

RURAL HIPOTECARIO XII Fondo de Titulización de Activos

Brief report

Date: 04/30/2019
Currency: EUR

Constitution date
11/04/2009

VAT Reg. no.
V85812600

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

Originator
Caixa Rural de Callosa d'En Sarría
Caja Rural Castellón - S. Isidro
Caja Rural de Aragón
Caja Rural de Canarias
Caja Rural de Córdoba
Caja Rural de Extremadura
Caja Rural de Gijón
Caja Rural de Granada
Caja Rural de Navarra
Caja Rural de Teruel
Caja Rural de Toledo
Caja Rural del Mediterráneo, Ruralcaja
Caja Rural del Sur
Caja Rural La Junquera de Chilches
Cajasiete, Caja Rural
Credit Valencia

Servicer
Caixa Popular-Caixa Rural
Caja Rural Albalat dels Sorells
Caixa Rural de Balears
Caixa Rural Galega
Caixa Rural La Vall "San Isidro"
Caixa Rural Torrent
Caja Campo, Caja Rural
Caja Rural Aragonesa y de los Pirineos
Caja Rural Central
Caja Rural de Albacete
Caja Rural de Aragón
Caja Rural de Asturias
Caja Rural de Casinos
Caja Rural de Extremadura
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Caja Rural del Sur
Caja Rural Nuestra Señora de la Esperanza de Onda
Caja Rural San Jaime de Alquerías
Niño Perdido
Caja Rural San José de Burriana
Caja Rural San José de Nules
Caja Rural San Roque de Almenara
Credit Valencia

Lead Manager and Subcriber
Banco Cooperativo Español

Servicer Credit Support Provider
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Bond Paying Agent
Société Générale

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Entidades Cedentes

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Issued securities: Asset-Backed Bonds

Bonds Issue											
Series	ISIN Code	Issue date	Nº bonds	Principal outstanding		Interest type	Interest Rate	Redemption	Rating		
				(Bond Unit / Series Total / %Factor)						Reference rate and margin	Next coupon
				Current	Original	Payment Date			Current		
Series A	ES0323976003	11/04/2009	8,622	40,964.26 353,193,849.72 40.96%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	0.0000% 06/24/2019 0.000000 Gross 0.000000 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	06/24/2019 "Pass-Through" Secutorial / Pro rata under certain circumstances	AA A+ Aa1	n.c. n.c. Aaa
Series B	ES0323976011	11/04/2009	205	87,560.45 17,949,892.25 87.56%	100,000.00 20,500,000.00	Floating 3-M Euribor+0.500% 22.Mar/Jun/Sep/Dec	0.1910% 06/24/2019 43.668342 Gross 35.371357 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A+ A1	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	0.3910% 06/24/2019 102.094444 Gross 82.696500 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A+ Baa3	n.c. Baa3
Total				398,443,741.97	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											
Series	Option	Average life	Years	% 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	6.42	5.97	5.60	5.22	4.91	4.63	4.36	4.11
		Final Maturity	Years	12.01	11.26	10.76	10.01	9.51	9.01	8.51	8.01
		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	6.81	6.38	5.99	5.63	5.30	5.00	4.73	4.48
		Final Maturity	Years	17.01	16.52	16.01	15.26	14.76	14.26	13.52	13.01
		Date		03/22/2036	09/22/2035	03/22/2035	06/22/2034	12/22/2033	06/22/2033	09/22/2032	03/22/2032
Series B	With optional redemption *	Average life	Years	6.82	6.37	5.97	5.57	5.24	4.94	4.66	4.39
		Final Maturity	Years	12.01	11.26	10.76	10.01	9.51	9.01	8.51	8.01
		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	7.55	7.11	6.71	6.33	5.98	5.67	5.38	5.11
		Final Maturity	Years	10/08/2026	04/28/2026	12/02/2025	07/19/2025	03/14/2025	11/18/2024	08/04/2024	04/27/2024
		Date		06/22/2036	12/22/2035	03/22/2035	09/22/2034	03/22/2034	06/22/2033	12/22/2032	06/22/2032
Series C	With optional redemption *	Average life	Years	12.01	11.26	10.76	10.01	9.51	9.01	8.51	8.01
		Final Maturity	Years	12.01	11.26	10.76	10.01	9.51	9.01	8.51	8.01
		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	20.65	19.96	19.30	18.67	18.06	17.47	16.90	16.34
		Final Maturity	Years	11/07/2039	02/28/2039	07/03/2038	11/15/2037	04/08/2037	09/05/2036	02/08/2036	07/20/2035
		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%.

