

Brief report

Date: 12/31/2020
 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

Assets Custodian
 Banco Cooperativo Español

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 DBRS / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0305393003	12/13/2018 2,333	82,352.14 192,127,542.62 82.35%	100,000.00 233,300,000.00	Floating 3-M Euribor+0.450% 12.Mar/Jun/Sep/Dec	0.0000% 03/12/2021 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) (sf) 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	0.0540% 03/12/2021 13.200000 Gross 10.692000 Net	12/12/2057 Quarterly 12.Mar/Jun/Sep/Dec	"Pass-Through" Secuential	n.c. n.c.	n.c. n.c.
Total		213,827,542.62	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)							Final Maturity
				0,17	0,25	0,34	0,42	0,51	0,60	0,69	
Series A	With optional redemption *	Average life	7.15	6.62	6.15	5.73	5.35	5.01	4.71	4.44	Date
		Final Maturity	02/04/2028	07/26/2027	02/04/2027	09/03/2026	04/19/2026	12/17/2025	08/29/2025	05/21/2025	Date
			17.01	16.25	15.25	14.50	13.75	12.50	11.75	11.75	Date
	Without optional redemption *	Average life	7.15	6.62	6.15	5.73	5.35	5.01	4.71	4.44	Date
		Final Maturity	02/04/2028	07/26/2027	02/04/2027	09/03/2026	04/19/2026	12/17/2025	08/29/2025	05/21/2025	Date
			17.01	16.25	15.25	14.50	13.75	12.50	11.75	11.75	Date
Series B	With optional redemption *	Average life	17.24	16.25	15.50	14.75	14.00	13.25	12.50	12.00	Date
		Final Maturity	03/08/2038	03/12/2037	06/10/2036	09/10/2035	12/10/2034	03/12/2034	06/12/2033	12/11/2032	Date
			17.25	16.25	15.50	14.75	14.00	13.25	12.50	12.00	Date
	Without optional redemption *	Average life	19.45	18.70	17.94	17.19	16.46	15.75	15.07	14.42	Date
		Final Maturity	05/23/2040	08/22/2039	11/18/2038	02/18/2038	05/27/2037	09/11/2036	01/05/2036	05/12/2035	Date
			22.76	22.25	21.51	21.01	20.25	19.76	19.01	18.25	Date
			09/12/2043	03/12/2043	06/12/2042	12/12/2041	03/12/2041	09/12/2040	12/12/2039	03/12/2039	

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	89.85%	192,127,542.62	15.52%	91.49%	233,300,000.00	13.01%
Series B	10.15%	21,700,000.00	5.37%	8.51%	21,700,000.00	4.50%
Issue of Bonds		213,827,542.62		100.00%	255,000,000.00	
Reserve Fund	5.37%	11,475,000.00	4.50%		11,475,000.00	

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	13,906,996.39
Servicer ppal collect not yet credited	55,044.83		
Servicer ints collect not yet credited	6,699.26		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		11,475,000.00	0.454%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		264,921.14	0.454%
Start-up Loan S/T		132,400.56	

Collateral: Residential mortgage loans (PTCs/MCs)

General				
	Current	At constitution date		
Count	2,847	2,999		
Principal				
Principal outstanding	211,475,590.12	255,099,895.65		
Average loan	74,280.15	85,061.65		
Minimum	275.96	26,904.19		
Maximum	334,505.08	371,537.07		
Interest rate				
Weighted average (wac)	1.06%	1.23%		
Minimum	0.00%	0.21%		
Maximum	4.92%	5.31%		
Final maturity				
Weighted average (WARM) (months)	227	248		
Minimum	01/10/2021	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%	0.46	7.62	0.09	7.76
10.01 - 20%	2.87	15.85	1.56	16.28
20.01 - 30%	5.63	25.44	4.42	25.47
30.01 - 40%	11.87	35.34	8.21	35.63
40.01 - 50%	18.08	45.08	15.30	45.41
50.01 - 60%	24.60	55.27	20.52	55.38
60.01 - 70%	23.95	64.79	25.57	65.28
70.01 - 80%	9.21	74.15	17.36	74.14
80.01 - 90%	3.31	83.74	5.69	84.71
90.01 - 100%			1.27	92.87
Weighted average (WALTV)	52.99		58.19	
Minimum	0.23		6.07	
Maximum	89.72		97.17	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.55%	0.44%	0.35%	0.35%	0.32%
Annual Percentage Rate (CPR)	6.37%	5.18%	4.07%	4.10%	3.82%

Geographic distribution		
	Current	At constitution date
Andalucia	0.22%	0.20%
Aragon	88.00%	87.57%
Balearic Islands	0.19%	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	2.85%	2.87%
Galicia	0.10%	0.12%
La Rioja	7.18%	7.56%
Madrid	0.08%	0.07%
Navarra	0.18%	0.24%
Valencia	0.79%	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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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	34	8,647.58	1,484.48	0.00	10,132.06	5.39	2,773,560.40	2,783,692.46	31.65	47.82
from > 1 to = 2 months	2	1,269.54	117.33	0.00	1,386.87	0.74	190,029.66	191,416.53	2.18	49.76
from > 2 to = 3 months	2	1,642.46	485.76	0.00	2,128.22	1.13	173,302.09	175,430.31	1.99	64.33
from > 3 to = 6 months	53	79,210.16	32,936.63	0.00	112,146.79	59.70	4,087,911.72	4,200,058.51	47.75	56.49
from > 6 to < 12 months	11	22,175.79	3,860.69	0.00	26,036.48	13.86	1,042,719.84	1,068,756.32	12.15	48.87
from = 12 to < 18 months	4	22,178.36	3,536.77	0.00	25,715.13	13.69	258,193.05	283,908.18	3.23	45.60
from = 18 to < 24 months	1	7,395.50	2,914.95	0.00	10,310.45	5.49	82,248.52	92,558.97	1.05	67.53
Subtotal	107	142,519.39	45,336.61	0.00	187,856.00	100.00	8,607,965.28	8,795,821.28	100.00	52.17
Total	107	142,519.39	45,336.61	0.00	187,856.00		8,607,965.28	8,795,821.28		