RURAL HIPOTECARIO XII Fondo de Titulización de Activos

Brief report

Date: 10/31/2018
Currency: EUR

Constitution date
11/04/2009

VAT Reg. no.
V85812600

Management Company
Europea de Titulización, S.G.F.T

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Caja Rural Castellón - S. Isidro
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Caja Rural de Canarias
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Issued securities: Asset-Backed Bonds

Bonds issue

Series / ISIN Code	Issue date / Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current	Original	Interest type / Reference rate and margin / Payment Date	Interest Rate / Next coupon	Redemption: Final maturity (legal)	Redemption: Next	Rating DBRS / Fitch / Moody´s: Current	Original
Series A ES0323976003	11/04/2009 8,622	43,436.72 374,511,399.84 43.44%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.0000% 12/24/2018 0.000000 Gross 0.000000 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	12/24/2018 "Pass-Through" Secuential / Pro rata under certain circumstances	AA A+ n.c.	n.c. n.c. Aaa
Series B ES0323976011	11/04/2009 205	92,466.11 18,955,552.55 92.47%	100,000.00 20,500,000.00	Floating 3-M Euribor+0.500% 22.Mar/Jun/Sep/Dec	0.1810% 12/24/2018 42.305814 Gross 34.267709 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A n.c.	n.c. A1
Series C ES0323976029	11/04/2009 273	100,000.00 27,300,000.00 100.00%	100,000.00 27,300,000.00	Floating 3-M Euribor+0.700% 22.Mar/Jun/Sep/Dec	0.3810% 12/24/2018 96.308333 Gross 78.009750 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	BBB- n.c.	n.c. Baa3
Total		420,766,952.39	910.000.000,00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date

				0,17	0,25	0,34	0,42	0,51	0,60	0,69	0,78
	% 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	6.61	6.15	5.77	5.38	5.06	4.76	4.49	4.24
			Date	05/02/2025	11/15/2024	06/28/2024	02/07/2024	10/14/2023	06/28/2023	03/21/2023	12/18/2022
		Final Maturity	Years	12.50	11.75	11.25	10.50	10.00	9.50	9.00	8.50
			Date	03/22/2031	06/22/2030	12/22/2029	03/22/2029	09/22/2028	03/22/2028	09/22/2027	03/22/2027
	Without optional redemption *	Average life	Years	6.99	6.54	6.13	5.75	5.42	5.11	4.83	4.57
			Date	09/16/2025	04/05/2025	11/07/2024	06/24/2024	02/21/2024	11/01/2023	07/21/2023	04/18/2023
		Final Maturity	Years	17.50	17.01	16.50	15.75	15.25	14.50	14.01	13.50
			Date	03/22/2036	09/22/2035	03/22/2035	06/22/2034	12/22/2033	03/22/2033	09/22/2032	03/22/2032
Series B	With optional redemption *	Average life	Years	7.01	6.53	6.14	5.73	5.39	5.08	4.80	4.53
			Date	09/25/2025	04/03/2025	11/12/2024	06/13/2024	02/14/2024	10/24/2023	07/10/2023	04/02/2023
		Final Maturity	Years	12.50	11.75	11.25	10.50	10.00	9.50	9.00	8.50
			Date	03/22/2031	06/22/2030	12/22/2029	03/22/2029	09/22/2028	03/22/2028	09/22/2027	03/22/2027
	Without optional redemption *	Average life	Years	7.71	7.25	6.83	6.44	6.08	5.76	5.46	5.18
			Date	06/09/2026	12/22/2025	07/22/2025	03/03/2025	10/22/2024	06/26/2024	03/07/2024	11/26/2023
		Final Maturity	Years	17.76	17.25	16.50	16.01	15.25	14.75	14.25	13.75
			Date	06/22/2036	12/22/2035	03/22/2035	09/22/2034	12/22/2033	06/22/2033	12/22/2032	06/22/2032
Series C	With optional redemption *	Average life	Years	12.50	11.75	11.25	10.50	10.00	9.50	9.00	8.50
			Date	03/21/2031	06/22/2030	12/22/2029	03/22/2029	09/21/2028	03/22/2028	09/22/2027	03/21/2027
		Final Maturity	Years	12.50	11.75	11.25	10.50	10.00	9.50	9.00	8.50
			Date	03/22/2031	06/22/2030	12/22/2029	03/22/2029	09/22/2028	03/22/2028	09/22/2027	03/22/2027
	Without optional redemption *	Average life	Years	21.16	20.45	19.78	19.13	18.51	17.91	17.32	16.75
			Date	11/15/2039	03/02/2039	06/30/2038	11/06/2037	03/25/2037	08/15/2036	01/14/2036	06/19/2035
		Final Maturity	Years	31.02	31.02	31.02	31.02	31.02	31.02	31.02	31.02
			Date	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049	09/22/2049

