

RURAL HIPOTECARIO XII Fondo de Titulización de Activos



Brief report

Date: 08/31/2023
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
 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 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 Subscriber
 Banco Cooperativo Español

Servicer Credit Support Provider
 Banco Cooperativo Español

Bond Paying Agent
 Sociéte Générale

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Sociéte 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	Original
Series A ES0323976003	11/04/2009 8,622	24,579.26 211,922.379.72	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	3.8870% 09/22/2023 244.156714 Gross 197.766938 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	09/22/2023 "Pass-Through" Secuential / Pro rata under certain circumstances	AAA (sf) A+sf n.c.	n.c. n.c. Aaa	
Series B ES0323976011	11/04/2009 205	52,037.81 10,667,751.05	100,000.00 20,500,000.00	Floating 3-M Euribor+0.500% 22.Mar/Jun/Sep/Dec	4.0870% 09/22/2023 543.511798 Gross 440.244556 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Asf n.c.	n.c. A1	
Series C ES0323976029	11/04/2009 273	52,043.52 14,207,880.96	100,000.00 27,300,000.00	Floating 3-M Euribor+0.700% 22.Mar/Jun/Sep/Dec	4.2870% 09/22/2023 570.171457 Gross 461.838880 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Asf n.c.	n.c. Baa3	
Total		236,798,011.73		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	Type	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	5,22	4,87	4,54	4,32	4,01	3,81	3,63	3,45			
		Final Maturity	Years	09/08/2028	05/04/2028	01/02/2028	10/14/2027	06/24/2027	04/13/2027	02/05/2027	12/02/2026			
		Date	03/22/2031	09/22/2030	03/22/2030	12/22/2029	06/22/2029	03/22/2029	12/22/2028	09/22/2028				
	Without optional redemption *	Average life	Years	6,90	6,55	6,23	5,92	5,64	5,38	5,14	4,92			
		Final Maturity	Years	05/15/2030	01/07/2030	09/10/2029	05/23/2029	02/10/2029	11/07/2028	08/10/2028	05/20/2028			
		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	5,22	4,87	4,54	4,32	4,01	3,81	3,63	3,45			
		Final Maturity	Years	09/08/2028	05/04/2028	01/02/2028	10/14/2027	06/24/2027	04/13/2027	02/05/2027	12/02/2026			
		Date	03/22/2031	09/22/2030	03/22/2030	12/22/2029	06/22/2029	03/22/2029	12/22/2028	09/22/2028				
	Without optional redemption *	Average life	Years	6,90	6,55	6,23	5,92	5,64	5,38	5,14	4,92			
		Final Maturity	Years	05/15/2030	01/07/2030	09/10/2029	05/23/2029	02/10/2029	11/07/2028	08/10/2028	05/20/2028			
		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	5,22	4,87	4,54	4,32	4,01	3,81	3,63	3,45			
		Final Maturity	Years	09/08/2028	05/04/2028	01/02/2028	10/14/2027	06/24/2027	04/13/2027	02/05/2027	12/02/2026			
		Date	03/22/2031	09/22/2030	03/22/2030	12/22/2029	06/22/2029	03/22/2029	12/22/2028	09/22/2028				
	Without optional redemption *	Average life	Years	6,90	6,55	6,23	5,92	5,64	5,38	5,14	4,92			
		Final Maturity	Years	05/15/2030	01/07/2030	09/10/2029	05/23/2029	02/10/2029	11/07/2028	08/10/2028	05/20/2028			
		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	At issue date		% CE	% CE
		Count	Value		
Series A	89.49%	211,922,379.72	19.71%	94.75%	862,200,000.00
Series B	4.51%	10,667,751.05	15.20%	2.25%	20,500,000.00
Series C	6.00%	14,207,880.96	9.20%	3.00%	27,300,000.00
Issue of Bonds		236,798,011.73			910,000,000.00
Reserve Fund	9.20%	21,785,417.08	4.60%		41,860,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	33,983,282.43	3.204%	
Servicer ppal collect not yet credited	669,854.06		
Servicer ints collect not yet credited	355,798.74		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		21,785,417.08	4.587%
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			
	Count	Current	At constitution date
Principal			
Principal outstanding		229,457,325.67	910,099,987.12
Average loan		51,551.86	110,382.05
Minimum		267.17	4,591.26
Maximum		309,730.53	496,292.86
Interest rate			
Weighted average (wac)		4.23%	3.20%
Minimum		0.60%	1.59%
Maximum		7.05%	7.38%
Final maturity			
Weighted average (WARM) (months)		164	296
Minimum		09/05/2023	08/06/2011
Maximum		11/10/2049	11/10/2049
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		0.45%	0.00%
1-year EURIBOR/MIBOR (Mortgage Market)		97.68%	97.08%
Mortgage Market: Savings Banks		0.00%	2.50%
Mortgage Market: All Institutions		0.41%	0.40%
Secondary Market Public Debt 2-6 years		1.46%	

