

RURAL HIPOTECARIO XII Fondo de Titulización de Activos



Brief report

Date: 10/31/2023
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
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 Cajasiete, Caja Rural
 Credit Valencia

Servicer
 Caixa Popular-Caixa Rural
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 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
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 Caja Rural Nuestra Señora de la Esperanza de Ondá
 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
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Lead Manager and Subscriber
 Banco Cooperativo Español

Servicer Credit Support Provider
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Bond Paying Agent
 Société Générale

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Société Générale

Assets Custodian
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Start-up Loan
 Entidades Cedentes

Subordinated Loan
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Fund Auditor
 KPMG Auditores

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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)		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	23,648.53 203,897,625.66 23.65%	100,000.00 862,200,000.00	Floating 3-M Euribor+0.300% 22.Mar/Jun/Sep/Dec	4.2340% 12/22/2023 253.101020 Gross 205.011826 Net	06/22/2053 Quarterly 22.Mar/Jun/Sep/Dec	12/22/2023 "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	50,191.13 10,289,181.65 50.19%	100,000.00 20,500,000.00	Floating 3-M Euribor+0.500% 22.Mar/Jun/Sep/Dec	4.4340% 12/22/2023 562.550550 Gross 455.665945 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	52,043.52 14,207,880.96 52.04%	100,000.00 27,300,000.00	Floating 3-M Euribor+0.700% 22.Mar/Jun/Sep/Dec	4.6340% 12/22/2023 609.623337 Gross 493.794903 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		228,394,688.27		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	% Monthly CPR (SMM)								
			Average life	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	4.96	4.62	4.39	4.08	3.88	3.60	3.42	3.24
		Date	09/07/2028	05/05/2028	02/09/2028	10/21/2027	08/07/2027	04/26/2027	02/19/2027	12/18/2026	12/18/2026
		Final Maturity	Years	7.50	7.01	6.75	6.25	6.01	5.50	5.25	5.01
	Without optional redemption *	Average life	Years	6.08	5.75	5.44	5.16	4.90	4.66	4.44	4.23
		Date	10/19/2029	06/20/2029	03/01/2029	11/18/2028	08/15/2028	05/19/2028	02/27/2028	12/13/2027	12/13/2027
		Final Maturity	Years	15.26	14.51	14.01	13.51	13.01	12.76	12.26	12.01
Series B	With optional redemption *	Average life	Years	5.13	4.78	4.54	4.22	4.02	3.72	3.54	3.36
		Date	11/06/2028	07/01/2028	04/06/2028	12/11/2027	09/27/2027	06/10/2027	04/04/2027	01/29/2027	01/29/2027
		Final Maturity	Years	7.50	7.01	6.75	6.25	6.01	5.50	5.25	5.01
	Without optional redemption *	Average life	Years	6.68	6.33	6.01	5.72	5.45	5.19	4.96	4.74
		Date	05/25/2030	01/18/2030	09/23/2029	06/08/2029	03/01/2029	11/28/2028	09/04/2028	06/15/2028	06/15/2028
		Final Maturity	Years	15.26	14.76	14.26	13.76	13.26	12.76	12.51	12.01
Series C	With optional redemption *	Average life	Years	7.50	7.01	6.75	6.25	6.01	5.50	5.25	5.01
		Date	03/21/2031	09/22/2030	06/22/2030	12/22/2029	09/21/2029	03/21/2029	12/22/2028	09/22/2028	09/22/2028
		Final Maturity	Years	7.50	7.01	6.75	6.25	6.01	5.50	5.25	5.01
	Without optional redemption *	Average life	Years	18.79	18.18	17.55	16.97	16.41	15.89	15.39	14.92
		Date	07/03/2042	11/14/2041	04/06/2041	09/05/2040	02/16/2040	08/06/2039	02/06/2039	08/18/2038	08/18/2038
		Final Maturity	Years	26.02	26.02	26.02	26.02	26.02	26.02	26.02	26.02
			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)					
Series	Current	At issue date	% CE		% CE
			Current	At issue date	
Series A	89.27%	203,897,625.66	19.93%	94.75%	862,200,000.00
Series B	4.51%	10,289,181.65	15.42%	2.25%	20,500,000.00
Series C	6.22%	14,207,880.96	9.20%	3.00%	27,300,000.00
Issue of Bonds	228,394,688.27				910,000,000.00
Reserve Fund	9.20%	21,012,311.32	4.60%		41,860,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	29,687,043.31	3.680%	
Servicer ppal collect not yet credited	684,942.72		
Servicer ints collect not yet credited	359,289.54		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		21,012,311.32	4.934%
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	4,379	8,245	
Principal			
Principal outstanding	223,833,348.79	910,099,987.12	
Average loan	51,115.17	110,382.05	
Minimum	14.15	4,591.26	
Maximum	308,108.38	496,292.86	
Interest rate			
Weighted average (wac)	4.54%	3.20%	
Minimum	0.60%	1.59%	
Maximum	7.05%	7.38%	
Final maturity			
Weighted average (WARM) (months)	163	296	
Minimum	11/01/2023	08/06/2011	
Maximum	11/10/2049	11/10/2049	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	0.46%	0.00%	
1-year EURIBOR/MIBOR (Mortgage Market)	97.67%	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				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	3.46	6.82	0.05	8.24
10.01 - 20%	13.22	15.52	1.15	16.54
20.01 - 30%	21.96	25.39	3.64	25.58
30.01 - 40%	31.50	35.38	7.21	35.20
40.01 - 50%	20.17	44.00	11.17	45.40
50.01 - 60%	7.44	54.28	16.12	55.25
60.01 - 70%	2.20	63.92	21.26	65.14
70.01 - 80%	0.05	71.38	33.26	75.31
80.01 - 90%			3.57	84.45
90.01 - 100%			2.56	94.39
Weighted average (WALTV)	33.36		61.99	
Minimum	0.00		6.46	
Maximum	71.38		99.64	

