

RURAL HIPOTECARIO XII Fondo de Titulización de Activos



Brief report

Date: 07/31/2019
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 de Extremadura
Caja Rural de Gijón
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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
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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
Credit Valencia

Lead Manager and Subscriber
Banco Cooperativo Español

Servicer Credit Support Provider
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Bond Paying Agent
Société Générale

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
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Assets Custodian
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Start-up Loan
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Subordinated Loan
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Financial Swaps
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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	
Series A ES0323976003	11/04/2009 8,622	39,875.48 343,806,388.56 39.88%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.0000% 09/23/2019 0.000000 Gross 0.000000 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	09/23/2019 "Pass-Through" Secutential / Pro rata under certain circumstances	AA (high) A+ Aa1	n.c. n.c. Aaa
Series B ES0323976011	11/04/2009 205	85,400.17 17,507,034.85 85.40%	100,000.00 20,500,000.00	Floating 3-M Euribor+0.500% 22.Mar/Jun/Sep/Dec	0.1620% 09/23/2019 34.971370 Gross 28.326810 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	0.3620% 09/23/2019 91.505556 Gross 74.119500 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		388,613,423.41	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	0.78
		% Annual equivalent CPR		2.00	3.00	4.00	5.00	6.00	7.00	9.00
		Average life	Years	6.32	5.88	5.51	5.14	4.83	4.55	4.08
Series A	With optional redemption *	Final Maturity	Years	10/15/2025	05/07/2025	12/26/2024	08/10/2024	04/21/2024	01/08/2024	10/04/2023
				11.75	11.00	10.50	9.75	9.25	8.75	8.25
			Date	03/22/2031	06/22/2030	12/22/2029	03/22/2029	09/22/2028	03/22/2028	09/22/2027
	Without optional redemption *	Average life	Years	6.71	6.29	5.91	5.55	5.23	4.94	4.68
		Final Maturity	Years	03/09/2026	10/06/2025	05/18/2025	01/10/2025	09/15/2024	06/01/2024	02/24/2024
				16.76	16.26	15.75	15.01	14.51	14.01	13.51
Series B	With optional redemption *	Final Maturity	Years	03/22/2036	09/22/2035	03/22/2035	06/22/2034	12/22/2033	06/22/2033	12/22/2032
				6.72	6.25	5.88	5.48	5.16	4.86	4.57
			Date	03/10/2026	09/22/2025	05/09/2025	12/12/2024	08/17/2024	04/30/2024	01/18/2024
	Without optional redemption *	Average life	Years	11.75	11.00	10.50	9.75	9.25	8.75	8.25
		Final Maturity	Years	03/22/2031	06/22/2030	12/22/2029	03/22/2029	09/22/2028	03/22/2028	09/22/2027
				17.01	16.51	15.75	15.26	14.75	14.01	13.51
Series C	With optional redemption *	Final Maturity	Years	06/22/2036	12/22/2035	03/22/2035	09/22/2034	03/22/2034	06/22/2033	12/22/2032
				11.75	11.00	10.50	9.75	9.25	8.75	8.25
			Date	03/21/2031	06/22/2030	12/22/2029	03/22/2029	09/22/2028	03/22/2028	09/21/2027
	Without optional redemption *	Average life	Years	11.75	11.00	10.50	9.75	9.25	8.75	8.25
		Final Maturity	Years	03/22/2031	06/22/2030	12/22/2029	03/22/2029	09/22/2028	03/22/2028	09/22/2027
				20.37	19.69	19.05	18.42	17.83	17.25	16.68
	With optional redemption *	Final Maturity	Years	11/02/2039	02/27/2039	07/05/2038	11/20/2037	04/16/2037	09/17/2036	02/23/2036
				30.27	30.27	30.27	30.27	30.27	30.27	30.27
			Date	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049
	Without optional redemption *	Average life	Years	20.37	19.69	19.05	18.42	17.83	17.25	16.68
		Final Maturity	Years	11/02/2039	02/27/2039	07/05/2038	11/20/2037	04/16/2037	09/17/2036	02/23/2036
				30.27	30.27	30.27	30.27	30.27	30.27	30.27

