

RURAL HIPOTECARIO XII Fondo de Titulización de Activos

Brief report

Date: 10/31/2020
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
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 del Sur
Caja Rural La Junquera de Chilches
Cajasiete, Caja Rural
Credit Valencia

Servicer
Caixa Popular-Caixa Rural
Caja Rural Albalat dels Sorells
Caixa Rural de Balears
Caixa Rural Gallega
Caixa Rural La Vall "San Isidro"
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
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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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Lead Manager and Subscriber
Banco Cooperativo Español

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Banco Santander

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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	35,119.91 302,803,864.02 35.12%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.0000% 12/22/2020 0.000000 Gross 0.000000 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	12/22/2020 "Pass-Through" Secutential / Pro rata under certain circumstances	AA (high) (sf) A+sf Aa1 (sf)	n.c. n.c. Aaa
Series B ES0323976011	11/04/2009 205	76,624.21 15,707,963.05 76.62%	100,000.00 20,500,000.00	Floating 3-M Euribor+0.500% 22.Mar/Jun/Sep/Dec	0.0000% 12/22/2020 0.000000 Gross 0.000000 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutential / Pro rata under certain circumstances	A+sf A1 (sf)	n.c. A1
Series C ES0323976029	11/04/2009 273	76,632.62 20,920,705.26 76.63%	100,000.00 27,300,000.00	Floating 3-M Euribor+0.700% 22.Mar/Jun/Sep/Dec	0.1960% 12/22/2020 37.967206 Gross 30.753437 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutential / Pro rata under certain circumstances	Asf (sf)	n.c. Baa3
Total		339,432,532.33	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	5.64	5.28	4.96	4.65	4.38	4.12	3.69
Series A	With optional redemption *	Final Maturity	Years	05/12/2026	01/02/2026	09/04/2025	05/17/2025	02/05/2025	11/01/2024	08/21/2024
				10.25	9.75	9.25	8.75	8.25	7.75	7.50
			Date	12/22/2030	06/22/2030	12/22/2029	06/22/2029	12/22/2028	06/22/2028	03/22/2028
	Without optional redemption *	Final Maturity	Years	09/25/2026	05/12/2026	01/08/2026	09/17/2025	06/06/2025	03/04/2025	12/08/2024
				14.50	14.01	13.50	13.01	12.50	12.01	11.50
			Date	03/22/2035	09/22/2034	03/22/2034	09/22/2033	03/22/2033	09/22/2032	03/22/2032
Series B	With optional redemption *	Final Maturity	Years	10.25	9.75	9.25	8.75	8.25	7.75	7.50
				10.25	9.75	9.25	8.75	8.25	7.75	7.50
			Date	12/22/2030	06/22/2030	12/22/2029	06/22/2029	12/22/2028	06/22/2028	03/22/2028
	Without optional redemption *	Final Maturity	Years	15.48	14.95	14.42	13.90	13.38	12.87	12.37
				03/11/2036	08/30/2035	02/19/2035	08/12/2034	02/04/2034	08/02/2033	02/01/2033
			Date	03/22/2037	09/22/2036	03/22/2036	09/22/2035	03/22/2035	09/22/2034	03/22/2034
Series C	With optional redemption *	Final Maturity	Years	10.25	9.75	9.25	8.75	8.25	7.75	7.50
				10.25	9.75	9.25	8.75	8.25	7.75	7.50
			Date	12/22/2030	06/22/2030	12/22/2029	06/22/2029	12/22/2028	06/22/2028	03/22/2028
	Without optional redemption *	Final Maturity	Years	19.93	19.25	18.63	18.03	17.46	16.91	16.39
				08/21/2040	12/22/2039	05/05/2039	09/29/2038	03/05/2038	08/17/2037	02/06/2037
			Date	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		At issue date		
			% CE		% CE	
Series A	89.21%	302,803,864.02	20.24%	94.75%	862,200,000.00	9.85%
Series B	4.63%	15,707,963.05	15.61%	2.25%	20,500,000.00	7.60%
Series C	6.16%	20,920,705.26	9.45%	3.00%	27,300,000.00	4.60%
Issue of Bonds		339,432,532.33			910,000,000.00	
Reserve Fund	9.45%	32,078,414.66		4.60%	41,860,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	44,635,250.97	0.0000%	
Servicer ppal collect not yet credited	1,006,993.61		
Servicer ints collect not yet credited	71,089.27		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		32,078,414.66	0.496%
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	
Principal		5,398	8,245
Principal outstanding		331,293,003.60	910,099,987.12
Average loan		61,373.29	110,382.05
Minimum		178.05	4,591.26
Maximum		349,025.48	496,292.86
Interest rate			
Weighted average (wac)		0.69%	3.20%
Minimum		0.00%	1.59%
Maximum		5.50%	7.38%
Final maturity			
Weighted average (WARM) (months)		189	296
Minimum		11/05/2020	08/06/2011
Maximum		11/10/2049	11/10/2049
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		0.95%	0.00%
1-year EURIBOR/MIBOR (Mortgage Market)		97.16%	97.08%
Mortgage Market: Savings Banks		0.00%	2.50%
Mortgage Market: All Institutions		0.39%	0.40%
Secondary Market Public Debt 2-6 years		1.50%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	2.14	6.93	0.05	8.24
10.01 - 20%	8.64	15.81	1.15	16.54
20.01 - 30%	15.50	25.45	3.64	25.58
30.01 - 40%	22.39	35.18	7.21	35.20
40.01 - 50%	30.39	45.14	11.17	45.40
50.01 - 60%	15.02	54.11	16.12	55.25
60.01 - 70%	4.56	63.89	21.26	65.14
70.01 - 80%	1.35	73.17	33.26	75.31
80.01 - 90%			3.57	84.45
90.01 - 100%			2.56	94.39
Weighted average (WALTV)	39.09		61.99	
Minimum	0.22		6.46	
Maximum	79.09		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)	0.22%	0.19%	0.27%	0.27%	0.29%
Annual Percentage Rate (CPR)	2.56%	2.25%	3.18%	3.18%	3.39%

