RURAL HIPOTECARIO XII Fondo de Titulización de Activos

Brief report

Date: 10/31/2019
Currency: EUR

Constitution date
11/04/2009

VAT Reg. no.
V85812600

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

Originator
Caixa Rural de Callosa d'En Sarrià
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
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Credit Valencia

Servicer
Caixa Popular-Caixa Rural
Caja Rural Albalat dels Sorells
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Caixa Rural La Vall "San Isidro"
Caixa Rural Torrent
Caja Campo, Caja Rural
Caja Rural Aragonesa y de los Pirineos
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Caja Rural de Albacete
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Caja Rural de Asturias
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Caja Rural San José de Burriana
Caja Rural San José de Nules
Caja Rural San Roque de Almenara
Credit Valencia

Lead Manager and Suscriber
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
Société Générale

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Start-up Loan
Entidades Cedentes

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) Current	Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	Next	Rating DBRS / Fitch / Moody's Current	Original
Series A ES0323976003	11/04/2009 8,622	39,309.53 338,926,767.66 39.31%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.0000% 12/23/2019 0.000000 Gross 0.000000 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	12/23/2019 "Pass-Through" Secuential / Pro rata under certain circumstances	AA (high) (sf) A+(sf) Aa1 (sf)	n.c. n.c. Aaa
Series B ES0323976011	11/04/2009 205	83,223.90 17,060,899.50 83.22%	100,000.00 20,500,000.00	Floating 3-M Euribor+0.500% 22.Mar/Jun/Sep/Dec	0.1040% 12/23/2019 21.878639 Gross 17.721698 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A+sf A1 (sf)	n.c. A1
Series C ES0323976029	11/04/2009 273	83,233.03 22,722,617.19 83.23%	100,000.00 27,300,000.00	Floating 3-M Euribor+0.700% 22.Mar/Jun/Sep/Dec	0.3040% 12/23/2019 63.959959 Gross 51.807567 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A+sf Baa3 (sf)	n.c. Baa3
Total		378,710,284.35	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	6.16	5.79	5.45	5.07	4.78	4.56	4.29
			Date	05/02/2026	11/16/2025	07/06/2025	03/03/2025	10/17/2024	07/01/2024	04/12/2024	01/07/2024
		Final Maturity	Years	11.50	10.75	10.25	9.75	9.01	8.50	8.25	7.75
			Date	03/22/2031	06/22/2030	12/22/2029	06/22/2029	09/22/2028	03/22/2028	12/22/2027	06/22/2027
	Without optional redemption *	Average life	Years	7.62	7.19	6.80	6.43	6.10	5.79	5.51	5.25
			Date	05/07/2027	11/30/2026	07/08/2026	02/26/2026	10/27/2025	07/07/2025	03/25/2025	12/19/2024
		Final Maturity	Years	30.02	30.02	30.02	30.02	30.02	30.02	30.02	30.02
			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
Series B	With optional redemption *	Average life	Years	6.61	6.16	5.79	5.45	5.07	4.78	4.56	4.29
			Date	05/02/2026	11/16/2025	07/06/2025	03/03/2025	10/17/2024	07/01/2024	04/12/2024	01/07/2024
		Final Maturity	Years	11.50	10.75	10.25	9.75	9.01	8.50	8.25	7.75
			Date	03/22/2031	06/22/2030	12/22/2029	06/22/2029	09/22/2028	03/22/2028	12/22/2027	06/22/2027
	Without optional redemption *	Average life	Years	7.62	7.19	6.80	6.43	6.10	5.79	5.51	5.25
			Date	05/07/2027	11/30/2026	07/08/2026	02/26/2026	10/27/2025	07/07/2025	03/25/2025	12/19/2024
		Final Maturity	Years	30.02	30.02	30.02	30.02	30.02	30.02	30.02	30.02
			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
Series C	With optional redemption *	Average life	Years	6.61	6.16	5.79	5.45	5.07	4.78	4.56	4.29
			Date	05/02/2026	11/16/2025	07/06/2025	03/03/2025	10/17/2024	07/01/2024	04/12/2024	01/07/2024
		Final Maturity	Years	11.50	10.75	10.25	9.75	9.01	8.50	8.25	7.75
			Date	03/22/2031	06/22/2030	12/22/2029	06/22/2029	09/22/2028	03/22/2028	12/22/2027	06/22/2027
	Without optional redemption *	Average life	Years	7.62	7.19	6.80	6.43	6.10	5.79	5.51	5.25
			Date	05/07/2027	11/30/2026	07/08/2026	02/26/2026	10/27/2025	07/07/2025	03/25/2025	12/19/2024
		Final Maturity	Years	30.02	30.02	30.02	30.02	30.02	30.02	30.02	30.02
			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%.

