

Brief report

Date: 08/31/2020
 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
 Banco Santander

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Banco Santander

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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)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating		
		Current	Original			Final maturity (legal)	Next	Current	Original	
Series A ES0305393003	12/13/2018 2,333	86,570.73 201,969,513.09 86.57%	100,000.00 233,300,000.00	Floating 3-M Euribor+0.450% 12.Mar/Jun/Sep/Dec	0.0990% 09/14/2020 22.378534 Gross 18.126613 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	0.2490% 09/14/2020 65.018667 Gross 52.863500 Net	12/12/2057 Quarterly 12.Mar/Jun/Sep/Dec	"Pass-Through" Secuential	n.c.	n.c. n.c.	
Total		223,669,513.09	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										
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)						
				0,17	0,25	0,34	0,42	0,51	0,60	0,69
Series A	With optional redemption *	Average life	7.59	7.03	6.52	6.07	5.67	5.31	4.98	4.69
		Final Maturity	10/13/2027	03/21/2027	09/17/2026	04/06/2026	11/10/2025	07/01/2025	03/03/2025	11/17/2024
		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	7.80	7.04	6.53	6.08	5.68	5.31	4.99	4.69
		Final Maturity	10/16/2027	03/23/2027	09/20/2026	04/09/2026	11/12/2025	07/03/2025	03/06/2025	11/19/2024
		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	17.76	17.01	16.01	15.26	14.51	13.76	13.01	12.51
		Final Maturity	12/11/2037	03/11/2037	03/12/2036	06/12/2035	09/12/2034	12/11/2033	03/12/2033	09/12/2032
		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	21.78	21.08	20.37	19.65	18.94	18.23	17.54	16.87
		Final Maturity	12/16/2041	04/05/2041	07/19/2040	10/31/2039	02/12/2039	05/31/2038	09/21/2037	01/19/2037
		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		At issue date		% CE	
	% CE	% CE	% CE	% CE		
Series A	90.30%	201,969,513.09	14.83%	91.49%	233,300,000.00	13.01%
Series B	9.70%	21,700,000.00	5.13%	8.51%	21,700,000.00	4.50%
Issue of Bonds		223,669,513.09		100.00%	255,000,000.00	
Reserve Fund	5.13%	11,475,000.00	4.50%		11,475,000.00	

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	16,562,890.51
Servicer ppal collect not yet credited	111,720.04		
Servicer ints collect not yet credited	19,964.28		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		11,475,000.00	0.649%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		331,141.42	0.649%
Start-up Loan S/T		132,400.56	

Collateral: Residential mortgage loans (PTCs/MCs)

General				
	Current		At constitution date	
	Count		Count	
Principal	2,879		2,999	
Principal outstanding		218,906,232.89		255,099,895.65
Average loan		76,035.51		85,061.65
Minimum		250.45		26,904.19
Maximum		340,551.31		371,537.07
Interest rate				
Weighted average (wac)		1.18%		1.23%
Minimum		0.00%		0.21%
Maximum		4.92%		5.31%
Final maturity				
Weighted average (WARM) (months)		230		248
Minimum		09/30/2020		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		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.34	7.69	0.09	7.76
10.01 - 20%	2.56	15.76	1.56	16.28
20.01 - 30%	5.59	25.37	4.42	25.47
30.01 - 40%	11.68	35.58	8.21	35.63
40.01 - 50%	16.91	45.14	15.30	45.41
50.01 - 60%	23.86	55.15	20.52	55.38
60.01 - 70%	24.87	64.74	25.57	65.28
70.01 - 80%	10.23	73.87	17.36	74.14
80.01 - 90%	3.75	83.66	5.69	84.71
90.01 - 100%	0.22	90.54	1.27	92.87
Weighted average (WALTV)	53.78		58.19	
Minimum	0.10		6.07	
Maximum	91.65		97.17	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.27%	0.25%	0.32%	0.32%	0.31%
Annual Percentage Rate (CPR)	3.14%	2.99%	3.74%	3.76%	3.66%

Geographic distribution		
	Current	At constitution date
Andalucia	0.21%	0.20%
Aragon	87.88%	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	0.08%	0.07%
Catalonia	2.87%	2.87%
Galicia	0.10%	0.12%
La Rioja	7.29%	7.56%
Madrid	0.07%	0.07%
Navarra	0.18%	0.24%
Valencia	0.81%	0.80%

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Additional information
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RURAL HIPOTECARIO XVIII Fondo de Titulización

Brief report

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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	78	26,111.75	6,346.83	0.00	32,460.58	18.30	6,355,218.80	6,387,679.38	37.04	50.64
from > 1 to = 2 months	114	66,282.57	26,547.93	0.00	92,830.50	52.33	9,177,309.21	9,270,139.71	53.75	48.75
from > 2 to = 3 months	5	6,467.62	875.17	0.00	7,342.79	4.14	364,035.21	371,378.00	2.15	37.42
from > 3 to = 6 months	6	12,027.05	2,209.16	0.00	14,236.21	8.02	742,078.68	756,314.89	4.39	56.87
from > 6 to < 12 months	5	13,242.38	3,044.65	0.00	16,287.03	9.18	322,065.00	338,352.03	1.96	57.96
from = 12 to < 18 months	2	11,768.46	2,477.88	0.00	14,246.34	8.03	107,097.69	121,344.03	0.70	41.71
Subtotal	210	135,899.83	41,503.62	0.00	177,403.45	100.00	17,067,804.59	17,245,208.04	100.00	49.52
Total	210	135,899.83	41,503.62	0.00	177,403.45		17,067,804.59	17,245,208.04		