RURAL HIPOTECARIO XVIII Fondo de Titulización

Europea de Titulización
Sociedad Gestora de Fondos de Titulización

Brief report

Date: 05/31/2020
Currency: EUR

Constitution date
12/13/2018

VAT Reg. no.
V88261839

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

Originator
Caja Rural de Aragón

Servicer
Caja Rural de Aragón

Lead Manager
Banco Cooperativo Español

Underwriter
Caja Rural de Aragón

Servicer Credit Support Provider
Banco Cooperativo Español

Bond Paying Agent
Société Générale

Market
AIAF Mercado de Renta Fija

Register of Book Securities
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Treasury Account
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Assets Custodian
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Start-up Loan
Caja Rural de Aragón

Subordinated Loan
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Fund Auditor
KPMG Auditores

Issued securities: Asset-Backed Bonds

Bonds issue

Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current	Principal outstanding Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	Redemption Next	Rating DBRS / Moody's Current	Rating DBRS / Moody's Original
Series A ES0305393003	12/13/2018 2,333	88,994.87 207,625,031.71 88.99%	100,000.00 233,300,000.00	Floating 3-M Euribor+0.450% 12.Mar/Jun/Sep/Dec	0.0000% 06/12/2020 0.000000 Gross 0.000000 Net	12/12/2057 Quarterly 12.Mar/Jun/Sep/Dec	"Pass-Through" Secuential	AA (high) (sf) Aa1 (sf)	AA (high) Aa1
Series B ES0305393011	12/13/2018 217	100,000.00 21,700,000.00 100.00%	100,000.00 21,700,000.00	Floating 3-M Euribor+0.600% 12.Mar/Jun/Sep/Dec	0.1180% 06/12/2020 30.155556 Gross 24.426000 Net	12/12/2057 Quarterly 12.Mar/Jun/Sep/Dec	"Pass-Through" Secuential	n.c. n.c.	n.c. n.c.
Total		229,325,031.71	255.000.000,00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date

					0,17	0,25	0,34	0,42	0,51	0,60	0,69	0,78
				% 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		7.59	7.03	6.52	6.07	5.67	5.31	4.98	4.69
			Date		10/13/2027	03/21/2027	09/17/2026	04/06/2026	11/10/2025	07/01/2025	03/03/2025	11/17/2024
		Final Maturity	Years		17.76	17.01	16.01	15.26	14.51	13.76	13.01	12.51
			Date		12/12/2037	03/12/2037	03/12/2036	06/12/2035	09/12/2034	12/12/2033	03/12/2033	09/12/2032
	Without optional redemption *	Average life	Years		7.60	7.04	6.53	6.08	5.68	5.31	4.99	4.69
			Date		10/16/2027	03/23/2027	09/20/2026	04/09/2026	11/12/2025	07/03/2025	03/06/2025	11/19/2024
		Final Maturity	Years		18.52	17.76	16.76	16.01	15.26	14.51	13.76	13.26
			Date		09/12/2038	12/12/2037	12/12/2036	03/12/2036	06/12/2035	09/12/2034	12/12/2033	06/12/2033
Series B	With optional redemption *	Average life	Years		17.76	17.01	16.01	15.26	14.51	13.76	13.01	12.51
			Date		12/11/2037	03/11/2037	03/12/2036	06/12/2035	09/12/2034	12/11/2033	03/12/2033	09/12/2032
		Final Maturity	Years		17.76	17.01	16.01	15.26	14.51	13.76	13.01	12.51
			Date		12/12/2037	03/12/2037	03/12/2036	06/12/2035	09/12/2034	12/12/2033	03/12/2033	09/12/2032
	Without optional redemption *	Average life	Years		21.78	21.08	20.37	19.65	18.94	18.23	17.54	16.87
			Date		12/16/2041	04/05/2041	07/19/2040	10/31/2039	02/12/2039	05/31/2038	09/21/2037	01/19/2037
		Final Maturity	Years		33.27	33.27	33.27	33.27	33.27	33.27	33.27	33.27
			Date		06/12/2053	06/12/2053	06/12/2053	06/12/2053	06/12/2053	06/12/2053	06/12/2053	06/12/2053