Credit enhancement and financial operations

Credit enhancement (CE)

	Current		% CE	At issue date		% CE
Series A	89.49%	338,926,767.66	19.71%	94.75%	862,200,000.00	9.85%
Series B	4.51%	17,060,899.50	15.20%	2.25%	20,500,000.00	7.60%
Series C	6.00%	22,722,617.19	9.20%	3.00%	27,300,000.00	4.60%
Issue of Bonds		378,710,284.35			910,000,000.00	
Reserve Fund	9.20%	34,841,346.16		4.60%	41,860,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		45,721,878.59	-0.500%
Servicer ppal collect not yet credited		1,026,025.40	
Servicer ints collect not yet credited		75,312.84	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan L/T		34,841,346.16	0.604%
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	5,721	8,245
Principal		
Principal outstanding	372,991,280.65	910,099,987.12
Average loan	65,196.87	110,382.05
Minimum	220.86	4,591.26
Maximum	363,742.88	496,292.86
Interest rate		
Weighted average (wac)	0.75%	3.20%
Minimum	0.00%	1.59%
Maximum	5.50%	7.38%
Final maturity		
Weighted average (WARM) (months)	198	296
Minimum	11/30/2019	08/06/2011
Maximum	11/10/2049	11/10/2049
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	1.11%	0.00%
1-year EURIBOR/MIBOR (Mortgage Market)	96.89%	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 % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	1.81	6.93	0.05	8.24
10.01 - 20%	7.18	15.70	1.15	16.54
20.01 - 30%	13.52	25.30	3.64	25.58
30.01 - 40%	21.28	35.24	7.21	35.20
40.01 - 50%	27.51	45.41	11.17	45.40
50.01 - 60%	20.58	53.98	16.12	55.25
60.01 - 70%	6.10	63.85	21.26	65.14
70.01 - 80%	1.97	74.23	33.26	75.31
80.01 - 90%	0.06	80.85	3.57	84.45
90.01 - 100%			2.56	94.39
Weighted average (WALTV)		41.17		61.99
Minimum		0.30		6.46
Maximum		81.29		99.64

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 Fax +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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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.21%	0.22%	0.25%	0.25%	0.29%
Annual Percentage Rate (CPR)	2.47%	2.57%	2.91%	3.01%	3.41%

Geographic distribution

	Current	At constitution date
Andalucia	12.58%	14.08%
Aragon	7.36%	8.18%
Asturias	0.76%	0.77%
Balearic Islands	0.02%	0.05%
Basque Country	2.40%	1.70%
Canary Islands	1.84%	1.63%
Castilla-La Mancha	36.02%	33.45%
Castilla-Leon	1.01%	0.84%
Catalonia	1.17%	1.43%
Extremadura	1.66%	1.51%
Galicia	0.03%	0.07%
La Rioja	1.18%	1.36%
Madrid	5.73%	5.65%
Murcia	0.61%	0.54%
Navarra	1.85%	1.57%
Valencia	25.80%	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	610	214,978.44	17,524.60	0.00	232,503.04	43.12	36,590,551.84	36,823,054.88	74.73	32.71
from > 1 to = 2 months	79	75,821.65	9,281.64	0.00	85,103.29	15.78	5,781,898.65	5,867,001.94	11.91	37.24
from > 2 to = 3 months	44	53,516.93	9,784.57	0.00	63,301.50	11.74	3,626,348.78	3,689,650.28	7.49	39.84
from > 3 to = 6 months	14	39,433.81	5,705.50	0.00	45,139.31	8.37	1,448,407.83	1,493,547.14	3.03	43.07
from > 6 to < 12 months	13	70,930.60	8,111.06	0.00	79,041.66	14.66	1,038,852.64	1,117,894.30	2.27	36.26
from = 12 to < 18 months	4	28,526.76	4,282.23	0.00	32,808.99	6.09	247,120.36	279,929.35	0.57	38.68
from ≥ 2 years	4	488.88	785.19	0.00	1,274.07	0.24	1,700.91	2,974.98	0.01	0.44
Subtotal	768	483,697.07	55,474.79	0.00	539,171.86	100.00	48,734,881.01	49,274,052.87	100.00	33.86
Total	768	483,697.07	55,474.79	0.00	539,171.86		48,734,881.01	49,274,052.87		

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