

RURAL HIPOTECARIO XII Fondo de Titulización de Activos

Brief report

Date: 09/30/2023
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
Caja Rural de Gijón
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Caja Rural de Toledo
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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
Société Générale

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Société Générale

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 Nº 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	
Series A ES0323976003	11/04/2009 8,622	23,648.53 203,897,625.66 23.65%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	4.2340% 12/22/2023 253.101020 Gross 205.011826 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	12/22/2023 "Pass-Through" Secutential / Pro rata under certain circumstances	AAA (sf) A+sf n.c.
Series B ES0323976011	11/04/2009 205	50,191.13 10,289,181.65 50.19%	100,000.00 20,500,000.00	Floating 3-M Euribor+0.500% 22.Mar/Jun/Sep/Dec	4.4340% 12/22/2023 562.550550 Gross 455.665945 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutential / Pro rata under certain circumstances	Asf n.c.
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	4.6340% 12/22/2023 609.623337 Gross 493.794903 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutential / Pro rata under certain circumstances	Asf n.c.
Total		228,394,688.27	910,000,000.00					n.c. n.c. Aaa n.c. A1 Baa3

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
		% Annual equivalent CPR		2,00	3,00	4,00	5,00	6,00	7,00	8,00
Series A	With optional redemption *	Average life	Years	4.96	4.62	4.39	4.08	3.88	3.60	3.42
		Date		09/07/2028	05/05/2028	02/09/2028	10/21/2027	08/07/2027	04/26/2027	02/19/2027
		Final Maturity	Years	7.50	7.01	6.75	6.25	6.01	5.50	5.25
	Without optional redemption *	Date		03/22/2031	09/22/2030	06/22/2030	12/22/2029	09/22/2029	03/22/2029	12/22/2028
		Average life	Years	6.08	5.75	5.44	5.16	4.90	4.66	4.44
		Date		10/19/2029	06/20/2029	03/01/2029	11/18/2028	08/15/2028	05/19/2028	02/27/2028
Series B	With optional redemption *	Final Maturity	Years	15.26	14.51	14.01	13.51	13.01	12.76	12.26
		Date		12/22/2038	03/22/2038	09/22/2037	03/22/2037	09/22/2036	06/22/2036	12/22/2035
		Average life	Years	5.13	4.78	4.54	4.22	4.02	3.72	3.54
	Without optional redemption *	Date		11/06/2028	07/01/2028	04/06/2028	12/11/2027	09/27/2027	06/10/2027	04/04/2027
		Final Maturity	Years	7.50	7.01	6.75	6.25	6.01	5.50	5.25
		Date		03/22/2031	09/22/2030	06/22/2030	12/22/2029	09/22/2029	03/22/2029	12/22/2028
Series C	With optional redemption *	Average life	Years	6.68	6.33	6.01	5.72	5.45	5.19	4.96
		Date		05/25/2030	01/18/2030	09/23/2029	06/08/2029	03/01/2029	11/28/2028	09/04/2028
		Final Maturity	Years	15.26	14.76	14.26	13.76	13.26	12.76	12.51
	Without optional redemption *	Date		12/22/2038	06/22/2038	12/22/2037	06/22/2037	12/22/2036	06/22/2036	03/22/2036
		Average life	Years	7.50	7.01	6.75	6.25	6.01	5.50	5.25
		Date		03/21/2031	09/22/2030	06/22/2030	12/22/2029	09/21/2029	03/21/2029	12/22/2028
Series C	With optional redemption *	Final Maturity	Years	7.50	7.01	6.75	6.25	6.01	5.50	5.25
		Date		03/22/2031	09/22/2030	06/22/2030	12/22/2029	09/22/2029	03/22/2029	12/22/2028
	Without optional redemption *	Average life	Years	18.79	18.16	17.55	16.97	16.41	15.89	15.39
		Date		07/03/2042	11/14/2041	04/06/2041	09/05/2040	02/16/2040	08/08/2039	02/06/2039
		Final Maturity	Years	26.02	26.02	26.02	26.02	26.02	26.02	26.02
		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	89.27%	203,897,625.66	19.93%	862,200,000.00	9.85%
Series B	4.51%	10,289,181.65	15.42%	20,500,000.00	7.60%
Series C	6.22%	14,207,880.96	9.20%	27,300,000.00	4.60%
Issue of Bonds		228,394,688.27		910,000,000.00	
Reserve Fund	9.20%	21,012,311.32	4.60%	41,860,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	26,036,492.31	3.452%	
Servicer ppal collect not yet credited	842,663.00		
Servicer ints collect not yet credited	382,640.56		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		21,012,311.32	4.934%
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		4,414	8,245
Principal			
Principal outstanding		226,473,648.26	910,099,987.12
Average loan		51,308.03	110,382.05
Minimum		255.11	4,591.26
Maximum		308,920.86	496,292.86
Interest rate			
Weighted average (wac)		4.40%	3.20%
Minimum		0.60%	1.59%
Maximum		7.05%	7.38%
Final maturity			
Weighted average (WARM) (months)		163	296
Minimum		10/01/2023	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)		97.67%	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%	3.32	6.73	0.05	8.24
10.01 - 20%	13.18	15.49	1.15	16.54
20.01 - 30%	21.85	25.42	3.64	25.58
30.01 - 40%	31.16	35.39	7.21	35.20
40.01 - 50%	20.56	43.97	11.17	45.40
50.01 - 60%	7.54	54.12	16.12	55.25
60.01 - 70%	2.33	63.79	21.26	65.14
70.01 - 80%	0.05	71.52	33.26	75.31
80.01 - 90%			3.57	84.45
90.01 - 100%			2.56	94.39
Weighted average (WALTV)	33.50			61.99
Minimum		0.06		6.46
Maximum		71.52		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  www.cnmv.com