Geographic distribution

	Current	At constitution date
Andalucia	12.88%	14.08%
Aragon	7.49%	8.18%
Asturias	0.56%	0.77%
Balearic Islands	0.02%	0.05%
Basque Country	2.45%	1.70%
Canary Islands	1.85%	1.63%
Castilla-La Mancha	36.31%	33.45%
Castilla-Leon	1.05%	0.84%
Catalonia	1.14%	1.43%
Extremadura	1.57%	1.51%
Galicia	0.03%	0.07%
La Rioja	1.18%	1.36%
Madrid	5.68%	5.65%
Murcia	0.61%	0.54%
Navarra	1.90%	1.57%
Valencia	25.27%	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	423	139,259.35	8,562.50	0.00	147,821.85	27.18	23,212,750.16	23,360,572.01	58.74	31.57
from > 1 to = 2 months	69	59,609.94	6,420.67	0.00	66,030.61	12.14	4,519,879.44	4,585,910.05	11.53	36.62
from > 2 to = 3 months	88	131,451.18	15,555.98	0.00	147,007.16	27.03	6,662,949.11	6,809,956.27	17.12	33.02
from > 3 to = 6 months	38	70,633.08	9,410.06	0.00	80,043.14	14.72	3,031,041.37	3,111,084.51	7.82	35.17
from > 6 to < 12 months	17	49,940.76	7,123.31	0.00	57,064.07	10.49	1,474,088.22	1,531,152.29	3.85	45.10
from = 12 to < 18 months	4	16,901.00	5,617.77	0.00	22,518.77	4.14	279,441.48	301,960.25	0.76	54.27
from = 18 to < 24 months	1	5,474.80	1,291.86	0.00	6,766.66	1.24	33,297.98	40,064.64	0.10	50.80
from ≥ 2 years	5	15,053.59	1,599.39	0.00	16,652.98	3.06	10,958.81	27,611.79	0.07	3.42
Subtotal	645	488,323.70	55,581.54	0.00	543,905.24	100.00	39,224,406.57	39,768,311.81	100.00	32.91
Total	645	488,323.70	55,581.54	0.00	543,905.24		39,224,406.57	39,768,311.81		