

Brief report

Date: 03/31/2021
 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		
		Current	Original			Final maturity (legal)	Next	Current	Original	
Series A ES0305393003	12/13/2018 2,333	79,722.35	100,000.00	Floating 3-M Euribor+0.450% 12.Mar/Jun/Sep/Dec	0.0000% 06/14/2021 0.000000 Gross 0.000000 Net	12/12/2057	Quarterly	"Pass-Through" Secuential	AA (high) (sf) Aa1 (sf)	AA (high) Aa1
Series B ES0305393011	12/13/2018 217	100,000.00	100,000.00	Floating 3-M Euribor+0.600% 12.Mar/Jun/Sep/Dec	0.0570% 06/14/2021 14.883333 Gross 12.055500 Net	12/12/2057	Quarterly	"Pass-Through" Secuential	n.c.	n.c. n.c.
Total		207,692,242.55	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	Date
				2.00	3.00	4.00	5.00	6.00	7.00		
Series A	With optional redemption *	Average life	7.16	6.63	6.17	5.75	5.38	5.05	4.74	4.47	05/06/2028
		Final Maturity	16.76	15.76	15.01	14.26	13.51	13.01	12.26	11.76	12/12/2037
		Date	12/12/2037	12/12/2036	03/12/2036	06/12/2035	09/12/2034	03/12/2034	06/12/2033	12/12/2032	
	Without optional redemption *	Average life	7.16	6.84	6.18	5.76	5.39	5.05	4.75	4.47	05/09/2028
		Final Maturity	17.52	16.76	15.76	15.01	14.26	13.76	13.01	12.26	12/12/2037
		Date	09/12/2038	12/12/2037	12/12/2036	03/12/2036	06/12/2035	09/12/2034	03/12/2034	06/12/2033	12/12/2032
Series B	With optional redemption *	Average life	16.76	15.76	15.01	14.26	13.51	13.01	12.26	11.76	12/12/2037
		Final Maturity	12/12/2037	12/12/2036	03/12/2036	06/12/2035	09/12/2034	03/12/2034	06/12/2033	12/12/2032	
		Date	12/12/2037	12/12/2036	03/12/2036	06/12/2035	09/12/2034	03/12/2034	06/12/2033	12/12/2032	
	Without optional redemption *	Average life	20.68	20.01	19.33	18.65	17.98	17.31	16.66	16.03	11/10/2041
		Final Maturity	32.27	32.27	32.27	32.27	32.27	32.27	32.27	32.27	03/20/2037
		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	% CE
Series A	89.55%	185,992,242.55	15.98%	91.49%	233,300,000.00	13.01%
Series B	10.45%	21,700,000.00	5.53%	8.51%	21,700,000.00	4.50%
Issue of Bonds		207,692,242.55		100.00%	255,000,000.00	
Reserve Fund	5.53%	11,475,000.00	4.50%		11,475,000.00	

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	13,149,933.44
Servicer ppal collect not yet credited	48,681.82		
Servicer ints collect not yet credited	5,771.00		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		11,475,000.00	0.457%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		231,811.00	0.457%
Start-up Loan S/T		132,400.56	

Collateral: Residential mortgage loans (PTCs/MCs)

General				
	Current	At constitution date		
Count	2,816	2,999		
Principal				
Principal outstanding	206,174,957.46	255,099,895.65		
Average loan	73,215.54	85,061.65		
Minimum	732.75	26,904.19		
Maximum	329,950.58	371,537.07		
Interest rate				
Weighted average (wac)	0.95%	1.23%		
Minimum	0.00%	0.21%		
Maximum	4.92%	5.31%		
Final maturity				
Weighted average (WARM) (months)	224	248		
Minimum	05/23/2021	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%	0.49	7.79	0.09	7.76
10.01 - 20%	2.99	15.93	1.56	16.28
20.01 - 30%	6.12	25.62	4.42	25.47
30.01 - 40%	12.18	35.48	8.21	35.63
40.01 - 50%	18.43	45.17	15.30	45.41
50.01 - 60%	25.02	55.24	20.52	55.38
60.01 - 70%	23.36	64.75	25.57	65.28
70.01 - 80%	8.28	74.13	17.36	74.14
80.01 - 90%	3.12	83.25	5.69	84.71
90.01 - 100%			1.27	92.87
Weighted average (WALTV)	52.41		58.19	
Minimum	0.67		6.07	
Maximum	88.93		97.17	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.25%	0.36%	0.40%	0.34%	0.33%
Annual Percentage Rate (CPR)	3.00%	4.28%	4.74%	4.00%	3.87%

Geographic distribution		
	Current	At constitution date
Andalucia	0.22%	0.20%
Aragon	88.03%	87.57%
Balearic Islands	0.19%	0.17%
Basque Country	0.25%	0.23%
Cantabria	0.09%	0.08%
Castilla-La Mancha	0.02%	0.02%
Castilla-Leon	0.08%	0.07%
Catalonia	2.88%	2.87%
Galicia	0.10%	0.12%
La Rioja	7.19%	7.56%
Madrid	0.08%	0.07%
Navarra	0.09%	0.24%
Valencia	0.79%	0.80%

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Additional information
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RURAL HIPOTECARIO XVIII Fondo de Titulización

Brief report

Date: 03/31/2021

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

from > 1 to = 2 months

from > 2 to = 3 months

Caja Rural de Aragón

from > 6 to < 12 months

from = 12 to < 18 months

from = 18 to < 24 months

Lead Manager

Banco Cooperativo Español

Underwriter

Caja Rural de Aragón

Servicer Credit Support Provider

Banco Cooperativo Español

Bond Paying Agent

Banco Santander

Market

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Register of Book Securities

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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	42	10,251.14	1,392.66	0.00	11,643.80	11.35	3,102,018.60	3,113,662.40	53.95	47.73
from > 1 to = 2 months	7	5,279.75	945.12	0.00	6,224.87	6.07	659,908.64	666,133.51	11.54	53.03
from > 2 to = 3 months	3	3,419.21	606.15	0.00	4,025.36	3.92	294,394.04	298,419.40	5.17	58.51
from > 6 to < 12 months	12	23,703.50	4,024.11	0.00	27,727.61	27.02	1,159,731.99	1,187,459.60	20.57	43.96
from = 12 to < 18 months	5	26,072.12	5,830.97	0.00	31,903.09	31.08	351,594.46	383,497.55	6.64	57.98
from = 18 to < 24 months	2	17,510.32	3,597.63	0.00	21,107.95	20.57	101,355.83	122,463.78	2.12	42.10
Subtotal	71	86,236.04	16,396.64	0.00	102,632.68	100.00	5,669,003.56	5,771,636.24	100.00	48.33
Total	71	86,236.04	16,396.64	0.00	102,632.68		5,669,003.56	5,771,636.24		

Additional information