

RURAL HIPOTECARIO XII Fondo de Titulización de Activos



Brief report

Date: 09/30/2016
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	DBRS / Fitch / Moody's	Current
Series A ES0323976003	11/04/2009 8,622	54,065.51 466,152,827.22 54.07%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.0000% 12/22/2016 0.000000 Gross 0.000000 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	12/22/2016 "Pass-Through" Secutorial / Pro rata under certain circumstances	A(h)(sf) AAsf 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	0.1900% 12/22/2016 50.302778 Gross 40.745250 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A+sf 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	0.3900% 12/22/2016 100.858333 Gross 81.695250 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		513,952,827.22	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	Type	% Monthly CPR (SMM)								
			Average life	Years	Date	0,17	0,25	0,34	0,42	0,51	0,60
Series A	With optional redemption *	Average life	7.27	6.72	6.25	5.82	5.44	5.11	4.79	4.52	
		Final Maturity	12/27/2023	06/10/2023	12/20/2022	07/18/2022	02/28/2022	10/31/2021	07/06/2021	03/29/2021	
		Date	09/22/2031	09/22/2030	12/22/2029	03/22/2029	06/22/2028	12/22/2027	03/22/2027	09/22/2026	
	Without optional redemption *	Average life	7.40	6.87	6.39	5.97	5.59	5.24	4.93	4.65	
		Final Maturity	02/12/2024	08/03/2023	02/11/2023	09/09/2022	04/22/2022	12/17/2021	08/26/2021	05/15/2021	
		Date	09/22/2034	12/22/2033	03/22/2033	06/22/2032	09/22/2031	12/22/2030	06/22/2030	09/22/2029	
Series B	With optional redemption *	Average life	15.01	14.01	13.26	12.50	11.76	11.25	10.50	10.01	
		Final Maturity	09/22/2031	09/22/2030	12/22/2029	03/22/2029	06/22/2028	12/22/2027	03/22/2027	09/22/2026	
		Date	09/22/2031	09/22/2030	12/22/2029	03/22/2029	06/22/2028	12/22/2027	03/22/2027	09/22/2026	
	Without optional redemption *	Average life	18.98	18.27	17.56	16.84	16.13	15.43	14.76	14.10	
		Final Maturity	09/10/2035	12/27/2034	04/11/2034	07/22/2033	11/04/2032	02/24/2032	06/21/2031	10/25/2030	
		Date	09/22/2036	12/22/2035	06/22/2035	09/22/2034	12/22/2033	06/22/2033	09/22/2032	12/22/2031	
Series C	With optional redemption *	Average life	15.01	14.01	13.26	12.50	11.76	11.25	10.50	10.01	
		Final Maturity	09/22/2031	09/22/2030	12/22/2029	03/22/2029	06/22/2028	12/22/2027	03/22/2027	09/22/2026	
		Date	09/22/2031	09/22/2030	12/22/2029	03/22/2029	06/22/2028	12/22/2027	03/22/2027	09/22/2026	
	Without optional redemption *	Average life	23.47	22.68	21.93	21.21	20.52	19.84	19.18	18.53	
		Final Maturity	03/05/2040	05/23/2039	08/22/2038	12/03/2037	03/25/2037	07/21/2036	11/22/2035	03/31/2035	
		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	90.70%	466,152,827.22	17.44%	94.75%	862,200,000.00
Series B	3.99%	20,500,000.00	13.45%	2.25%	20,500,000.00
Series C	5.31%	27,300,000.00	8.14%	3.00%	27,300,000.00
Issue of Bonds		513,952,827.22			910,000,000.00
Reserve Fund	8.14%	41,860,000.00		4.60%	41,860,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	52,384,890.28	0.0000%	
Servicer ppal collect not yet credited	1,276,634.43		
Servicer ints collect not yet credited	186,016.18		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		41,860,000.00	0.699%
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	6,514	8,245	
Principal			
Principal outstanding	509,692,586.24	910,099,987.12	
Average loan	78,245.71	110,382.05	
Minimum	48.04	4,591.26	
Maximum	408,458.54	496,292.86	
Interest rate			
Weighted average (wac)	1.24%	3.20%	
Minimum	0.04%	1.59%	
Maximum	5.50%	7.38%	
Final maturity			
Weighted average (WARM) (months)	226	296	
Minimum	10/07/2016	08/06/2011	
Maximum	11/14/2049	11/10/2049	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	0.88%	0.00%	
1-year EURIBOR/MIBOR (Mortgage Market)	97.01%	97.08%	
Mortgage Market: Savings Banks	0.00%	2.50%	
Mortgage Market: All Institutions	0.48%	0.40%	
Secondary Market Public Debt 2-6 years	1.63%		

