

RURAL HIPOTECARIO XII Fondo de Titulización de Activos

Brief report

Date: 05/31/2019
Currency: EUR

Constitution date
11/04/2009

VAT Reg. no.
V85812600

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

Originator
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Caja Rural Castellón - S. Isidro
Caja Rural de Aragón
Caja Rural de Canarias
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Caja Rural del Mediterráneo, Ruralcaja
Caja Rural del Sur
Caja Rural La Junquera de Chilches
Cajasiete, Caja Rural
Credit Valencia

Servicer
Caixa Popular-Caixa Rural
Caja Rural Albalat dels Sorells
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Caja 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
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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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Banco Cooperativo Español

Servicer Credit Support Provider
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Bond Paying Agent
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AIAF Mercado de Renta Fija

Register of Book Securities
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Treasury Account
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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	
		Current	Original			Final maturity (legal)	Next	DBRS / Fitch / Moody's	Current / Original
Series A ES0323976003	11/04/2009 8,622	40,964.26 353,193,849.72 40.96%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.0000% 06/24/2019 0.000000 Gross 0.000000 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	06/24/2019 "Pass-Through" Secutential / Pro rata under certain circumstances	AA A+ Aa1	n.c. n.c. Aaa
Series B ES0323976011	11/04/2009 205	87,560.45 17,949,892.25 87.56%	100,000.00 20,500,000.00	Floating 3-M Euribor+0.500% 22.Mar/Jun/Sep/Dec	0.1910% 06/24/2019 43.668342 Gross 35.371357 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutential / 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	0.3910% 06/24/2019 102.084444 Gross 82.696500 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutential / Pro rata under certain circumstances	A+ Baa3	n.c. Baa3
Total		398,443,741.97	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	6.42	5.97	5.60	5.22	4.91	4.63	4.36	4.11
		Final Maturity	Years	08/21/2025	03/10/2025	10/26/2024	06/09/2024	02/17/2024	11/04/2023	07/30/2023	04/30/2023
			Date	12.01	11.26	10.76	10.01	9.51	9.01	8.51	8.01
	Without optional redemption *	Average life	Years	03/22/2031	06/22/2030	12/22/2029	03/22/2029	09/22/2028	03/22/2028	09/22/2027	03/22/2027
		Final Maturity	Years	6.81	6.38	5.99	5.63	5.30	5.00	4.73	4.48
			Date	01/10/2026	08/05/2025	03/14/2025	11/04/2024	07/08/2024	03/21/2024	12/13/2023	09/13/2023
Series B	With optional redemption *	Average life	Years	17.01	16.52	16.01	15.26	14.76	14.26	13.52	13.01
		Final Maturity	Years	03/22/2036	09/22/2035	03/22/2035	06/22/2034	12/22/2033	06/22/2033	09/22/2032	03/22/2032
			Date	6.82	6.35	5.97	5.57	5.24	4.94	4.66	4.39
	Without optional redemption *	Average life	Years	01/14/2026	07/26/2025	03/10/2025	10/13/2024	06/17/2024	02/27/2024	11/16/2023	08/10/2023
		Final Maturity	Years	12.01	11.26	10.76	10.01	9.51	9.01	8.51	8.01
			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
Series C	With optional redemption *	Average life	Years	7.55	7.11	6.71	6.33	5.98	5.67	5.38	5.11
		Final Maturity	Years	10/08/2026	04/28/2026	12/02/2025	07/19/2025	03/14/2025	11/18/2024	08/04/2024	04/27/2024
			Date	17.27	16.76	16.01	15.52	15.01	14.26	13.76	13.26
	Without optional redemption *	Average life	Years	06/22/2036	12/22/2035	03/22/2035	09/22/2034	03/22/2034	06/22/2033	12/22/2032	06/22/2032
		Final Maturity	Years	12.01	11.26	10.76	10.01	9.51	9.01	8.51	8.01
			Date	03/22/2031	06/22/2030	12/22/2029	03/21/2029	09/22/2028	03/22/2028	09/22/2027	03/22/2027
	With optional redemption *	Average life	Years	12.01	11.26	10.76	10.01	9.51	9.01	8.51	8.01
		Final Maturity	Years	03/22/2031	06/22/2030	12/22/2029	03/22/2029	09/22/2028	03/22/2028	09/22/2027	03/22/2027
			Date	20.65	19.96	19.30	18.67	18.06	17.47	16.90	16.34
	Without optional redemption *	Average life	Years	11/07/2039	02/28/2039	07/03/2038	11/15/2037	04/08/2037	09/05/2036	02/08/2036	07/20/2035
		Final Maturity	Years	30.53	30.53	30.53	30.53	30.53	30.53	30.53	30.53
			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 securitized assets is less than 10 per 100 of the initial Outstanding Balance.											