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Credit enhancement and financial operations

Credit enhancement (CE)					
	Current	% CE		At issue date	% CE
Series A	88.64%	353,193,849.72	20.56%	94.75%	862,200,000.00
Series B	4.51%	17,949,892.25	16.05%	2.25%	20,500,000.00
Series C	6.85%	27,300,000.00	9.20%	3.00%	27,300,000.00
Issue of Bonds		398,443,741.97			910,000,000.00
Reserve Fund	9.20%	36,656,824.26	4.60%		41,860,000.00

Other financial operations (current)		
Assets	Balance	Interest
Treasury Account	47,774,488.02	-0.400%
Servicer ppal collect not yet credited	1,083,556.42	
Servicer ints collect not yet credited	99,157.66	
Liabilities	Available	Balance
Subordinated Loan L/T		36,656,824.26
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	5,845	8,245	
Principal			
Principal outstanding	392,551,923.23	910,099,987.12	
Average loan	67,160.29	110,382.05	
Minimum	242.08	4,591.26	
Maximum	371,017.23	496,292.86	
Interest rate			
Weighted average (wac)	0.84%	3.20%	
Minimum	0.00%	1.59%	
Maximum	5.50%	7.38%	
Final maturity			
Weighted average (WARM) (months)	203	296	
Minimum	05/26/2019	08/06/2011	
Maximum	11/10/2049	11/10/2049	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	1.16%	0.00%	
1-year EURIBOR/MIBOR (Mortgage Market)	96.83%	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	1.57%		

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	1.70	7.04	0.05
10.01 - 20%	6.52	15.64	1.15
20.01 - 30%	13.12	25.34	3.64
30.01 - 40%	19.79	35.33	7.21
40.01 - 50%	26.16	45.32	11.17
50.01 - 60%	23.28	54.11	16.12
60.01 - 70%	6.96	63.75	21.26
70.01 - 80%	2.27	74.29	33.26
80.01 - 90%	0.20	81.10	3.57
90.01 - 100%			2.56
Weighted average (WALTV)	42.20		61.99
Minimum	0.19		6.46
Maximum	82.38		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)	0.19%	0.21%	0.26%	0.27%	0.29%
Annual Percentage Rate (CPR)	2.23%	2.45%	3.10%	3.18%	3.44%

Geographic distribution		
	Current	At constitution date
Andalucia	12.59%	14.08%
Aragon	7.34%	8.18%
Asturias	0.83%	0.77%
Balearic Islands	0.02%	0.05%
Basque Country	2.37%	1.70%
Canary Islands	1.79%	1.63%
Castilla-La Mancha	36.01%	33.45%
Castilla-Leon	0.99%	0.84%
Catalonia	1.17%	1.43%
Extremadura	1.65%	1.51%
Galicia	0.07%	0.07%
La Rioja	1.18%	1.36%
Madrid	5.78%	5.65%
Murcia	0.59%	0.54%
Navarra	1.80%	1.57%
Valencia	25.81%	27.17%

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	636	218,264.67	19,825.70	0.00	238,090.37	36.14	39,311,454.72	39,549,545.09	75.58	34.26
from > 1 to = 2 months	84	79,593.03	8,994.33	0.00	88,587.36	13.45	5,777,338.13	5,865,925.49	11.21	37.05
from > 2 to = 3 months	43	63,877.36	13,061.96	0.00	76,939.32	11.88	4,059,978.71	4,136,918.03	7.91	41.34
from > 3 to = 6 months	17	50,934.14	6,086.33	0.00	57,020.47	8.66	1,448,851.11	1,505,871.58	2.88	33.84
from > 6 to < 12 months	11	47,016.23	6,510.10	0.00	53,526.33	8.13	871,244.85	924,771.18	1.77	44.11
from = 12 to < 18 months	5	140,653.55	2,687.08	0.00	143,340.63	21.76	202,122.13	345,462.76	0.66	34.89
from ≥ 2 years	4	457.05	755.10	0.00	1,212.15	0.18	1,732.74	2,944.89	0.01	0.44
Subtotal	800	600,796.03	57,920.60	0.00	658,716.63	100.00	51,672,722.39	52,331,439.02	100.00	35.00
Total	800	600,796.03	57,920.60	0.00	658,716.63		51,672,722.39	52,331,439.02		

Additional information