

RURAL HIPOTECARIO XII Fondo de Titulización de Activos

Brief report

Date: 07/31/2023
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
Caja Rural de Córdoba
Caja Rural de Extremadura
Caja Rural de Gijón
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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	24,579.26 211,922,379.72 24.58%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	3.8870% 09/22/2023 244.156714 Gross 197.766938 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	09/22/2023 "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	52,037.81 10,667,751.05 52.04%	100,000.00 20,500,000.00	Floating 3-M Euribor+0.500% 22.Mar/Jun/Sep/Dec	4.0870% 09/22/2023 543.511798 Gross 440.244556 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	52,043.52 14,207,880.96 52.04%	100,000.00 27,300,000.00	Floating 3-M Euribor+0.700% 22.Mar/Jun/Sep/Dec	4.2870% 09/22/2023 570.171457 Gross 461.838880 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		236,798,011.73	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	5.22	4.87	4.54	4.32	4.01	3.81	3.63	3.45
		Final Maturity	Years	09/08/2028	05/04/2028	01/02/2028	10/12/2027	06/24/2027	04/13/2027	02/05/2027	12/02/2026
			Date	03/22/2031	09/22/2030	03/22/2030	12/22/2029	06/22/2029	03/22/2029	12/22/2028	09/22/2028
	Without optional redemption *	Average life	Years	6.90	6.55	6.23	5.92	5.64	5.38	5.14	4.92
		Final Maturity	Years	05/15/2030	01/07/2030	09/10/2029	05/23/2029	02/10/2029	11/07/2028	08/10/2028	05/20/2028
			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	5.22	4.87	4.54	4.32	4.01	3.81	3.63	3.45
		Final Maturity	Years	09/08/2028	05/04/2028	01/02/2028	10/14/2027	06/24/2027	04/13/2027	02/05/2027	12/02/2026
			Date	03/22/2031	09/22/2030	03/22/2030	12/22/2029	06/22/2029	03/22/2029	12/22/2028	09/22/2028
	Without optional redemption *	Average life	Years	6.90	6.55	6.23	5.92	5.64	5.38	5.14	4.92
		Final Maturity	Years	05/15/2030	01/07/2030	09/10/2029	05/23/2029	02/10/2029	11/07/2028	08/10/2028	05/20/2028
			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	5.22	4.87	4.54	4.32	4.01	3.81	3.63	3.45
		Final Maturity	Years	09/08/2028	05/04/2028	01/02/2028	10/14/2027	06/24/2027	04/13/2027	02/05/2027	12/02/2026
			Date	03/22/2031	09/22/2030	03/22/2030	12/22/2029	06/22/2029	03/22/2029	12/22/2028	09/22/2028
	Without optional redemption *	Average life	Years	6.90	6.55	6.23	5.92	5.64	5.38	5.14	4.92
		Final Maturity	Years	05/15/2030	01/07/2030	09/10/2029	05/23/2029	02/10/2029	11/07/2028	08/10/2028	05/20/2028
			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		At issue date	
			% CE		% CE
Series A	89.49%	211,922,379.72	19.71%	862,200,000.00	9.85%
Series B	4.51%	10,667,751.05	15.20%	20,500,000.00	7.60%
Series C	6.00%	14,207,880.96	9.20%	27,300,000.00	4.60%
Issue of Bonds		236,798,011.73		910,000,000.00	
Reserve Fund	9.20%	21,785,417.08	4.60%	41,860,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	30,447,421.48	-0.779%	
Servicer ppal collect not yet credited	825,323.78		
Servicer ints collect not yet credited	369,131.34		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		21,785,417.08	4.587%
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		4,477	8,245
Principal			
Principal outstanding		231,936,354.18	910,099,987.12
Average loan		51,806.20	110,382.05
Minimum		8.41	4,591.26
Maximum		310,537.41	496,292.86
Interest rate			
Weighted average (wac)		4.12%	3.20%
Minimum		0.60%	1.59%
Maximum		6.76%	7.38%
Final maturity			
Weighted average (WARM) (months)		165	296
Minimum		08/05/2023	08/06/2011
Maximum		11/10/2049	11/10/2049
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		0.42%	0.00%
1-year EURIBOR/MIBOR (Mortgage Market)		97.71%	97.08%
Mortgage Market: Savings Banks		0.00%	2.50%
Mortgage Market: All Institutions		0.41%	0.40%
Secondary Market Public Debt 2-6 years		1.46%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	3.27	6.75	0.05	8.24
10.01 - 20%	12.73	15.50	1.15	16.54
20.01 - 30%	21.59	25.43	3.64	25.58
30.01 - 40%	30.73	35.42	7.21	35.20
40.01 - 50%	21.64	44.03	11.17	45.40
50.01 - 60%	7.56	54.20	16.12	55.25
60.01 - 70%	2.42	63.87	21.26	65.14
70.01 - 80%	0.05	71.82	33.26	75.31
80.01 - 90%			3.57	84.45
90.01 - 100%			2.56	94.39
Weighted average (WALTV)	33.78		61.99	
Minimum	0.01		6.46	
Maximum	71.82		99.64	

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.51%	0.52%	0.57%	0.49%	0.31%
Annual Percentage Rate (CPR)	5.92%	6.08%	6.58%	5.67%	3.63%

Geographic distribution

	Current	At constitution date
Andalucia	13.18%	14.08%
Aragon	7.41%	8.18%
Asturias	0.56%	0.77%
Balearic Islands	0.01%	0.05%
Basque Country	2.56%	1.70%
Canary Islands	1.73%	1.63%
Castilla-La Mancha	36.35%	33.45%
Castilla-Leon	1.16%	0.84%
Catalonia	1.19%	1.43%
Extremadura	1.48%	1.51%
Galicia	0.01%	0.07%
La Rioja	1.03%	1.36%
Madrid	5.15%	5.65%
Murcia	0.69%	0.54%
Navarra	2.03%	1.57%
Valencia	25.46%	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	442	138,603.20	65,795.50	0.00	204,398.70	35.11	23,874,893.50	24,079,292.20	80.79	27.69
from > 1 to = 2 months	50	37,083.05	18,770.30	0.00	55,853.35	9.59	2,632,871.31	2,688,724.66	9.02	29.73
from > 2 to = 3 months	14	15,099.84	10,338.60	0.00	25,438.44	4.37	1,170,375.12	1,195,813.56	4.01	37.82
from > 3 to = 6 months	7	11,092.12	7,762.80	0.00	18,854.92	3.24	633,127.41	651,982.33	2.19	29.61
from > 6 to < 12 months	9	39,752.99	13,048.61	0.00	52,801.60	9.07	678,467.38	731,268.98	2.45	29.57
from = 12 to < 18 months	4	18,834.29	3,808.43	0.00	22,642.72	3.89	145,382.29	168,025.01	0.56	25.57
from = 18 to < 24 months	1	4,784.93	4,297.96	0.00	9,082.89	1.56	60,770.23	69,853.12	0.23	52.93
from ≥ 2 years	7	188,922.63	4,201.12	0.00	193,123.75	33.17	27,078.66	220,202.41	0.74	18.37
Subtotal	534	454,173.05	128,023.32	0.00	582,196.37	100.00	29,222,965.90	29,805,162.27	100.00	28.16
Total	534	454,173.05	128,023.32	0.00	582,196.37		29,222,965.90	29,805,162.27		