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	90.54%	207,625,031.71	14.46%	91.49%	233,300,000.00	13.01%
Series B	9.46%	21,700,000.00	5.00%	8.51%	21,700,000.00	4.50%
Issue of Bonds		229,325,031.71		100.00%	255,000,000.00	
Reserve Fund	5.00%	11,475,000.00		4.50%	11,475,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		17,585,071.98	-0.500%
Servicer ppal collect not yet credited		118,528.02	
Servicer ints collect not yet credited		22,244.61	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan L/T		11,475,000.00	0.518%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		364,251.56	0.518%
Start-up Loan S/T		132,400.56	

Collateral: Residential mortgage loans (PTCs/MCs)

General

	Current	At constitution date
Count	2,898	2,999
Principal		
Principal outstanding	223,616,379.54	255,099,895.65
Average loan	77,162.31	85,061.65
Minimum	2,846.83	26,904.19
Maximum	345,066.23	371,537.07
Interest rate		
Weighted average (wac)	1.11%	1.23%
Minimum	0.00%	0.21%
Maximum	5.23%	5.31%
Final maturity		
Weighted average (WARM) (months)	232	248
Minimum	12/20/2020	06/30/2021
Maximum	07/17/2053	07/17/2053
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR (Mortgage Market)	99.99%	99.98%
Mortgage Market: All Institutions	0.01%	0.01%

LTV Distribution

	Current % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	0.31	7.69	0.09	7.76
10.01 - 20%	2.31	15.62	1.56	16.28
20.01 - 30%	5.57	25.29	4.42	25.47
30.01 - 40%	11.08	35.56	8.21	35.63
40.01 - 50%	16.72	45.10	15.30	45.41
50.01 - 60%	23.35	55.16	20.52	55.38
60.01 - 70%	25.75	64.89	25.57	65.28
70.01 - 80%	10.73	74.07	17.36	74.14
80.01 - 90%	3.89	83.99	5.69	84.71
90.01 - 100%	0.30	91.08	1.27	92.87
Weighted average (WALTV)		54.35		58.19
Minimum		0.93		6.07
Maximum		92.50		97.17

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.30%	0.38%	0.39%	0.31%	0.32%
Annual Percentage Rate (CPR)	3.50%	4.49%	4.60%	3.71%	3.77%

Geographic distribution

	Current	At constitution date
Andalucia	0.21%	0.20%
Aragon	87.93%	87.57%
Balearic Islands	0.18%	0.17%
Basque Country	0.24%	0.23%
Cantabria	0.08%	0.08%
Castilla-La Mancha	0.02%	0.02%
Castilla-Leon	0.07%	0.07%
Catalonia	2.86%	2.87%
Galicia	0.10%	0.12%
La Rioja	7.26%	7.56%
Madrid	0.07%	0.07%
Navarra	0.18%	0.24%
Valencia	0.81%	0.80%

Additional information

Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid +34 91 411 84 67 +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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Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	68	17,149.43	2,355.95	0.00	19,505.38	31.14	4,909,757.47	4,929,262.85	68.91	50.46
from > 1 to = 2 months	11	5,772.54	1,165.43	0.00	6,937.97	11.08	998,385.06	1,005,323.03	14.05	59.10
from > 2 to = 3 months	8	9,285.78	1,553.85	0.00	10,839.63	17.30	626,134.25	636,973.88	8.90	51.58
from > 3 to = 6 months	4	7,666.55	1,194.24	0.00	8,860.79	14.14	337,895.02	346,755.81	4.85	56.31
from > 6 to < 12 months	3	8,582.72	1,414.08	0.00	9,996.80	15.96	133,613.53	143,610.33	2.01	40.86
from = 12 to < 18 months	1	4,656.04	1,846.15	0.00	6,502.19	10.38	84,987.98	91,490.17	1.28	66.75
Subtotal	95	53,113.06	9,529.70	0.00	62,642.76	100.00	7,090,773.31	7,153,416.07	100.00	51.81
Total	95	53,113.06	9,529.70	0.00	62,642.76		7,090,773.31	7,153,416.07		

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