

Brief report

Date: 11/30/2020
 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

Assets Custodian
 Banco Cooperativo Español

Start-up Loan
 Caja Rural de Aragón

Subordinated Loan
 Caja Rural de Aragón

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 DBRS / Moody's				
		Current	Original			Final maturity (legal)	Next	Current	Original			
Series A ES0305393003	12/13/2018 2,333	84,587.29	100,000.00	197,342,147.57	233,300,000.00	84.59%	Floating 3-M Euribor+0.450% 12.Mar/Jun/Sep/Dec	0.0000% 12/14/2020 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	100,000.00	21,700,000.00	21,700,000.00	100.00%	Floating 3-M Euribor+0.600% 12.Mar/Jun/Sep/Dec	0.1120% 12/14/2020 28,311111 Gross 22.932000 Net	12/12/2057 Quarterly 12.Mar/Jun/Sep/Dec	"Pass-Through" Secuential	n.c.	n.c. n.c.
Total		219,042,147.57		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	7.41	6.86	6.37	5.93	5.54	5.19	4.88	4.59
		Final Maturity	02/08/2028	07/24/2027	01/27/2027	08/19/2026	03/29/2026	11/22/2025	07/29/2025	04/15/2025
		Date	12/12/2037	03/12/2037	06/12/2036	06/12/2035	09/12/2034	03/12/2034	06/12/2033	09/12/2032
	Without optional redemption *	Average life	7.42	6.87	6.38	5.94	5.55	5.20	4.88	4.60
		Final Maturity	02/11/2028	07/28/2027	01/29/2027	08/22/2026	04/01/2026	11/24/2025	08/01/2025	04/18/2025
		Date	09/12/2038	12/12/2037	03/12/2037	03/12/2036	06/12/2035	12/12/2034	03/12/2034	06/12/2033
Series B	With optional redemption *	Average life	17.25	16.50	15.75	14.75	14.00	13.50	12.75	12.00
		Final Maturity	12/11/2037	03/12/2037	06/11/2036	06/12/2035	09/12/2034	03/12/2034	06/12/2033	09/12/2032
		Date	12/12/2037	03/12/2037	06/12/2036	06/12/2035	09/12/2034	03/12/2034	06/12/2033	09/12/2032
	Without optional redemption *	Average life	21.28	20.59	19.90	19.20	18.51	17.82	17.15	16.50
		Final Maturity	12/18/2041	04/13/2041	08/03/2040	11/22/2039	03/13/2039	07/06/2038	11/03/2037	03/10/2037
		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
Series A	90.09%	197,342,147.57	15.15%	91.49%	233,300,000.00
Series B	9.91%	21,700,000.00	5.24%	8.51%	21,700,000.00
Issue of Bonds		219,042,147.57		100.00%	255,000,000.00
Reserve Fund	5.24%	11,475,000.00		4.50%	11,475,000.00

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	16,977,360.46
Servicer ppal collect not yet credited	177,779.79		
Servicer ints collect not yet credited	26,651.39		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		11,475,000.00	0.512%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		430,431.84	0.512%
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans (PTCs/MCs)

General				
	Current	At constitution date		
Count	2,856	2,999		
Principal				
Principal outstanding	213,643,052.22	255,099,895.65		
Average loan	74,804.99	85,061.65		
Minimum	783.12	26,904.19		
Maximum	336,019.47	371,537.07		
Interest rate				
Weighted average (wac)	1.14%	1.23%		
Minimum	0.00%	0.21%		
Maximum	4.92%	5.31%		
Final maturity				
Weighted average (WARM) (months)	228	248		
Minimum	12/02/2020	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%	0.42	7.70	0.09	7.76
10.01 - 20%	2.76	15.83	1.56	16.28
20.01 - 30%	5.68	25.49	4.42	25.47
30.01 - 40%	11.93	35.43	8.21	35.63
40.01 - 50%	17.62	45.18	15.30	45.41
50.01 - 60%	24.44	55.24	20.52	55.38
60.01 - 70%	24.16	64.77	25.57	65.28
70.01 - 80%	9.56	74.07	17.36	74.14
80.01 - 90%	3.44	83.82	5.69	84.71
90.01 - 100%			1.27	92.87
Weighted average (WALTV)	53.22		58.19	
Minimum	0.34		6.07	
Maximum	89.98		97.17	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.39%	0.35%	0.30%	0.35%	0.31%
Annual Percentage Rate (CPR)	4.63%	4.07%	3.53%	4.07%	3.71%

Geographic distribution		
	Current	At constitution date
Andalucia	0.21%	0.20%
Aragon	87.94%	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	2.86%	2.87%
Galicia	0.10%	0.12%
La Rioja	7.25%	7.56%
Madrid	0.07%	0.07%
Navarra	0.18%	0.24%
Valencia	0.78%	0.80%

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.
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Additional information
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 Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

RURAL HIPOTECARIO XVIII Fondo de Titulización

Brief report

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Constitution date

12/13/2018

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Management Company

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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	53	13,763.08	1,912.92	0.00	15,676.00	4.27	4,090,283.43	4,105,959.43	23.24	53.12
from > 1 to = 2 months	4	1,692.77	417.12	0.00	2,109.89	0.57	186,964.65	189,074.54	1.07	47.51
from > 2 to = 3 months	6	3,039.74	454.29	0.00	3,494.03	0.95	447,197.82	450,691.85	2.55	53.23
from > 3 to = 6 months	135	206,976.76	80,128.18	0.00	287,104.94	78.21	11,420,863.79	11,707,968.73	66.26	48.99
from > 6 to < 12 months	10	32,310.18	5,746.55	0.00	38,056.73	10.37	989,186.12	1,027,242.85	5.81	57.14
from = 12 to < 18 months	2	9,339.40	1,549.85	0.00	10,889.25	2.97	84,368.57	95,257.82	0.54	35.33
from = 18 to < 24 months	1	7,001.55	2,765.44	0.00	9,766.99	2.66	82,642.47	92,409.46	0.52	67.42
Subtotal	211	274,123.48	92,974.35	0.00	367,097.83	100.00	17,301,506.85	17,668,604.68	100.00	50.37
Total	211	274,123.48	92,974.35	0.00	367,097.83		17,301,506.85	17,668,604.68		

Underwriter

Caja Rural de Aragón

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