

RURAL HIPOTECARIO XII Fondo de Titulización de Activos



Brief report

Date: 05/31/2023
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
 Caixa Rural de Toledo
 Caixa Rural del Mediterráneo, Ruralcaja
 Caixa Rural del Sur
 Caixa Rural La Junquera de Chilches
 Cajasiete, Caja Rural
 Credit Valencia

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

Lead Manager and Subscriber
 Banco Cooperativo Español

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
 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	Original
Series A ES0323976003	11/04/2009 8,622	25,511.85 219,963,170.70 25.51%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	3.0500% 06/22/2023 198.850698 Gross 161.069065 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	06/22/2023 "Pass-Through" Secutorial / Pro rata under certain circumstances	AAA (sf) A+sf n.c.	n.c. n.c. Aaa	
Series B ES0323976011	11/04/2009 205	54,012.24 11,072,509.20 54.01%	100,000.00 20,500,000.00	Floating 3-M Euribor+0.500% 22.Mar/Jun/Sep/Dec	3.2500% 06/22/2023 448.601660 Gross 363.367345 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Asf n.c.	n.c. A1	
Series C ES0323976029	11/04/2009 273	54,018.17 14,746,960.41 54.02%	100,000.00 27,300,000.00	Floating 3-M Euribor+0.700% 22.Mar/Jun/Sep/Dec	3.4500% 06/22/2023 476.260199 Gross 385.770761 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Asf n.c.	n.c. Baa3	
Total		245,782,640.31 910,000,000.00								

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date											
Series	Redemption	Average life	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	5.29	4.94	4.61	4.30	4.09	3.89	3.62	3.44
		Final Maturity	Years	07/03/2028	02/27/2028	10/29/2027	07/07/2027	04/22/2027	02/09/2027	10/31/2026	08/27/2026
			Date	03/22/2031	09/22/2030	03/22/2030	09/22/2029	06/22/2029	03/22/2029	09/22/2028	06/22/2028
	Without optional redemption *	Average life	Years	6.86	6.51	6.19	5.89	5.61	5.36	5.11	4.89
		Final Maturity	Years	01/29/2030	09/23/2029	05/28/2029	02/08/2029	10/29/2028	07/27/2028	04/30/2028	02/09/2028
			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
Series B	With optional redemption *	Average life	Years	5.29	4.94	4.61	4.30	4.09	3.89	3.62	3.44
		Final Maturity	Years	07/03/2028	02/27/2028	10/29/2027	07/07/2027	04/22/2027	02/09/2027	10/31/2026	08/27/2026
			Date	03/22/2031	09/22/2030	03/22/2030	09/22/2029	06/22/2029	03/22/2029	09/22/2028	06/22/2028
	Without optional redemption *	Average life	Years	6.86	6.51	6.19	5.89	5.61	5.36	5.11	4.89
		Final Maturity	Years	01/29/2030	09/23/2029	05/28/2029	02/08/2029	10/29/2028	07/27/2028	04/30/2028	02/09/2028
			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
Series C	With optional redemption *	Average life	Years	5.29	4.94	4.61	4.30	4.09	3.89	3.62	3.44
		Final Maturity	Years	07/03/2028	02/27/2028	10/29/2027	07/07/2027	04/22/2027	02/09/2027	10/31/2026	08/27/2026
			Date	03/22/2031	09/22/2030	03/22/2030	09/22/2029	06/22/2029	03/22/2029	09/22/2028	06/22/2028
	Without optional redemption *	Average life	Years	6.86	6.51	6.19	5.89	5.61	5.36	5.11	4.89
		Final Maturity	Years	01/29/2030	09/23/2029	05/28/2029	02/08/2029	10/29/2028	07/27/2028	04/30/2028	02/09/2028
			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)					
Series	Current	% CE	At issue date		
			% CE	Current	At constitution date
Series A	89.49%	219,963,170.70	19.71%	94.75%	862,200,000.00
Series B	4.51%	11,072,509.20	15.20%	2.25%	20,500,000.00
Series C	6.00%	14,746,960.41	9.20%	3.00%	27,300,000.00
Issue of Bonds		245,782,640.31			910,000,000.00
Reserve Fund	9.20%	22,612,002.91	4.60%		41,860,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	35,943,384.35	0.000%	
Servicer ppal collect not yet credited	872,676.97		
Servicer ints collect not yet credited	323,931.50		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		22,612,002.91	3.750%
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	4,551	8,245	
Principal			
Principal outstanding	237,398,032.66	910,099,987.12	
Average loan	52,163.93	110,382.05	
Minimum	189.40	4,591.26	
Maximum	312,253.83	496,292.86	
Interest rate			
Weighted average (wac)	3.70%	3.20%	
Minimum	0.34%	1.59%	
Maximum	6.76%	7.38%	
Final maturity			
Weighted average (WARM) (months)	166	296	
Minimum	06/12/2023	08/06/2011	
Maximum	11/10/2049	11/10/2049	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	0.43%	0.00%	
1-year EURIBOR/MIBOR (Mortgage Market)	97.71%	97.08%	
Mortgage Market: Savings Banks	0.00%	2.50%	
Mortgage Market: All Institutions	0.40%	0.40%	
Secondary Market Public Debt 2-6 years	1.45%		

