

RURAL HIPOTECARIO XII Fondo de Titulización de Activos



Brief report

Date: 11/30/2015
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	60,722.24 523,547,153.28 60.72%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.2630% 12/22/2015 40.368482 Gross 32.496628 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	12/22/2015 "Pass-Through" Secuential / 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	0.4630% 12/22/2015 117.036111 Gross 94.214069 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / 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	0.6630% 12/22/2015 167.591667 Gross 134.911292 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.	n.c. Baa3
Total		571,347,153.28	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	With optional redemption *	Average life	Years	% 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	7.76	7.18	6.68	6.23	5.82	5.46	5.12	4.84		
		Final Maturity	Years	06/22/2023	11/23/2022	05/24/2022	12/12/2021	07/17/2021	03/06/2021	11/04/2020	07/23/2020		
	Without optional redemption *	Average life	Years	7.87	7.31	6.80	6.35	5.94	5.57	5.25	4.95		
		Final Maturity	Years	08/04/2023	01/09/2023	07/08/2022	01/24/2022	08/28/2021	04/17/2021	12/18/2020	09/10/2020		
	Series B	With optional redemption *	Average life	Years	16.26	15.26	14.51	13.76	13.01	12.26	11.50	11.01	
			Final Maturity	Years	12/22/2031	12/22/2030	03/22/2030	06/22/2029	09/22/2028	12/22/2027	03/22/2027	09/22/2026	
Without optional redemption *		Average life	Years	20.20	19.47	18.72	17.97	17.22	16.48	15.76	15.06		
		Final Maturity	Years	11/29/2035	03/07/2035	06/07/2034	09/05/2033	12/05/2032	03/10/2032	06/21/2031	10/10/2030		
Series C		With optional redemption *	Average life	Years	16.26	15.26	14.51	13.76	13.01	12.26	11.50	11.01	
			Final Maturity	Years	12/22/2031	12/22/2030	03/22/2030	06/22/2029	09/22/2028	12/22/2027	03/22/2027	09/22/2026	
	Without optional redemption *	Average life	Years	24.70	23.87	23.09	22.34	21.61	20.90	20.21	19.53		
		Final Maturity	Years	05/28/2040	07/31/2039	10/18/2038	01/17/2038	04/27/2037	08/10/2036	11/30/2035	03/27/2035		
					34.02	34.02	34.02	34.02	34.02	34.02	34.02	34.02	
					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	% CE	At issue date			
			% CE		% CE	
Series A	91.63%	523,547,153.28	15.70%	94.75%	862,200,000.00	9.85%
Series B	3.59%	20,500,000.00	12.11%	2.25%	20,500,000.00	7.60%
Series C	4.78%	27,300,000.00	7.33%	3.00%	27,300,000.00	4.60%
Issue of Bonds		571,347,153.28			910,000,000.00	
Reserve Fund	7.33%	41,860,000.00		4.60%	41,860,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	64,023,823.98	0.163%	
Servicer ppal collect not yet credited	1,395,778.05		
Servicer ints collect not yet credited	290,172.34		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		41,860,000.00	0.963%
Subordinated Loan S/T		0.00	0.00
Start-up Loan L/T		0.00	0.00
Start-up Loan S/T		0.00	0.00

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	6,792	8,245	
Principal			
Principal outstanding	556,658,596.77	910,099,987.12	
Average loan	81,957.98	110,382.05	
Minimum	283.04	4,591.26	
Maximum	419,330.17	496,292.86	
Interest rate			
Weighted average (wac)	1.60%	3.20%	
Minimum	0.22%	1.59%	
Maximum	5.50%	7.38%	
Final maturity			
Weighted average (WARM) (months)	234	296	
Minimum	12/27/2015	08/06/2011	
Maximum	11/14/2049	11/10/2049	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	0.94%	0.00%	
1-year EURIBOR/MIBOR (Mortgage Market)	96.89%	97.08%	
Mortgage Market: Savings Banks	0.07%	2.50%	
Mortgage Market: All Institutions	0.53%	0.40%	
Secondary Market Public Debt 2-6 years	1.57%		

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.69	7.14	0.05	8.24
10.01 - 20%	4.32	15.97	1.15	16.54
20.01 - 30%	8.27	25.66	3.64	25.58
30.01 - 40%	13.51	35.40	7.21	35.20
40.01 - 50%	19.56	45.14	11.17	45.40
50.01 - 60%	24.88	55.24	16.12	55.25
60.01 - 70%	22.21	63.97	21.26	65.14
70.01 - 80%	4.66	73.69	33.25	75.31
80.01 - 90%	1.89	84.27	3.57	84.45
90.01 - 100%			2.56	94.39
Weighted average (WALTV)	49.45		61.99	
Minimum	0.11		6.46	
Maximum	89.94		99.84	

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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Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month, mort. (SMM)	0.50%	0.37%	0.28%	0.30%	0.29%
Annual Percentage Rate (CPR)	5.86%	4.34%	3.31%	3.57%	3.37%

Geographic distribution

	Current	At constitution date
Andalucia	13.42%	14.08%
Aragon	7.78%	8.18%
Asturias	0.84%	0.77%
Balearic Islands	0.06%	0.05%
Basque Country	2.22%	1.70%
Canary Islands	1.78%	1.63%
Castilla-La Mancha	35.58%	33.45%
Castilla-Leon	0.93%	0.84%
Catalonia	1.13%	1.43%
Extremadura	1.65%	1.51%
Galicia	0.08%	0.06%
La Rioja	1.21%	1.36%
Madrid	5.99%	5.65%
Murcia	0.59%	0.54%
Navarra	1.74%	1.57%
Valencia	25.00%	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	793	271,404.47	64,864.02	0.00	336,268.49	12.64	64,850,120.92	65,186,389.41	69.21	42.62
from > 1 to ≤ 2 months	171	143,132.91	47,431.23	0.00	190,564.14	7.16	15,726,094.50	15,926,658.64	16.91	48.33
from > 2 to ≤ 3 months	73	78,170.02	32,215.79	0.00	110,385.81	4.15	6,389,996.75	6,500,382.56	6.90	47.42
from > 3 to ≤ 6 months	25	425,586.58	22,820.88	0.00	448,407.46	16.85	2,359,127.34	2,807,534.80	2.98	48.68
from > 6 to < 12 months	20	1,029,910.84	30,456.07	0.00	1,060,366.91	39.86	1,352,430.61	2,412,797.52	2.56	55.12
from ≥ 12 to < 18 months	14	448,759.83	31,464.41	0.00	480,224.24	18.05	567,115.49	1,047,339.73	1.11	41.29
from ≥ 18 to < 24 months	1	3,476.09	7,479.12	0.00	10,955.21	0.41	116,243.40	127,198.61	0.14	57.03
from ≥ 2 years	2	4,611.63	18,609.90	0.00	23,221.53	0.87	148,123.04	171,344.57	0.18	56.54
Subtotal	1,099	2,405,052.37	255,341.42	0.00	2,660,393.79	100.00	91,519,252.05	94,179,645.84	100.00	44.25
<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	1,099	2,405,052.37	255,341.42	0.00	2,660,393.79		91,519,252.05	94,179,645.84		44.25

Additional information