

RURAL HIPOTECARIO XII Fondo de Titulización de Activos



Brief report

Date: 05/31/2019
Currency: EUR

Constitution date
11/04/2009

VAT Reg. no.
V85812600

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

Originator
Caixa Rural de Callosa d'En Sarrià
Caixa Rural Castellón - S. Isidro
Caixa Rural de Aragón
Caixa Rural de Canarias
Caixa Rural de Córdoba
Caixa Rural de Extremadura
Caixa Rural de Gijón
Caixa Rural de Granada
Caixa Rural de Navarra
Caixa Rural de Teruel
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Caixa Rural del Mediterráneo, Ruralcaja
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Credit Valencia

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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
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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 Subscriber
Banco Cooperativo Español

Servicer Credit Support Provider
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Bond Paying Agent
Société Générale

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AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Société Générale

Assets Custodian
Banco Cooperativo Español

Start-up Loan
Entidades Cedentes

Subordinated Loan
Entidades Cedentes

Fund Auditor
KPMG Auditores

Financial Swaps
Banco Cooperativo Español

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	DBRS / Fitch / Moody's	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" Secuential / 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" Secuential / 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 102.084444 Gross 82.696500 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / 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	With optional redemption * Without optional redemption *	Average life Final Maturity	Years 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	6.42	5.97	5.60	5.22	4.91	4.63	4.36	4.11				
		Final Maturity	08/21/2025	03/10/2025	10/26/2024	06/09/2024	02/17/2024	11/04/2023	07/30/2023	04/30/2023				
		Date	12.01	11.26	10.76	10.01	9.51	9.01	8.51	8.01				
	Without optional redemption *	Average life	6.81	6.38	5.99	5.63	5.30	5.00	4.73	4.48				
		Final Maturity	01/10/2026	08/05/2025	03/14/2025	11/04/2024	07/08/2024	03/21/2024	12/13/2023	09/13/2023				
		Date	17.01	16.52	16.01	15.26	14.76	14.26	13.52	13.01				
Series B	With optional redemption *	Average life	6.82	6.35	5.97	5.57	5.24	4.94	4.66	4.39				
		Final Maturity	01/14/2026	07/28/2025	03/10/2025	10/13/2024	06/17/2024	02/27/2024	11/16/2023	08/10/2023				
		Date	12.01	11.26	10.76	10.01	9.51	9.01	8.51	8.01				
	Without optional redemption *	Average life	7.55	7.11	6.71	6.33	5.98	5.67	5.38	5.11				
		Final Maturity	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	17.27	16.76	16.01	15.52	15.01	14.26	13.76	13.26				
Series C	With optional redemption *	Average life	12.01	11.26	10.76	10.01	9.51	9.01	8.51	8.01				
		Final Maturity	03/22/2031	06/22/2030	12/22/2029	03/21/2029	09/22/2028	03/22/2028	09/22/2027	03/22/2027				
		Date	12.01	11.26	10.76	10.01	9.51	9.01	8.51	8.01				
	Without optional redemption *	Average life	20.65	19.96	19.30	18.67	18.06	17.47	16.90	16.34				
		Final Maturity	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	30.53	30.53	30.53	30.53	30.53	30.53	30.53	30.53				
					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)					
Series	Current	At issue date	% CE		% CE
			Current	At issue date	
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	51,587,749.06	-0.4000%	
Servicer ppal collect not yet credited	1,046,872.81		
Servicer ints collect not yet credited	92,117.72		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		36,656,824.26	0.691%
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	8,221	8,245	
Principal			
Principal outstanding	389,069,786.82	910,099,987.12	
Average loan	66,838.99	110,382.05	
Minimum	238.55	4,591.26	
Maximum	369,801.31	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)	202	296	
Minimum	06/16/2019	08/06/2011	
Maximum	11/10/2049	11/10/2049	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	1.15%	0.00%	
1-year EURIBOR/MIBOR (Mortgage Market)	96.84%	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	% Pool	% LTV
0.01 - 10%	1.69	6.98	0.05	8.24
10.01 - 20%	6.73	15.66	1.15	16.54
20.01 - 30%	12.98	25.32	3.64	25.58
30.01 - 40%	20.18	35.29	7.21	35.20
40.01 - 50%	26.20	45.29	11.17	45.40
50.01 - 60%	23.05	54.03	16.12	55.25
60.01 - 70%	6.80	63.71	21.26	65.14
70.01 - 80%	2.26	74.39	33.26	75.31
80.01 - 90%	0.10	81.56	3.57	84.45
90.01 - 100%			2.56	94.39
Weighted average (WALTV)	42.00	61.99		
Minimum	0.20	6.46		
Maximum	82.20	99.84		

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

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month, mort. (SMM)	0.31%	0.22%	0.27%	0.27%	0.29%
Annual Percentage Rate (CPR)	3.62%	2.63%	3.25%	3.19%	3.44%

Geographic distribution

	Current	At constitution date
Andalucia	12.59%	14.08%
Aragon	7.35%	8.18%
Asturias	0.78%	0.77%
Balearic Islands	0.02%	0.05%
Basque Country	2.39%	1.70%
Canary Islands	1.80%	1.63%
Castilla-La Mancha	35.98%	33.45%
Castilla-Leon	0.99%	0.84%
Catalonia	1.16%	1.43%
Extremadura	1.66%	1.51%
Galicia	0.07%	0.07%
La Rioja	1.18%	1.36%
Madrid	5.79%	5.65%
Murcia	0.59%	0.54%
Navarra	1.81%	1.57%
Valencia	25.83%	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	559	196,563.62	17,460.90	0.00	214,024.52	33.79	36,714,571.55	36,928,596.07	74.51	34.27	
from > 1 to = 2 months	83	75,130.44	11,157.93	0.00	86,288.37	13.62	5,915,360.49	6,001,648.66	12.11	39.70	
from > 2 to = 3 months	39	59,586.48	8,669.60	0.00	68,256.08	10.78	3,603,934.40	3,672,190.48	7.41	39.37	
from > 3 to = 6 months	18	57,363.68	7,092.81	0.00	64,456.49	10.18	1,532,336.45	1,586,792.94	3.22	32.72	
from > 6 to < 12 months	10	42,517.90	6,087.05	0.00	48,604.95	7.67	887,802.01	936,406.96	1.89	42.96	
from = 12 to < 18 months	6	147,192.20	3,295.78	0.00	150,487.98	23.76	269,687.58	420,175.56	0.85	37.17	
from ≥ 2 years	4	462.32	760.15	0.00	1,222.47	0.19	1,727.47	2,949.94	0.01	0.44	
	Subtotal	719	578,816.64	54,524.22	0.00	633,340.86	100.00	48,925,419.95	49,558,760.81	100.00	35.13
Total	719	578,816.64	54,524.22	0.00	633,340.86		48,925,419.95	49,558,760.81			

Additional information