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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
Series A	88.64%	353,193,849.72	20.56%	862,200,000.00	9.85%
Series B	4.51%	17,949,892.25	16.05%	20,500,000.00	7.60%
Series C	6.85%	27,300,000.00	9.20%	27,300,000.00	4.60%
Issue of Bonds		398,443,741.97		910,000,000.00	
Reserve Fund	9.20%	36,656,824.26	4.60%	41,860,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	51,587,749.06	-0.400%	
Servicer ppai collect not yet credited	1,048,872.81		
Servicer ints collect not yet credited	92,117.72		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		36,656,824.26	0.691%
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		5,821	8,245
Principal	Principal outstanding	389,069,786.82	910,099,987.12
	Average loan	66,838.99	110,382.05
	Minimum	238.55	4,591.26
	Maximum	369,801.31	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)	202	296
	Minimum	06/16/2019	08/06/2011
	Maximum	11/10/2049	11/10/2049
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		1.15%	0.00%
1-year EURIBOR/MIBOR (Mortgage Market)		96.84%	97.08%
Mortgage Market: Savings Banks		0.00%	2.50%
Mortgage Market: All Institutions		0.43%	0.40%
Secondary Market Public Debt 2-6 years		1.57%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.69	6.98	0.05	8.24
10.01 - 20%	6.73	15.66	1.15	16.54
20.01 - 30%	12.98	25.32	3.64	25.58
30.01 - 40%	20.18	35.29	7.21	35.20
40.01 - 50%	26.20	45.29	11.17	45.40
50.01 - 60%	23.05	54.03	16.12	55.25
60.01 - 70%	6.80	63.71	21.26	65.14
70.01 - 80%	2.26	74.39	33.26	75.31
80.01 - 90%	0.10	81.56	3.57	84.45
90.01 - 100%			2.56	94.39
Weighted average (WALTV)	42.00		61.99	
Minimum	0.20		6.46	
Maximum	82.20		99.64	

Additional information

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.31%	0.22%	0.27%	0.27%	0.29%
Annual Percentage Rate (CPR)	3.62%	2.63%	3.25%	3.19%	3.44%

Geographic distribution

	Current	At constitution date
Andalucia	12.59%	14.08%
Aragon	7.35%	8.18%
Asturias	0.78%	0.77%
Balearic Islands	0.02%	0.05%
Basque Country	2.39%	1.70%
Canary Islands	1.80%	1.63%
Castilla-La Mancha	35.98%	33.45%
Castilla-Leon	0.99%	0.84%
Catalonia	1.16%	1.43%
Extremadura	1.66%	1.51%
Galicia	0.07%	0.07%
La Rioja	1.18%	1.36%
Madrid	5.79%	5.65%
Murcia	0.59%	0.54%
Navarra	1.81%	1.57%
Valencia	25.83%	27.17%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	559	196,563.62	17,460.90	0.00	214,024.52	33.79	36,714,571.55	36,928,596.07	74.51	34.27
from > 1 to = 2 months	83	75,130.44	11,157.93	0.00	86,288.37	13.62	5,915,360.49	6,001,648.86	12.11	39.70
from > 2 to = 3 months	39	59,586.48	8,669.60	0.00	68,256.08	10.78	3,603,934.40	3,672,190.48	7.41	39.37
from > 3 to = 6 months	18	57,363.68	7,092.81	0.00	64,456.49	10.18	1,532,336.45	1,596,792.94	3.22	32.72
from > 6 to < 12 months	10	42,517.90	6,087.05	0.00	48,604.95	7.67	887,802.01	936,406.96	1.89	42.96
from = 12 to < 18 months	6	147,192.20	3,295.78	0.00	150,487.98	23.76	269,687.58	420,175.56	0.85	37.17
from ≥ 2 years	4	462.32	760.15	0.00	1,222.47	0.19	1,727.47	2,949.94	0.01	0.44
Subtotal	719	578,816.64	54,524.22	0.00	633,340.86	100.00	48,925,419.95	49,558,760.81	100.00	35.13
Total	719	578,816.64	54,524.22	0.00	633,340.86		48,925,419.95	49,558,760.81		