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	3.18	6.68	0.05	8.24
10.01 - 20%	12.68	15.52	1.15	16.54
20.01 - 30%	21.43	25.51	3.64	25.58
30.01 - 40%	30.03	35.50	7.21	35.20
40.01 - 50%	22.39	44.12	11.17	45.40
50.01 - 60%	7.75	54.25	16.12	55.25
60.01 - 70%	2.49	64.03	21.26	65.14
70.01 - 80%	0.05	72.13	33.26	75.31
80.01 - 90%			3.57	84.45
90.01 - 100%			2.56	94.39
Weighted average (WALTV)		34.02		61.99
Minimum		0.08		6.46
Maximum		72.13		99.64

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 +34 91 585 15 00

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Treasury Account

Banco Santander

Assets Custodian

Banco Cooperativo Español

Start-up Loan

Entidades Cedentes

Subordinated Loan

Entidades Cedentes

Fund Auditor

KPMG Auditores

Financial Swaps

Banco Cooperativo Español

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.60%	0.61%	0.59%	0.46%	0.31%
Annual Percentage Rate (CPR)	7.02%	7.07%	6.86%	5.42%	3.61%

Geographic distribution

	Current	At constitution date
Andalucia	13.16%	14.08%
Aragon	7.36%	8.18%
Asturias	0.55%	0.77%
Balearic Islands	0.01%	0.05%
Basque Country	2.57%	1.70%
Canary Islands	1.70%	1.63%
Castilla-La Mancha	36.35%	33.45%
Castilla-Leon	1.14%	0.84%
Catalonia	1.18%	1.43%
Extremadura	1.50%	1.51%
Galicia	0.01%	0.07%
La Rioja	1.02%	1.36%
Madrid	5.22%	5.65%
Murcia	0.68%	0.54%
Navarra	2.01%	1.57%
Valencia	25.53%	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	398	124,788.28	48,808.32	0.00	173,596.60	31.41	21,349,204.78	21,522,801.38	76.92	27.65
from > 1 to = 2 months	62	50,130.09	25,562.48	0.00	75,692.57	13.70	3,636,496.85	3,712,189.42	13.27	29.77
from > 2 to = 3 months	17	19,711.01	9,879.95	0.00	29,590.96	5.35	1,442,245.75	1,471,836.71	5.26	36.95
from > 3 to = 6 months	6	14,425.97	5,009.71	0.00	19,435.68	3.52	392,225.84	411,661.52	1.47	26.63
from > 6 to < 12 months	6	27,611.20	6,572.80	0.00	34,184.00	6.19	370,975.50	405,159.50	1.45	26.16
from = 12 to < 18 months	3	16,603.69	2,913.78	0.00	19,517.47	3.53	146,484.51	166,001.98	0.59	31.25
from = 18 to < 24 months	1	4,326.04	3,834.81	0.00	8,160.85	1.48	61,229.12	69,389.97	0.25	52.58
from ≥ 2 years	7	188,490.29	3,959.64	0.00	192,449.93	34.82	27,511.00	219,960.93	0.79	18.35
Subtotal	500	446,086.57	106,541.49	0.00	552,628.06	100.00	27,426,373.35	27,979,001.41	100.00	28.19
Total	500	446,086.57	106,541.49	0.00	552,628.06		27,426,373.35	27,979,001.41		

Additional information