

RURAL HIPOTECARIO XVIII Fondo de Titulización

Brief report

Date: 01/31/2023
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

CA-CIB
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	
Series A ES0305393003	12/13/2018 2,333	63,594.08 148,364,988.64 63.59%	100,000.00 233,300,000.00	Floating 3-M Euribor+0.450% 12.Mar/Jun/Sep/Dec	2.4270% 03/13/2023 390.144381 Gross 316.016949 Net	12/12/2057 Quarterly 12.Mar/Jun/Sep/Dec	"Pass-Through" Secuential	AAA (sf) Aa1 (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	2.5770% 03/13/2023 651.408333 Gross 527.640750 Net	12/12/2057 Quarterly 12.Mar/Jun/Sep/Dec	"Pass-Through" Secuential	n.c. n.c. n.c. n.c.
Total		170,064,988.64	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												
		% 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	6.63	6.15	5.73	5.35	5.01	4.70	4.42	4.17	
		Final Maturity	Years	07/27/2029	02/04/2029	09/02/2028	04/16/2028	12/14/2027	08/23/2027	05/14/2027	02/11/2027	
			Date	15.01	14.26	13.51	12.76	12.25	11.51	11.01	10.51	
	Without optional redemption *	Average life	Years	6.64	6.16	5.74	5.36	5.02	4.71	4.43	4.18	
		Final Maturity	Years	07/31/2029	02/07/2029	09/06/2028	04/20/2028	12/17/2027	08/27/2027	05/17/2027	02/14/2027	
			Date	15.76	15.01	14.26	13.51	13.01	12.25	11.76	11.25	
Series B	With optional redemption *	Average life	Years	15.01	14.26	13.51	12.76	12.25	11.51	11.01	10.51	
		Final Maturity	Years	12/11/2037	03/12/2037	06/12/2036	09/11/2035	03/11/2035	06/12/2034	12/12/2033	06/12/2033	
			Date	15.01	14.26	13.51	12.76	12.25	11.51	11.01	10.51	
	Without optional redemption *	Average life	Years	19.07	18.45	17.82	17.20	16.58	15.97	15.38	14.80	
		Final Maturity	Years	12/31/2041	05/19/2041	10/03/2040	02/18/2040	07/06/2039	11/27/2038	04/24/2038	09/26/2037	
			Date	30.52	30.52	30.52	30.52	30.52	30.52	30.52	30.52	

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	87.24%	148,364,988.64	19.51%	233,300,000.00	13.01%
Series B	12.76%	21,700,000.00	6.75%	21,700,000.00	4.50%
Issue of Bonds		170,064,988.64		255,000,000.00	
Reserve Fund	6.75%	11,475,000.00	4.50%	11,475,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		17,807,430.19	0.000%
Servicer ppal collect not yet credited		213,043.65	
Servicer ints collect not yet credited		13,064.13	
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		11,475,000.00	2.977%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		132,440.58	2.977%
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans (PTCs/MCs)

General				
		Current	At constitution date	
Count		2,545	2,999	
Principal				
Principal outstanding		164,362,070.76	255,099,895.65	
Average loan		64,582.35	85,061.65	
Minimum		41.41	26,904.19	
Maximum		298,429.71	371,537.07	
Interest rate				
Weighted average (wac)		2.80%	1.23%	
Minimum		0.00%	0.21%	
Maximum		6.73%	5.31%	
Final maturity				
Weighted average (WARM) (months)		207	248	
Minimum		02/19/2023	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%	0.86 7.27	0.09	7.76
10.01 - 20%	4.19 15.69	1.56	16.28
20.01 - 30%	8.15 25.71	4.42	25.47
30.01 - 40%	16.01 35.14	8.21	35.63
40.01 - 50%	22.03 45.50	15.30	45.41
50.01 - 60%	26.23 55.05	20.52	55.38
60.01 - 70%	16.64 64.13	25.57	65.28
70.01 - 80%	5.34 74.01	17.36	74.14
80.01 - 90%	0.54 81.85	5.69	84.71
90.01 - 100%		1.27	92.87
Weighted average (WALTV)	47.97		58.19
Minimum	0.03		6.07
Maximum	83.23		97.17

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.91%	1.02%	0.85%	0.63%	0.41%
Annual Percentage Rate (CPR)	10.39%	11.55%	9.69%	7.36%	4.82%

Geographic distribution		
	Current	At constitution date
Andalucia	0.25%	0.20%
Aragon	88.34%	87.57%
Balearic Islands	0.22%	0.17%
Basque Country	0.26%	0.23%
Cantabria	0.10%	0.08%
Castilla-La Mancha	0.02%	0.02%
Castilla-Leon	0.08%	0.07%
Catalonia	2.66%	2.87%
Galicia	0.05%	0.12%
La Rioja	7.12%	7.56%
Madrid	0.09%	0.07%
Navarra	0.10%	0.24%
Valencia	0.72%	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.
Only the information communicated by Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

Additional information

Europea de Titulización: C/Jorge Juan 68 - 28009 Madrid www.edt-sg.com info@edt-sg.com
Official register CNMV: C/ Edison, 4 - 28006 Madrid 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	55	10,387.38	4,711.59	0.00	15,098.97	14.11	3,578,578.85	3,593,677.82	72.49	43.36
from > 1 to = 2 months	7	3,490.78	1,759.13	0.00	5,249.91	4.91	450,645.90	455,895.81	9.20	48.32
from > 2 to = 3 months	3	2,651.83	1,285.15	0.00	3,936.98	3.68	309,738.18	313,675.16	6.33	60.93
from > 3 to = 6 months	2	3,435.82	925.87	0.00	4,361.69	4.08	146,910.60	151,272.29	3.05	48.43
from > 6 to < 12 months	1	3,629.14	481.34	0.00	4,110.48	3.84	73,997.54	78,108.02	1.58	57.88
from = 18 to < 24 months	1	16,605.26	1,536.70	0.00	18,141.96	16.95	77,399.02	95,540.98	1.93	39.46
from ≥ 2 years	4	47,213.83	8,916.89	0.00	56,130.72	52.44	213,475.68	269,606.40	5.44	46.86
Subtotal	73	87,414.04	19,616.67	0.00	107,030.71	100.00	4,850,745.77	4,957,776.48	100.00	45.03
Total	73	87,414.04	19,616.67	0.00	107,030.71		4,850,745.77	4,957,776.48		