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.58%	0.50%	0.51%	0.53%	0.31%
Annual Percentage Rate (CPR)	6.79%	5.85%	5.94%	6.17%	3.66%

Geographic distribution

	Current	At constitution date
Andalucia	13.06%	14.08%
Aragon	7.48%	8.18%
Asturias	0.52%	0.77%
Balearic Islands	0.01%	0.05%
Basque Country	2.60%	1.70%
Canary Islands	1.72%	1.63%
Castilla-La Mancha	36.43%	33.45%
Castilla-Leon	1.14%	0.84%
Catalonia	1.21%	1.43%
Extremadura	1.45%	1.51%
Galicia	0.01%	0.07%
La Rioja	1.03%	1.36%
Madrid	5.15%	5.65%
Murcia	0.70%	0.54%
Navarra	2.01%	1.57%
Valencia	25.47%	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	130,642.53	60,650.72	0.00	191,293.25	31.90	22,947,452.62	23,138,745.87	79.68	27.63
from > 1 to = 2 months	49	39,647.90	21,850.47	0.00	61,498.37	10.25	2,742,712.16	2,804,210.53	9.66	29.68
from > 2 to = 3 months	15	13,018.99	8,140.96	0.00	21,159.95	3.53	890,034.71	911,194.66	3.14	32.81
from > 3 to = 6 months	8	12,605.95	10,811.71	0.00	23,417.66	3.90	768,675.24	792,092.90	2.73	30.36
from > 6 to < 12 months	10	43,540.99	17,910.92	0.00	61,451.91	10.25	700,245.51	761,697.42	2.62	29.28
from = 12 to < 18 months	3	16,659.25	4,216.61	0.00	20,875.86	3.48	158,801.71	179,677.57	0.62	27.34
from = 18 to < 24 months	3	17,097.61	9,126.90	0.00	26,224.51	4.37	204,630.97	230,855.48	0.79	43.32
from ≥ 2 years	7	189,315.25	4,455.96	0.00	193,771.21	32.31	26,649.68	220,420.89	0.76	18.39
Subtotal	520	462,528.47	137,164.25	0.00	599,692.72	100.00	28,439,202.60	29,038,895.32	100.00	28.04
Total	520	462,528.47	137,164.25	0.00	599,692.72		28,439,202.60	29,038,895.32		