

RURAL HIPOTECARIO XII Fondo de Titulización de Activos



Brief report

Date: 06/30/2018
Currency: EUR

Constitution date
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
Chilches,
Cajasiete, Caja rural,
Credit Valencia

Servicer

Cajas Rurales: Popular, Albalat dels
Sorells, Bolears, 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 Suscriber

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

KPMG Auditores

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	
Series A ES0323976003	11/04/2009 8,622	44,457.53 383,312,823.66 44.46%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.0000% 09/24/2018 0.000000 Gross 0.000000 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	09/24/2018 "Pass-Through" Secuential / Pro rata under certain circumstances	AA A+ n.c.	n.c. n.c. Aaa
Series B ES0323976011	11/04/2009 205	94,491.52 19,370,761.60 94.49%	100,000.00 20,500,000.00	Floating 3-M Euribor+0.500% 22.Mar/Jun/Sep/Dec	0.1770% 09/24/2018 43.670831 Gross 35.373373 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A A1	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	0.3770% 09/24/2018 98.438889 Gross 79.735500 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	BBB- n.c.	n.c. Baa3
Total		429,983,585.26	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	7.06	6.55	6.10	5.71	5.33	5.01	4.72	4.42
		Final Maturity	Years	13.51	12.76	12.01	11.51	10.76	10.26	9.76	9.01
	Without optional redemption *	Average life	Years	7.30	6.80	6.35	5.94	5.57	5.24	4.94	4.66
		Final Maturity	Years	17.26	16.76	16.01	15.51	14.76	14.26	13.51	13.01
	With optional redemption *	Average life	Years	7.86	7.32	6.82	6.41	5.99	5.64	5.32	4.97
		Final Maturity	Years	13.51	12.76	12.01	11.51	10.76	10.26	9.76	9.01
Series B	With optional redemption *	Average life	Years	7.86	7.32	6.82	6.41	5.99	5.64	5.32	4.97
		Final Maturity	Years	13.51	12.76	12.01	11.51	10.76	10.26	9.76	9.01
	Without optional redemption *	Average life	Years	8.46	7.93	7.45	7.01	6.60	6.23	5.89	5.57
		Final Maturity	Years	17.51	17.01	16.26	15.51	15.01	14.26	13.76	13.01
	With optional redemption *	Average life	Years	13.51	12.76	12.01	11.51	10.76	10.26	9.76	9.01
		Final Maturity	Years	13.51	12.76	12.01	11.51	10.76	10.26	9.76	9.01
Series C	With optional redemption *	Average life	Years	13.51	12.76	12.01	11.51	10.76	10.26	9.76	9.01
		Final Maturity	Years	13.51	12.76	12.01	11.51	10.76	10.26	9.76	9.01
	Without optional redemption *	Average life	Years	19.27	18.57	17.93	17.31	16.70	16.11	15.52	14.94
		Final Maturity	Years	22.27	21.27	20.27	19.76	19.01	18.52	17.76	17.26
	With optional redemption *	Average life	Years	13.51	12.76	12.01	11.51	10.76	10.26	9.76	9.01
		Final Maturity	Years	13.51	12.76	12.01	11.51	10.76	10.26	9.76	9.01

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	
Series A	89.15%	383,312,823.66	20.06%	94.75%	862,200,000.00	9.85%	
Series B	4.51%	19,370,761.60	15.55%	2.25%	20,500,000.00	7.60%	
Series C	6.35%	27,300,000.00	9.20%	3.00%	27,300,000.00	4.60%	
Issue of Bonds		429,983,585.26			910,000,000.00		
Reserve Fund	9.20%	39,558,489.84		4.60%	41,860,000.00		

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		47,506,768.40	0.0000%
Servicer ppal collect not yet credited		1,437,869.08	
Servicer ints collect not yet credited		110,739.91	
Liabilities		Available	Balance
Subordinated Loan L/T		39,558,489.84	0.677%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans (PTCs)

