

RURAL HIPOTECARIO XII Fondo de Titulización de Activos

Brief report

Date: 04/30/2023
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 Bolears
Caixa Rural Galega
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
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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
Credit Valencia

Lead Manager and Subscriber
Banco Cooperativo Español

Servicer Credit Support Provider
Banco Cooperativo Español

Bond Paying Agent
Banco Santander

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Santander

Assets Custodian
Banco Cooperativo Español

Start-up Loan
Entidades Cedentes

Subordinated Loan
Entidades Cedentes

Fund Auditor
KPMG Auditores

Financial Swaps
Banco Cooperativo Español

Issued securities: Asset-Backed Bonds

Bonds issue									
Series ISIN Code	Issue date N° 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	25,511.85 219,963,170.70 25.51%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	3.0500% 06/22/2023 198.850698 Gross 161.069065 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	06/22/2023 "Pass-Through" Secutential / Pro rata under certain circumstances	AAA (sf) A+sf n.c.	n.c. n.c. Aaa
Series B ES0323976011	11/04/2009 205	54,012.24 11,072,509.20 54.01%	100,000.00 20,500,000.00	Floating 3-M Euribor+0.500% 22.Mar/Jun/Sep/Dec	3.2500% 06/22/2023 448.601660 Gross 363.367345 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutential / Pro rata under certain circumstances	Asf n.c.	n.c. A1
Series C ES0323976029	11/04/2009 273	54,018.17 14,746,960.41 54.02%	100,000.00 27,300,000.00	Floating 3-M Euribor+0.700% 22.Mar/Jun/Sep/Dec	3.4500% 06/22/2023 476.260199 Gross 385.770761 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutential / Pro rata under certain circumstances	Asf n.c.	n.c. Baa3
Total		245,782,640.31	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	5.29	4.94	4.61	4.30	4.09	3.89	3.62	3.44
			Date	07/03/2028	02/27/2028	10/29/2027	07/07/2027	04/22/2027	02/09/2027	10/31/2026	08/27/2026
		Final Maturity	Years	8.01	7.51	7.01	6.51	6.26	6.01	5.51	5.26
	Without optional redemption *	Average life	Years	6.86	6.51	6.19	5.89	5.61	5.36	5.11	4.89
			Date	01/29/2030	09/23/2029	05/28/2029	02/08/2029	10/29/2028	07/27/2028	04/30/2028	02/09/2028
		Final Maturity	Years	26.52	26.52	26.52	26.52	26.52	26.52	26.52	26.52
Series B	With optional redemption *	Average life	Years	5.29	4.94	4.61	4.30	4.09	3.89	3.62	3.44
			Date	07/03/2028	02/27/2028	10/29/2027	07/07/2027	04/22/2027	02/09/2027	10/31/2026	08/27/2026
		Final Maturity	Years	8.01	7.51	7.01	6.51	6.26	6.01	5.51	5.26
	Without optional redemption *	Average life	Years	6.86	6.51	6.19	5.89	5.61	5.36	5.11	4.89
			Date	01/29/2030	09/23/2029	05/28/2029	02/08/2029	10/29/2028	07/27/2028	04/30/2028	02/09/2028
		Final Maturity	Years	26.52	26.52	26.52	26.52	26.52	26.52	26.52	26.52
Series C	With optional redemption *	Average life	Years	5.29	4.94	4.61	4.30	4.09	3.89	3.62	3.44
			Date	07/03/2028	02/27/2028	10/29/2027	07/07/2027	04/22/2027	02/09/2027	10/31/2026	08/27/2026
		Final Maturity	Years	8.01	7.51	7.01	6.51	6.26	6.01	5.51	5.26
	Without optional redemption *	Average life	Years	6.86	6.51	6.19	5.89	5.61	5.36	5.11	4.89
			Date	01/29/2030	09/23/2029	05/28/2029	02/08/2029	10/29/2028	07/27/2028	04/30/2028	02/09/2028
		Final Maturity	Years	26.52	26.52	26.52	26.52	26.52	26.52	26.52	26.52

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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Credit enhancement and financial operations