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.92	7.35	0.05	8.24
10.01 - 20%	4.75	15.79	1.15	16.54
20.01 - 30%	9.30	25.64	3.64	25.58
30.01 - 40%	15.13	35.51	7.21	35.20
40.01 - 50%	20.29	45.10	11.17	45.40
50.01 - 60%	27.80	55.31	16.12	55.25
60.01 - 70%	16.97	63.87	21.26	65.14
70.01 - 80%	3.39	73.96	33.25	75.31
80.01 - 90%	1.44	83.60	3.57	84.45
90.01 - 100%			2.56	94.39
Weighted average (WALTV)	47.65		61.99	
Minimum	0.02		6.46	
Maximum	88.54		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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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)	0.30%	0.28%	0.32%	0.38%	0.30%
Annual Percentage Rate (CPR)	3.58%	3.29%	3.81%	4.45%	3.50%

Geographic distribution

	Current	At constitution date
Andalucia	12.82%	14.08%
Aragon	7.53%	8.18%
Asturias	0.85%	0.77%
Balearic Islands	0.06%	0.05%
Basque Country	2.20%	1.70%
Canary Islands	1.85%	1.63%
Castilla-La Mancha	36.01%	33.45%
Castilla-Leon	0.97%	0.84%
Catalonia	1.14%	1.43%
Extremadura	1.61%	1.51%
Galicia	0.06%	0.06%
La Rioja	1.20%	1.36%
Madrid	6.03%	5.65%
Murcia	0.53%	0.54%
Navarra	1.67%	1.57%
Valencia	25.46%	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	761	268,082.26	38,997.61	0.00	307,079.87	21.67	56,535,141.25	56,842,221.12	73.41	39.88
from > 1 to ≤ 2 months	120	102,926.66	29,759.57	0.00	132,686.23	9.36	11,017,632.82	11,150,319.05	14.40	47.03
from > 2 to ≤ 3 months	48	66,902.61	18,026.07	0.00	84,928.68	5.99	4,661,960.56	4,746,889.24	6.13	45.45
from > 3 to ≤ 6 months	24	179,905.88	14,288.41	0.00	194,194.29	13.70	1,807,501.43	2,001,695.72	2.59	51.22
from > 6 to < 12 months	19	183,530.58	18,673.78	0.00	202,204.36	14.27	1,443,519.77	1,645,724.13	2.13	52.07
from ≥ 12 to < 18 months	10	316,295.07	17,353.48	0.00	333,648.55	23.54	545,508.41	879,156.96	1.14	56.89
from ≥ 18 to < 24 months	3	122,134.58	493.35	0.00	122,627.93	8.65	1,888.62	124,516.55	0.16	16.34
from ≥ 2 years	4	36,770.05	2,986.27	0.00	39,756.32	2.81	0.00	39,756.32	0.05	8.09
Subtotal	989	1,276,547.69	140,578.54	0.00	1,417,126.23	100.00	76,013,152.86	77,430,279.09	100.00	41.51
<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	989	1,276,547.69	140,578.54	0.00	1,417,126.23		76,013,152.86	77,430,279.09		41.51

Additional information