General			
		Current	At constitution date
Count		6,071	8,245
Principal			
Principal outstanding		427,459,837.36	910,099,987.12
Average loan		70,410.12	110,382.05
Minimum		277.29	4,591.26
Maximum		383,196.51	496,292.86
Interest rate			
Weighted average (wac)		0.84%	3.20%
Minimum		0.00%	1.59%
Maximum		5.50%	7.38%
Final maturity			
Weighted average (WARM) (months)		210	296
Minimum		07/21/2018	08/06/2011
Maximum		11/10/2049	11/10/2049
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		1.25%	0.00%
1-year EURIBOR/MIBOR (Mortgage Market)		96.72%	97.08%
Mortgage Market: Savings Banks		0.00%	2.50%
Mortgage Market: All Institutions		0.45%	0.40%
Secondary Market Public Debt 2-6 years		1.58%	

LTV Distribution			
		Current	At constitution date
		% Pool	% LTV
0.01 - 10%		1.35	6.89
10.01 - 20%		5.79	15.48
20.01 - 30%		11.89	25.30
30.01 - 40%		18.43	35.35
40.01 - 50%		23.78	45.28
50.01 - 60%		26.81	54.58
60.01 - 70%		8.80	63.83
70.01 - 80%		2.69	74.67
80.01 - 90%		0.45	81.84
90.01 - 100%			2.56
Weighted average (WALTV)		43.91	61.99
Minimum		0.23	6.46
Maximum		84.16	99.64

Additional information

Europa 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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Europea de Titulización, S.G.F.T

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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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Cajas Rurales: Popular, Albalat dels
Sorells, Balears, 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

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.34%	0.31%	0.24%	0.25%	0.29%
Annual Percentage Rate (CPR)	3.97%	3.65%	2.87%	2.98%	3.47%

Geographic distribution		
	Current	At constitution date
Andalucia	12.51%	14.08%
Aragon	7.43%	8.18%
Asturias	0.91%	0.77%
Balearic Islands	0.07%	0.05%
Basque Country	2.33%	1.70%
Canary Islands	1.86%	1.63%
Castilla-La Mancha	36.00%	33.45%
Castilla-Leon	0.97%	0.84%
Catalonia	1.17%	1.43%
Extremadura	1.64%	1.51%
Galicia	0.07%	0.07%
La Rioja	1.20%	1.36%
Madrid	5.86%	5.65%
Murcia	0.57%	0.54%
Navarra	1.71%	1.57%
Valencia	25.69%	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	530	181,925.50	19,702.93	0.00	201,628.43	29.74	34,709,213.55	34,910,841.98	71.21	36.26
from > 1 to = 2 months	93	91,177.16	13,073.34	0.00	104,250.50	15.38	7,189,414.07	7,293,664.57	14.88	41.80
from > 2 to = 3 months	46	61,053.21	10,982.42	0.00	72,035.63	10.63	4,240,846.41	4,312,882.04	8.80	42.88
from > 3 to = 6 months	12	144,016.96	2,337.22	0.00	146,354.18	21.59	1,008,447.43	1,154,801.61	2.36	45.22
from > 6 to < 12 months	11	98,473.36	12,435.74	0.00	110,909.10	16.36	845,216.37	956,125.47	1.95	43.78
from = 12 to < 18 months	4	14,909.32	10,061.83	0.00	24,971.15	3.68	277,892.42	302,863.57	0.62	34.37
from = 18 to < 24 months	1	6,136.66	3,158.52	0.00	9,295.18	1.37	71,580.05	80,875.23	0.16	52.73
from = 2 years	7	513.35	7,908.11	0.00	8,421.46	1.24	1,784.57	10,206.03	0.02	0.88
Subtotal	704	598,205.52	79,660.11	0.00	677,865.63	100.00	48,344,394.87	49,022,260.50	100.00	37.50
<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	704	598,205.52	79,660.11	0.00	677,865.63		48,344,394.87	49,022,260.50		37.50