

Brief report

Date: 11/30/2016
 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
 Chiches,
 Cajasieta, Caja rural,
 Credit Valencia

Servicior

Cajas Rurales: Popular, Albalat dels
 Sorells, Bolears, Galega, La Vall 'San
 Isidro', Torrent, Caja Campo,
 Aragonesa y de los Pirineos, Central,
 Alcabete, Aragón, Asturias, Casinos,
 Extremadura, Gijón, Granada, Navarra,
 Soria, Cajasieta, Teruel, Toledo,
 Zamora, Ruralcaja, Sur, Ntra Sra de la
 Esperanza de Onda, San Jaime de
 Alquerías Niño Perdidio, San José de
 Burriana, San José de Nules, San
 Roque de Almenara, Credit Valencia

Lead Manager and Subscriber

Banco Cooperativo Español

Servicior 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

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Fund Auditors

Deloitte

Financial Swaps

Banco Cooperativo Español

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. 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	0.1990% 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	0.3990% 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						

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	7.18	6.68	6.22	5.81	5.44	5.13	4.82	4.55	
		Final Maturity	Years	11/26/2023	05/26/2023	12/11/2022	07/15/2022	03/01/2022	11/06/2021	07/15/2021	04/10/2021	
	Without optional redemption *	Average life	Years	7.33	6.82	6.36	5.95	5.59	5.25	4.95	4.68	
		Final Maturity	Years	01/19/2024	07/17/2023	01/31/2023	09/04/2022	04/23/2022	12/22/2021	09/04/2021	05/28/2021	
	Series B	With optional redemption *	Average life	Years	14.76	14.01	13.26	12.50	11.76	11.25	10.50	10.01
			Final Maturity	Years	06/22/2031	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	Years	18.92	18.22	17.51	16.80	16.10	15.41	14.74	14.10	
		Final Maturity	Years	08/18/2035	12/07/2034	03/23/2034	07/08/2033	10/24/2032	02/15/2032	06/17/2031	10/24/2030	
Series C		With optional redemption *	Average life	Years	14.76	14.01	13.26	12.50	11.76	11.25	10.50	10.01
			Final Maturity	Years	06/21/2031	09/22/2030	12/21/2029	03/21/2029	06/21/2028	12/22/2027	03/22/2027	09/22/2026
	Without optional redemption *	Average life	Years	23.39	22.61	21.87	21.17	20.48	19.81	19.16	18.52	
		Final Maturity	Years	02/05/2040	04/27/2039	08/01/2038	11/16/2037	03/11/2037	07/10/2036	11/14/2035	03/26/2035	
	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)					
	Current		At issue date		
	% CE	% CE	% CE	% CE	
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	62,764,450.07	0.000%	
Servicior ppal collect not yet credited	1,200,134.97		
Servicior ints collect not yet credited	176,377.67		
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	6,462	8,245	
Principal			
Principal outstanding	500,583,725.11	910,099,987.12	
Average loan	77,465.76	110,382.05	
Minimum	78.16	4,591.26	
Maximum	406,089.93	496,292.86	
Interest rate			
Weighted average (wac)	1.14%	3.20%	
Minimum	0.04%	1.59%	
Maximum	5.50%	7.38%	
Final maturity			
Weighted average (WARM) (months)	225	296	
Minimum	12/10/2016	08/06/2011	
Maximum	11/10/2049	11/10/2049	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	0.86%	0.00%	
1-year EURIBOR/MIBOR (Mortgage Market)	97.02%	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%	0.93	7.23	0.05	8.24
10.01 - 20%	4.84	15.71	1.15	16.54
20.01 - 30%	9.67	25.62	3.64	25.58
30.01 - 40%	15.32	35.55	7.21	35.20
40.01 - 50%	20.60	45.13	11.17	45.40
50.01 - 60%	28.01	55.27	16.12	55.25
60.01 - 70%	16.01	63.84	21.26	65.14
70.01 - 80%	3.25	74.00	33.26	75.31
80.01 - 90%	1.38	83.42	3.57	84.45
90.01 - 100%			2.56	94.39
Weighted average (WALTV)	47.30		61.99	
Minimum	0.02		6.46	
Maximum	88.25		99.64	

Additional information

RURAL HIPOTECARIO XII Fondo de Titulización de Activos

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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

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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
Esperanza de Onda, San Jaime de
Alquerías Niño Perdido, San José de
Burriana, San José de Nules, San
Roque de Almenara, Credit Valencia

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.24%	0.35%	0.33%	0.37%	0.30%
Annual Percentage Rate (CPR)	2.85%	4.08%	3.90%	4.37%	3.52%

Geographic distribution

	Current	At constitution date
Andalucia	12.62%	14.08%
Aragon	7.58%	8.18%
Asturias	0.85%	0.77%
Balearic Islands	0.06%	0.05%
Basque Country	2.23%	1.70%
Canary Islands	1.86%	1.63%
Castilla-La Mancha	36.02%	33.45%
Castilla-Leon	0.97%	0.84%
Catalonia	1.16%	1.43%
Extremadura	1.63%	1.51%
Galicia	0.06%	0.07%
La Rioja	1.21%	1.36%
Madrid	6.03%	5.65%
Murcia	0.54%	0.54%
Navarra	1.69%	1.57%
Valencia	25.49%	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	679	241,649.53	38,310.98	0.00	279,960.51	22.42	52,946,176.85	53,226,137.36	73.93	40.18
from > 1 to ≤ 2 months	104	91,772.91	20,842.34	0.00	112,615.25	9.02	8,955,018.46	9,067,633.71	12.59	47.41
from > 2 to ≤ 3 months	57	74,118.77	20,340.34	0.00	94,459.11	7.56	5,687,615.59	5,782,074.70	8.03	48.17
from > 3 to ≤ 6 months	17	172,613.33	7,703.85	0.00	180,317.18	14.44	1,106,120.10	1,286,437.28	1.79	45.45
from > 6 to < 12 months	21	148,581.96	23,424.06	0.00	172,006.02	13.77	1,646,767.04	1,818,773.06	2.53	49.59
from ≥ 12 to < 18 months	7	232,996.29	14,145.46	0.00	247,141.75	19.79	405,734.20	652,875.95	0.91	57.75
from ≥ 18 to < 24 months	1	122,012.31	357.05	0.00	122,369.36	9.80	0.00	122,369.36	0.17	33.46
from ≥ 2 years	6	36,901.96	3,133.57	0.00	40,035.53	3.21	1,878.98	41,914.51	0.06	4.72
Subtotal	892	1,120,647.06	128,257.65	0.00	1,248,904.71	100.00	70,749,311.22	71,998,215.93	100.00	41.74
<i>Doubt debts (subjectives)</i>										
	0	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	892	1,120,647.06	128,257.65	0.00	1,248,904.71		70,749,311.22	71,998,215.93		41.74

Additional information