

# RURAL HIPOTECARIO XII Fondo de Titulización de Activos



## Brief report

Date: 05/31/2016  
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	57,295.47 494,001,542.34 57.30%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.0650% 06/22/2016 9.517414 Gross 7.709105 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	06/22/2016 "Pass-Through" Secutorial / Pro rata under certain circumstances	A(h)(sf) 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	0.2650% 06/22/2016 67.722222 Gross 54.855000 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / 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	0.4650% 06/22/2016 118.833333 Gross 96.255000 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BBB-sf n.c.	n.c. Baa3	
Total		541,801,542.34		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	7.46	6.93	6.43	6.01	5.62	5.29	4.97	4.70	
		Final Maturity	Years	09/05/2023	02/23/2023	08/26/2022	03/23/2022	11/02/2021	07/04/2021	03/09/2021	11/29/2020	
	Without optional redemption *	Average life	Years	7.59	7.05	6.58	6.14	5.76	5.41	5.10	4.81	
		Final Maturity	Years	10/22/2023	04/10/2023	10/16/2022	05/12/2022	12/22/2021	08/17/2021	04/25/2021	01/12/2021	
	Series B	With optional redemption *	Average life	Years	15.51	14.76	13.76	13.01	12.26	11.76	11.01	10.51
			Final Maturity	Years	09/22/2031	12/22/2030	12/22/2029	03/22/2029	06/22/2028	12/22/2027	03/22/2027	09/22/2026
Without optional redemption *		Average life	Years	15.51	14.76	13.76	13.01	12.26	11.76	11.01	10.51	
		Final Maturity	Years	10/04/2035	01/16/2035	04/26/2034	08/01/2033	11/08/2032	02/22/2032	06/15/2031	10/12/2030	
Series C		With optional redemption *	Average life	Years	15.51	14.76	13.76	13.01	12.26	11.76	11.01	10.51
			Final Maturity	Years	09/22/2031	12/22/2030	12/22/2029	03/22/2029	06/22/2028	12/22/2027	03/22/2027	09/22/2026
	Without optional redemption *	Average life	Years	15.51	14.76	13.76	13.01	12.26	11.76	11.01	10.51	
		Final Maturity	Years	03/30/2040	06/11/2039	09/06/2038	12/14/2037	03/31/2037	07/22/2036	11/18/2035	03/23/2035	
	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	91.18%	494,001,542.34	16.55%	94.75%	862,200,000.00
Series B	3.78%	20,500,000.00	12.77%	2.25%	20,500,000.00
Series C	5.04%	27,300,000.00	7.73%	3.00%	27,300,000.00
Issue of Bonds		541,801,542.34			910,000,000.00
Reserve Fund	7.73%	41,860,000.00		4.60%	41,860,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	63,967,479.57	0.000%	
Servicer ppal collect not yet credited	1,140,526.22		
Servicer ints collect not yet credited	200,869.42		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		41,860,000.00	0.765%
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	6,620	8,245	
Principal			
Principal outstanding	527,466,134.82	910,099,987.12	
Average loan	79,677.66	110,382.05	
Minimum	143.04	4,591.26	
Maximum	413,168.40	496,292.86	
Interest rate			
Weighted average (wac)	1.35%	3.20%	
Minimum	0.04%	1.59%	
Maximum	5.50%	7.38%	
Final maturity			
Weighted average (WARM) (months)	229	296	
Minimum	06/08/2016	08/06/2011	
Maximum	11/14/2049	11/10/2049	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	0.91%	0.00%	
1-year EURIBOR/MIBOR (Mortgage Market)	97.00%	97.08%	
Mortgage Market: Savings Banks	0.01%	2.50%	
Mortgage Market: All Institutions	0.47%	0.40%	
Secondary Market Public Debt 2-6 years	1.61%		

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.82	7.30	0.05	8.24
10.01 - 20%	4.66	15.89	1.15	16.54
20.01 - 30%	8.80	25.68	3.64	25.58
30.01 - 40%	14.47	35.48	7.21	35.20
40.01 - 50%	19.90	45.12	11.17	45.40
50.01 - 60%	26.23	55.25	16.12	55.25
60.01 - 70%	19.59	63.75	21.26	65.14
70.01 - 80%	3.94	73.58	33.25	75.31
80.01 - 90%	1.60	83.91	3.57	84.45
90.01 - 100%			2.56	94.39
Weighted average (WALTV)	48.39		61.99	
Minimum	0.05		6.46	
Maximum	89.10		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.  
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### Additional information

Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 📠 +34 91 411 84 68 🌐 www.edt-sg.com ✉ info@edt-sg.com  
Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

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Alquerías Niño Perdido, San José de  
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### Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month, mort. (SMM)	0.26%	0.37%	0.41%	0.35%	0.30%
Annual Percentage Rate (CPR)	3.13%	4.32%	4.83%	4.13%	3.49%

### Geographic distribution

	Current	At constitution date
Andalucia	12.99%	14.08%
Aragon	7.50%	8.18%
Asturias	0.83%	0.77%
Balearic Islands	0.06%	0.05%
Basque Country	2.15%	1.70%
Canary Islands	1.83%	1.63%
Castilla-La Mancha	36.00%	33.45%
Castilla-Leon	0.95%	0.84%
Catalonia	1.16%	1.43%
Extremadura	1.66%	1.51%
Galicia	0.06%	0.06%
La Rioja	1.19%	1.36%
Madrid	6.02%	5.65%
Murcia	0.61%	0.54%
Navarra	1.68%	1.57%
Valencia	25.32%	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	734	248,658.37	45,980.67	0.00	294,639.04	17.23	57,293,848.33	57,588,487.37	69.37	41.78
from > 1 to ≤ 2 months	160	132,631.84	38,701.29	0.00	171,333.13	10.02	14,215,579.68	14,386,912.81	17.33	45.88
from > 2 to ≤ 3 months	55	69,161.12	27,305.75	0.00	96,466.87	5.64	5,925,221.39	6,021,688.26	7.25	50.76
from > 3 to ≤ 6 months	20	30,894.85	15,856.09	0.00	46,750.94	2.73	1,754,551.44	1,801,302.38	2.17	53.62
from > 6 to < 12 months	20	515,626.02	25,372.95	0.00	540,998.97	31.63	1,417,386.50	1,958,385.47	2.36	53.41
from ≥ 12 to < 18 months	7	421,487.68	18,945.54	0.00	440,433.22	25.75	591,073.73	1,031,506.95	1.24	50.47
from ≥ 18 to < 24 months	6	96,040.42	8,472.91	0.00	104,513.33	6.11	85,135.89	189,649.22	0.23	20.70
from ≥ 2 years	2	8,947.53	6,389.13	0.00	15,336.66	0.90	27,643.62	42,980.28	0.05	20.24
Subtotal	1,004	1,523,447.83	187,024.33	0.00	1,710,472.16	100.00	81,310,440.58	83,020,912.74	100.00	43.41
<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	1,004	1,523,447.83	187,024.33	0.00	1,710,472.16		81,310,440.58	83,020,912.74		43.41

### Additional information