12/22/2034	03/22/2034	06/22/2033	09/22/2032	09/22/2031	12/22/2030	06/22/2030	09/22/2029			
Series B	With optional redemption *	Average life	Years	16.51	15.76	14.76	14.01	13.26	12.51	11.76	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	09/22/2026		
		Date	12/22/2031	03/22/2031	03/22/2030	06/22/2029	09/22/2028	12/22/2027	03/22/2027	09/22/2026			
	Without optional redemption *	Average life	Years	20.50	19.76	19.00	18.23	17.47	16.72	15.99	15.28		
		Final Maturity	Years	12/15/2035	03/19/2035	06/15/2034	09/09/2033	12/05/2032	03/05/2032	06/12/2031	09/26/2030		
		Date	12/22/2036	03/22/2036	06/22/2035	12/22/2034	03/22/2034	06/22/2033	09/22/2032	12/22/2031			
Series C	With optional redemption *	Average life	Years	16.51	15.76	14.76	14.01	13.26	12.51	11.76	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	09/22/2026		
		Date	12/22/2031	03/22/2031	03/22/2030	06/22/2029	09/22/2028	12/22/2027	03/22/2027	09/22/2026			
	Without optional redemption *	Average life	Years	24.99	24.15	23.36	22.60	21.87	21.15	20.44	19.75		
		Final Maturity	Years	06/11/2040	08/11/2039	10/26/2038	01/22/2038	04/28/2037	08/08/2036	11/25/2035	03/18/2035		
		Date	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)					
Series	Current	At issue date		% CE	% CE
		Current	At issue date		
Series A	91.81%	536,091,904.62	15.36%	94.75%	862,200,000.00
Series B	3.51%	20,500,000.00	11.85%	2.25%	20,500,000.00
Series C	4.68%	27,300,000.00	7.17%	3.00%	27,300,000.00
Issue of Bonds		583,891,904.62			910,000,000.00
Reserve Fund	7.17%	41,860,000.00	4.60%		41,860,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	63,045,744.70	0.186%	
Servicer ppal collect not yet credited	1,141,340.28		
Servicer ints collect not yet credited	294,770.41		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		41,860,000.00	0.986%
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	6,885	8,245	
Principal			
Principal outstanding	572,436,305.30	910,099,987.12	
Average loan	83,142.53	110,382.05	
Minimum	351.93	4,591.26	
Maximum	422,000.45	496,292.86	
Interest rate			
Weighted average (wac)	1.70%	3.20%	
Minimum	0.16%	1.59%	
Maximum	5.50%	7.38%	
Final maturity			
Weighted average (WARM) (months)	237	296	
Minimum	09/05/2015	08/06/2011	
Maximum	11/14/2049	11/10/2049	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	0.96%	0.00%	
1-year EURIBOR/MIBOR (Mortgage Market)	96.84%	97.08%	
Mortgage Market: Savings Banks	0.09%	2.50%	
Mortgage Market: All Institutions	0.54%	0.40%	
Secondary Market Public Debt 2-6 years	1.58%		

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.66	7.18	0.05	8.24
10.01 - 20%	4.02	15.95	1.15	16.54
20.01 - 30%	7.96	25.46	3.64	25.58
30.01 - 40%	13.17	35.28	7.21	35.20
40.01 - 50%	19.19	45.08	11.17	45.40
50.01 - 60%	24.27	55.16	16.12	55.25
60.01 - 70%	23.62	64.06	21.26	65.14
70.01 - 80%	5.07	73.64	33.25	75.31
80.01 - 90%	1.96	84.41	3.57	84.45
90.01 - 100%	0.07	90.12	2.56	94.39
Weighted average (WALTV)	49.99		61.99	
Minimum	0.13		6.46	
Maximum	90.35		99.64	

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.
Only the information communicated by Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

Additional information

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month, mort. (SMM)	0.13%	0.18%	0.23%	0.31%	0.28%
Annual Percentage Rate (CPR)	1.57%	2.16%	2.70%	3.66%	3.33%

Geographic distribution		
	Current	At constitution date
Andalucia	13.61%	14.08%
Aragon	7.83%	8.18%
Asturias	0.83%	0.77%
Balearic Islands	0.06%	0.05%
Basque Country	2.18%	1.70%
Canary Islands	1.76%	1.63%
Castilla-La Mancha	35.45%	33.45%
Castilla-Leon	0.92%	0.84%
Catalonia	1.11%	1.43%
Extremadura	1.63%	1.51%
Galicia	0.08%	0.06%
La Rioja	1.27%	1.36%
Madrid	5.96%	5.65%
Murcia	0.58%	0.54%
Navarra	1.75%	1.57%
Valencia	24.98%	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	960	324,213.05	74,026.74	0.00	398,239.79	39.86	71,281,014.87	71,679,254.66	71.75	41.65
from > 1 to ≤ 2 months	157	135,136.68	52,761.70	0.00	187,898.38	18.81	15,002,902.40	15,190,800.78	15.21	47.87
from > 2 to ≤ 3 months	76	86,779.19	35,762.98	0.00	122,542.17	12.27	7,232,307.11	7,354,849.28	7.36	48.76
from > 3 to ≤ 6 months	27	48,270.22	19,675.94	0.00	67,946.16	6.80	2,404,408.79	2,472,354.95	2.47	51.76
from > 6 to < 12 months	21	70,560.00	38,957.79	0.00	109,517.79	10.96	2,108,823.83	2,218,341.62	2.22	49.70
from ≥ 12 to < 18 months	8	25,570.47	29,364.34	0.00	54,934.81	5.50	678,202.99	733,137.80	0.73	48.68
from ≥ 18 to < 24 months	3	38,482.93	13,564.05	0.00	52,046.98	5.21	194,978.25	247,025.23	0.25	46.19
from ≥ 2 years	2	108.13	5,740.20	0.00	5,848.33	0.59	0.00	5,848.33	0.01	2.38
Subtotal	1,254	729,120.67	269,853.74	0.00	998,974.41	100.00	98,902,638.24	99,901,612.65	100.00	43.36
<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	1,254	729,120.67	269,853.74	0.00	998,974.41		98,902,638.24	99,901,612.65		43.36