Credit enhancement (CE)					
		Current		At issue date	
			% CE		% CE
Series A	89.49%	219,963,170.70	19.71%	862,200,000.00	9.85%
Series B	4.51%	11,072,509.20	15.20%	20,500,000.00	7.60%
Series C	6.00%	14,746,960.41	9.20%	27,300,000.00	4.60%
Issue of Bonds		245,782,640.31		910,000,000.00	
Reserve Fund	9.20%	22,612,002.91	4.60%	41,860,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	32,337,361.81	0.000%	
Servicer ppal collect not yet credited	792,648.27		
Servicer ints collect not yet credited	339,719.23		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		22,612,002.91	3.750%
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		4,590	8,245
Principal			
Principal outstanding		240,411,731.63	910,099,987.12
Average loan		52,377.28	110,382.05
Minimum		8.53	4,591.26
Maximum		313,163.86	496,292.86
Interest rate			
Weighted average (wac)		3.50%	3.20%
Minimum		0.06%	1.59%
Maximum		6.09%	7.38%
Final maturity			
Weighted average (WARM) (months)		167	296
Minimum		05/21/2023	08/06/2011
Maximum		11/10/2049	11/10/2049
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		0.46%	0.00%
1-year EURIBOR/MIBOR (Mortgage Market)		97.69%	97.08%
Mortgage Market: Savings Banks		0.00%	2.50%
Mortgage Market: All Institutions		0.40%	0.40%
Secondary Market Public Debt 2-6 years		1.45%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	3.19	6.70	0.05	8.24
10.01 - 20%	12.51	15.54	1.15	16.54
20.01 - 30%	21.22	25.50	3.64	25.58
30.01 - 40%	29.85	35.51	7.21	35.20
40.01 - 50%	22.60	44.13	11.17	45.40
50.01 - 60%	7.84	54.15	16.12	55.25
60.01 - 70%	2.63	63.75	21.26	65.14
70.01 - 80%	0.14	70.88	33.26	75.31
80.01 - 90%			3.57	84.45
90.01 - 100%			2.56	94.39
Weighted average (WALTV)	34.17		61.99	
Minimum	0.00		6.46	
Maximum	72.28		99.64	

Additional information

Europea de Titulización: C/Jorge Juan 68 - 28009 Madrid ☎ 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)	0.48%	0.61%	0.58%	0.44%	0.30%
Annual Percentage Rate (CPR)	5.65%	7.04%	6.72%	5.13%	3.58%

Geographic distribution

	Current	At constitution date
Andalucia	13.11%	14.08%
Aragon	7.37%	8.18%
Asturias	0.55%	0.77%
Balearic Islands	0.01%	0.05%
Basque Country	2.55%	1.70%
Canary Islands	1.76%	1.63%
Castilla-La Mancha	36.27%	33.45%
Castilla-Leon	1.14%	0.84%
Catalonia	1.17%	1.43%
Extremadura	1.49%	1.51%
Galicia	0.01%	0.07%
La Rioja	1.02%	1.36%
Madrid	5.29%	5.65%
Murcia	0.67%	0.54%
Navarra	2.05%	1.57%
Valencia	25.54%	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	425	136,434.08	48,880.31	0.00	185,314.39	29.58	22,970,507.65	23,155,822.04	77.79	28.22
from > 1 to = 2 months	57	50,008.05	22,013.65	0.00	72,021.70	11.49	3,424,110.48	3,496,132.18	11.74	30.80
from > 2 to = 3 months	21	24,404.03	8,089.35	0.00	32,493.38	5.19	1,554,394.99	1,586,888.37	5.33	30.03
from > 3 to = 6 months	9	19,718.91	6,853.29	0.00	26,572.20	4.24	607,150.92	633,723.12	2.13	29.71
from > 6 to < 12 months	5	26,964.50	5,209.03	0.00	32,173.53	5.13	348,737.12	380,910.65	1.28	28.16
from = 12 to < 18 months	3	10,959.21	2,441.56	0.00	13,400.77	2.14	147,033.11	160,433.88	0.54	30.46
from = 18 to < 24 months	1	4,278.15	3,820.70	0.00	8,098.85	1.29	61,457.27	69,556.12	0.23	52.70
from ≥ 2 years	8	252,112.77	4,381.29	0.00	256,494.06	40.94	27,725.74	284,219.80	0.95	21.61
Subtotal	529	524,879.70	101,689.18	0.00	626,568.88	100.00	29,141,117.28	29,767,686.16	100.00	28.58
Total	529	524,879.70	101,689.18	0.00	626,568.88		29,141,117.28	29,767,686.16		