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	88.47%	343,806,388.56	20.73%	94.75%	862,200,000.00	9.85%
Series B	4.51%	17,507,034.85	16.22%	2.25%	20,500,000.00	7.60%
Series C	7.02%	27,300,000.00	9.20%	3.00%	27,300,000.00	4.60%
Issue of Bonds		388,613,423.41			910,000,000.00	
Reserve Fund	9.20%	35,752,434.95	4.60%		41,860,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	47,332,768.31	-0.400%	
Servicer ppal collect not yet credited	935,004.95		
Servicer ints collect not yet credited	83,216.40		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		35,752,434.95	0.662%
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	Count
Principal		5,779	8,245
Principal outstanding		382,315,358.45	910,099,987.12
Average loan		66,155.97	110,382.05
Minimum		231.48	4,591.26
Maximum		367,375.01	496,292.86
Interest rate			
Weighted average (wac)		0.83%	3.20%
Minimum		0.00%	1.59%
Maximum		5.50%	7.38%
Final maturity			
Weighted average (WARM) (months)		200	296
Minimum		08/31/2019	08/06/2011
Maximum		11/10/2049	11/10/2049
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		1.14%	0.00%
1-year EURIBOR/MIBOR (Mortgage Market)		96.86%	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%	1.73	6.95	0.05	8.24
10.01 - 20%	6.88	15.66	1.15	16.54
20.01 - 30%	13.14	25.27	3.64	25.58
30.01 - 40%	20.65	35.25	7.21	35.20
40.01 - 50%	26.68	45.33	11.17	45.40
50.01 - 60%	22.18	53.99	16.12	55.25
60.01 - 70%	6.56	63.81	21.26	65.14
70.01 - 80%	2.07	74.39	33.26	75.31
80.01 - 90%	0.10	81.10	3.57	84.45
90.01 - 100%			2.56	94.39
Weighted average (WALTV)	41.68		61.99	
Minimum	0.22		6.46	
Maximum	81.84		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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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.29%	0.28%	0.24%	0.27%	0.29%
Annual Percentage Rate (CPR)	3.39%	3.26%	2.86%	3.22%	3.43%

Geographic distribution

	Current	At constitution date
Andalucia	12.58%	14.08%
Aragon	7.38%	8.18%
Asturias	0.76%	0.77%
Balearic Islands	0.02%	0.05%
Basque Country	2.41%	1.70%
Canary Islands	1.82%	1.63%
Castilla-La Mancha	36.01%	33.45%
Castilla-Leon	1.00%	0.84%
Catalonia	1.17%	1.43%
Extremadura	1.66%	1.51%
Galicia	0.07%	0.07%
La Rioja	1.19%	1.36%
Madrid	5.76%	5.65%
Murcia	0.60%	0.54%
Navarra	1.83%	1.57%
Valencia	25.75%	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	884	299,677.02	24,236.01	0.00	323,913.03	53.71	45,187,591.55	45,511,504.58	80.60	30.01
from > 1 to = 2 months	64	61,888.53	7,341.46	0.00	69,229.99	11.48	4,499,900.87	4,569,130.86	8.09	36.76
from > 2 to = 3 months	40	47,897.76	10,955.17	0.00	58,852.93	9.76	3,600,968.68	3,659,821.61	6.48	41.87
from > 3 to = 6 months	17	47,717.22	5,918.06	0.00	53,635.28	8.89	1,364,077.05	1,417,712.33	2.51	35.68
from > 6 to < 12 months	12	65,185.62	7,896.51	0.00	73,082.13	12.12	1,088,049.36	1,161,131.49	2.06	38.90
from = 12 to < 18 months	3	21,848.47	1,227.37	0.00	23,075.84	3.83	122,470.11	145,545.95	0.26	30.91
from ≥ 2 years	4	472.90	770.21	0.00	1,243.11	0.21	1,716.89	2,960.00	0.01	0.44
Subtotal	1,024	544,687.52	58,344.79	0.00	603,032.31	100.00	55,864,774.51	56,467,806.82	100.00	31.21
Total	1,024	544,687.52	58,344.79	0.00	603,032.31		55,864,774.51	56,467,806.82		