

RURAL HIPOTECARIO XII Fondo de Titulización de Activos



Brief report

Date: 12/31/2018
Currency: EUR

Constitution date
11/04/2009

VAT Reg. no.
V85812600

Management Company
Europea de Titulización, S.G.F.T

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Caja Rural Castellón - S. Isidro
Caja Rural de Aragón
Caja Rural de Canarias
Caja Rural de Córdoba
Caja Rural de Extremadura
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Caja Rural de Navarra
Caja Rural de Teruel
Caja Rural de Toledo
Caja Rural del Mediterráneo, Ruralcaja
Caja Rural de Gijón
Caja Rural La Junquera de Chilches
Cajasiete, Caja Rural
Credit Valencia

Servicer
Caixa Popular-Caixa Rural
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Caixa Rural Torrent
Caja Campo, Caja Rural
Caja Rural Aragonesa y de los Pirineos
Caja Rural Central
Caja Rural de Albacete
Caja Rural de Aragón
Caja Rural de Asturias
Caja Rural de Casinos
Caja Rural de Extremadura
Caja Rural de Gijón
Caja Rural de Granada
Caja Rural de Navarra
Caja Rural de Soria
Cajasiete, Caja Rural
Caja Rural de Teruel
Caja Rural de Toledo
Caja Rural de Zamora
Caja Rural del Mediterráneo, Ruralcaja
Caja Rural del Sur
Caja Rural Nuestra Señora de la Esperanza de Onda
Caja Rural San Jaime de Alquerías
Niño Perdido
Caja Rural San José de Burriana
Caja Rural San José de Nules
Caja Rural San Roque de Almenara
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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 DBRS / Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0323976003	11/04/2009 8,622	42,128.23 363,229,599.06 42.13%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.0000% 03/22/2019 0.000000 Gross 0.000000 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	03/22/2019 "Pass-Through" Secuential / Pro rata under certain circumstances	AA A+ n.c.	n.c. n.c. Aaa
Series B ES0323976011	11/04/2009 205	89,869.90 18,423,329.50 89.87%	100,000.00 20,500,000.00	Floating 3-M Euribor+0.500% 22.Mar/Jun/Sep/Dec	0.1900% 03/22/2019 41.739576 Gross 33.809057 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c. A+	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% 03/22/2019 95.333333 Gross 77.220000 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c. A+	n.c. Baa3
Total		408,952,928.56	910,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date											
		% 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	6.61	6.15	5.77	5.38	5.06	4.76	4.49	4.24
			Date	05/02/2025	11/15/2024	06/28/2024	02/07/2024	10/14/2023	06/28/2023	03/21/2023	12/18/2022
		Final Maturity	Years	12.50	11.75	11.25	10.50	10.00	9.50	9.00	8.50
			Date	03/22/2031	06/22/2030	12/22/2029	03/22/2029	09/22/2028	03/22/2028	09/22/2027	03/22/2027
	Without optional redemption *	Average life	Years	6.99	6.54	6.13	5.75	5.42	5.11	4.83	4.57
			Date	09/16/2025	04/05/2025	11/07/2024	06/24/2024	02/21/2024	11/01/2023	07/21/2023	04/18/2023
		Final Maturity	Years	17.50	17.01	16.50	15.75	15.25	14.50	14.01	13.50
			Date	03/22/2036	09/22/2035	03/22/2035	06/22/2034	12/22/2033	03/22/2033	09/22/2032	03/22/2032
Series B	With optional redemption *	Average life	Years	7.01	6.53	6.14	5.73	5.39	5.08	4.80	4.53
			Date	09/25/2025	04/03/2025	11/12/2024	06/13/2024	02/14/2024	10/24/2023	07/10/2023	04/02/2023
		Final Maturity	Years	12.50	11.75	11.25	10.50	10.00	9.50	9.00	8.50
			Date	03/22/2031	06/22/2030	12/22/2029	03/22/2029	09/22/2028	03/22/2028	09/22/2027	03/22/2027
	Without optional redemption *	Average life	Years	7.71	7.25	6.83	6.44	6.08	5.76	5.46	5.18
			Date	06/09/2026	12/22/2025	07/22/2025	03/03/2025	10/22/2024	06/26/2024	03/07/2024	11/26/2023
		Final Maturity	Years	17.76	17.25	16.50	16.01	15.25	14.75	14.25	13.75
			Date	06/22/2036	12/22/2035	03/22/2035	09/22/2034	12/22/2033	06/22/2033	12/22/2032	06/22/2032
Series C	With optional redemption *	Average life	Years	12.50	11.75	11.25	10.50	10.00	9.50	9.00	8.50
			Date	03/21/2031	06/22/2030	12/22/2029	03/22/2029	09/21/2028	03/22/2028	09/22/2027	03/21/2027
		Final Maturity	Years	12.50	11.75	11.25	10.50	10.00	9.50	9.00	8.50
			Date	03/22/2031	06/22/2030	12/22/2029	03/22/2029	09/22/2028	03/22/2028	09/22/2027	03/22/2027
	Without optional redemption *	Average life	Years	21.16	20.45	19.78	19.13	18.51	17.91	17.32	16.75
			Date	11/15/2039	03/02/2039	06/30/2038	11/06/2037	03/25/2037	08/15/2036	01/14/2036	06/19/2035
		Final Maturity	Years	31.02	31.02	31.02	31.02	31.02	31.02	31.02	31.02
			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%.											