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	% CE		At issue date	% CE
Series A	89.01%	374,511,399.84	20.20%	94.75%	862,200,000.00	9.85%
Series B	4.51%	18,955,552.55	15.69%	2.25%	20,500,000.00	7.60%
Series C	6.49%	27,300,000.00	9.20%	3.00%	27,300,000.00	4.60%
Issue of Bonds		420,766,952.39			910,000,000.00	
Reserve Fund	9.20%	38,710,559.62		4.60%	41,860,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		51,800,307.20	-0.400%
Servicer ppal collect not yet credited		1,108,863.03	
Servicer ints collect not yet credited		93,681.80	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan L/T		38,710,559.62	0.681%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans (PTCs)

General

	Current	At constitution date
Count	5,985	8,245
Principal		
Principal outstanding	413,461,531.54	910,099,987.12
Average loan	69,082.96	110,382.05
Minimum	177.35	4,591.26
Maximum	378,318.63	496,292.86
Interest rate		
Weighted average (wac)	0.82%	3.20%
Minimum	0.00%	1.59%
Maximum	5.50%	7.38%
Final maturity		
Weighted average (WARM) (months)	207	296
Minimum	11/04/2018	08/06/2011
Maximum	11/10/2049	11/10/2049
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	1.21%	0.00%
1-year EURIBOR/MIBOR (Mortgage Market)	96.77%	97.08%
Mortgage Market: Savings Banks	0.00%	2.50%
Mortgage Market: All Institutions	0.43%	0.40%
Secondary Market Public Debt 2-6 years	1.59%	

LTV Distribution

	Current % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	1.56	7.11	0.05	8.24
10.01 - 20%	5.91	15.56	1.15	16.54
20.01 - 30%	12.40	25.22	3.64	25.58
30.01 - 40%	19.01	35.35	7.21	35.20
40.01 - 50%	24.48	45.26	11.17	45.40
50.01 - 60%	25.50	54.31	16.12	55.25
60.01 - 70%	8.34	63.75	21.26	65.14
70.01 - 80%	2.51	74.70	33.26	75.31
80.01 - 90%	0.29	81.73	3.57	84.45
90.01 - 100%			2.56	94.39
Weighted average (WALTV)		43.23		61.99
Minimum		0.08		6.46
Maximum		83.45		99.64

Additional information
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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.52%	0.29%	0.28%	0.26%	0.29%
Annual Percentage Rate (CPR)	6.11%	3.43%	3.33%	3.12%	3.45%

Geographic distribution

	Current	At constitution date
Andalucia	12.54%	14.08%
Aragon	7.41%	8.18%
Asturias	0.85%	0.77%
Balearic Islands	0.07%	0.05%
Basque Country	2.37%	1.70%
Canary Islands	1.85%	1.63%
Castilla-La Mancha	36.01%	33.45%
Castilla-Leon	0.97%	0.84%
Catalonia	1.15%	1.43%
Extremadura	1.64%	1.51%
Galicia	0.07%	0.07%
La Rioja	1.21%	1.36%
Madrid	5.73%	5.65%
Murcia	0.58%	0.54%
Navarra	1.75%	1.57%
Valencia	25.80%	27.17%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	552	194,692.13	19,445.53	0.00	214,137.66	33.42	37,282,567.02	37,496,704.68	72.68	35.23
from > 1 to = 2 months	94	74,446.12	11,737.72	0.00	86,183.84	13.45	6,599,833.32	6,686,017.16	12.96	39.33
from > 2 to = 3 months	50	69,273.07	13,080.13	0.00	82,353.20	12.85	4,398,326.93	4,480,680.13	8.68	42.03
from > 3 to = 6 months	13	27,157.38	4,647.19	0.00	31,804.57	4.96	1,207,945.26	1,239,749.83	2.40	48.88
from > 6 to < 12 months	10	152,903.06	5,710.53	0.00	158,613.59	24.76	876,587.21	1,035,200.80	2.01	49.89
from = 12 to < 18 months	5	20,535.77	14,217.96	0.00	34,753.73	5.42	313,188.54	347,942.27	0.67	29.24
from = 18 to < 24 months	2	13,442.75	10,957.29	0.00	24,400.04	3.81	271,326.66	295,726.70	0.57	63.44
from ≥ 2 years	7	533.90	7,928.84	0.00	8,462.74	1.32	1,764.02	10,226.76	0.02	0.88
Subtotal	733	552,984.18	87,725.19	0.00	640,709.37	100.00	50,951,538.96	51,592,248.33	100.00	36.46
Total	733	552,984.18	87,725.19	0.00	640,709.37		50,951,538.96	51,592,248.33		

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