LTV Distribution				
LTV Range	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	3.28	6.72	0.05	8.24
10.01 - 20%	12.84	15.46	1.15	16.54
20.01 - 30%	21.61	25.35	3.64	25.58
30.01 - 40%	31.17	35.37	7.21	35.20
40.01 - 50%	21.02	44.00	11.17	45.40
50.01 - 60%	7.65	54.13	16.12	55.25
60.01 - 70%	2.37	63.83	21.26	65.14
70.01 - 80%	0.05	71.66	33.26	75.31
80.01 - 90%			3.57	84.45
90.01 - 100%			2.56	94.39
Weighted average (WALTV)		33.65		61.99
Minimum		0.07		6.46
Maximum		71.66		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

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KPMG Auditores

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Banco Cooperativo Español

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month, mort. (SMM)	0.41%	0.46%	0.53%	0.51%	0.31%
Annual Percentage Rate (CPR)	4.82%	5.35%	6.21%	5.92%	3.64%

Geographic distribution

	Current	At constitution date
Andalucia	13.18%	14.08%
Aragon	7.44%	8.18%
Asturias	0.56%	0.77%
Balearic Islands	0.01%	0.05%
Basque Country	2.58%	1.70%
Canary Islands	1.73%	1.63%
Castilla-La Mancha	36.32%	33.45%
Castilla-Leon	1.14%	0.84%
Catalonia	1.20%	1.43%
Extremadura	1.46%	1.51%
Galicia	0.01%	0.07%
La Rioja	1.03%	1.36%
Madrid	5.16%	5.65%
Murcia	0.69%	0.54%
Navarra	1.99%	1.57%
Valencia	25.49%	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	437	131,788.23	60,338.71	0.00	192,126.94	32.29	23,472,080.91	23,664,207.85	78.30	27.69
from > 1 to = 2 months	54	40,317.74	25,172.66	0.00	65,490.40	11.01	3,309,709.75	3,375,200.15	11.17	32.49
from > 2 to = 3 months	17	17,481.28	11,389.21	0.00	28,870.49	4.85	1,238,460.68	1,267,331.15	4.19	33.23
from > 3 to = 6 months	7	12,833.35	10,449.26	0.00	23,282.61	3.91	700,767.51	724,050.12	2.40	32.53
from > 6 to < 12 months	9	43,583.03	15,232.54	0.00	58,815.57	9.89	673,977.56	732,793.13	2.42	29.63
from = 12 to < 18 months	3	12,626.68	2,199.73	0.00	14,826.41	2.49	66,992.05	81,818.46	0.27	20.71
from = 18 to < 24 months	2	11,617.20	6,430.10	0.00	18,047.30	3.03	138,367.56	156,414.86	0.52	39.70
from ≥ 2 years	7	189,140.24	4,320.42	0.00	193,460.66	32.52	26,861.05	220,321.71	0.73	18.38
Subtotal	536	459,387.75	135,532.63	0.00	594,920.38	100.00	29,627,217.05	30,222,137.43	100.00	28.42
Total	536	459,387.75	135,532.63	0.00	594,920.38		29,627,217.05	30,222,137.43		

Additional information