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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	
Series A	88.82%	363,229,599.06	20.39%	94.75%	862,200,000.00	9.85%	
Series B	4.51%	18,423,329.50	15.88%	2.25%	20,500,000.00	7.60%	
Series C	6.68%	27,300,000.00	9.20%	3.00%	27,300,000.00	4.60%	
Issue of Bonds		408,952,928.56			910,000,000.00		
Reserve Fund	9.20%	37,623,669.43		4.60%	41,860,000.00		

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		46,080,592.49	-0.400%
Servicer ppal collect not yet credited		1,234,780.35	
Servicer ints collect not yet credited		103,152.83	
Liabilities		Available	Balance
Subordinated Loan L/T			37,623,669.43
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		5,944	8,245
Principal			
Principal outstanding		405,411,367.28	910,099,987.12
Average loan		68,205.14	110,382.05
Minimum		242.79	4,591.26
Maximum		375,878.41	496,292.86
Interest rate			
Weighted average (wac)		0.82%	3.20%
Minimum		0.00%	1.59%
Maximum		5.50%	7.38%
Final maturity			
Weighted average (WARM) (months)		205	296
Minimum		01/27/2019	08/06/2011
Maximum		11/10/2049	11/10/2049
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		1.20%	0.00%
1-year EURIBOR/MIBOR (Mortgage Market)		96.78%	97.08%
Mortgage Market: Savings Banks		0.00%	2.50%
Mortgage Market: All Institutions		0.44%	0.40%
Secondary Market Public Debt 2-6 years		1.59%	

LTV Distribution			
		Current	At constitution date
% Pool % LTV		% Pool	% LTV
0.01 - 10%		1.66	7.12
10.01 - 20%		6.21	15.68
20.01 - 30%		12.61	25.35
30.01 - 40%		19.16	35.36
40.01 - 50%		24.88	45.26
50.01 - 60%		25.11	54.24
60.01 - 70%		7.67	63.76
70.01 - 80%		2.47	74.67
80.01 - 90%		0.22	81.83
90.01 - 100%			2.56
Weighted average (WALTV)		42.86	61.99
Minimum		0.13	6.46
Maximum		83.10	99.64

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.56%	0.44%	0.31%	0.28%	0.29%
Annual Percentage Rate (CPR)	6.54%	5.15%	3.64%	3.26%	3.48%

Geographic distribution		
	Current	At constitution date
Andalucia	12.55%	14.08%
Aragon	7.36%	8.18%
Asturias	0.86%	0.77%
Balearic Islands	0.02%	0.05%
Basque Country	2.36%	1.70%
Canary Islands	1.80%	1.63%
Castilla-La Mancha	35.98%	33.45%
Castilla-Leon	0.98%	0.84%
Catalonia	1.16%	1.43%
Extremadura	1.65%	1.51%
Galicia	0.07%	0.07%
La Rioja	1.20%	1.36%
Madrid	5.78%	5.65%
Murcia	0.58%	0.54%
Navarra	1.77%	1.57%
Valencia	25.91%	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	551	199,022.23	19,189.88	0.00	218,212.11	35.27	34,943,910.90	35,162,123.01	72.85
from > 1 to = 2 months	80	71,668.37	8,887.12	0.00	80,555.49	13.02	5,531,607.53	5,612,163.02	11.63
from > 2 to = 3 months	56	75,909.43	14,920.86	0.00	90,830.29	14.68	4,943,385.78	5,034,216.07	10.43
from > 3 to = 6 months	10	26,874.34	3,174.95	0.00	30,049.29	4.86	1,001,837.02	1,031,886.31	2.14
from > 6 to < 12 months	13	165,077.90	6,670.01	0.00	171,747.91	27.76	1,005,714.24	1,177,462.15	2.44
from = 12 to < 18 months	4	13,841.85	3,619.63	0.00	17,461.48	2.82	217,654.46	235,115.94	0.49
from = 18 to < 24 months	1	0.00	1,346.56	0.00	1,346.56	0.22	0.00	1,346.56	0.00
from ≥ 2 years	7	544.26	7,939.12	0.00	8,483.38	1.37	1,753.66	10,237.04	0.02
Subtotal	722	552,938.38	65,748.13	0.00	618,686.51	100.00	47,645,863.59	48,264,550.10	100.00
Total	722	552,938.38	65,748.13	0.00	618,686.51		47,645,863.59	48,264,550.10	