Europa 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 Europa de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

Additional information

Europa 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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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.47%	0.49%	0.51%	0.54%	0.31%
Annual Percentage Rate (CPR)	5.50%	5.72%	5.90%	6.32%	3.67%

Geographic distribution		
	Current	At constitution date
Andalucia	13.00%	14.08%
Aragon	7.42%	8.18%
Asturias	0.53%	0.77%
Balearic Islands	0.01%	0.05%
Basque Country	2.62%	1.70%
Canary Islands	1.72%	1.63%
Castilla-La Mancha	36.50%	33.45%
Castilla-Leon	1.15%	0.84%
Catalonia	1.18%	1.43%
Extremadura	1.46%	1.51%
Galicia	0.01%	0.07%
La Rioja	1.04%	1.36%
Madrid	5.14%	5.65%
Murcia	0.70%	0.54%
Navarra	2.02%	1.57%
Valencia	25.50%	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	444	130,824.55	65,820.21	0.00	196,644.76	28.33	24,790,945.32	24,987,590.08	79.30	27.91
from > 1 to = 2 months	58	48,529.15	27,283.62	0.00	75,812.77	10.92	3,375,548.46	3,451,361.23	10.95	29.40
from > 2 to = 3 months	17	17,182.81	9,488.75	0.00	26,671.56	3.84	1,050,048.53	1,076,720.09	3.42	32.68
from > 3 to = 6 months	7	12,648.04	11,604.15	0.00	24,252.19	3.49	735,927.82	760,180.01	2.41	31.58
from > 6 to < 12 months	10	41,160.88	17,768.52	0.00	58,929.40	8.49	619,259.18	678,188.58	2.15	26.85
from = 12 to < 18 months	3	17,079.75	4,747.56	0.00	21,827.31	3.15	158,180.52	180,007.83	0.57	27.39
from = 18 to < 24 months	2	89,471.44	6,480.25	0.00	95,951.69	13.83	60,075.33	156,027.02	0.50	39.60
from ≥ 2 years	7	189,389.44	4,539.58	0.00	193,929.02	27.94	26,437.23	220,366.25	0.70	18.38
Subtotal	548	546,286.06	147,732.64	0.00	694,018.70	100.00	30,816,422.39	31,510,441.09	100.00	28.20
Total	548	546,286.06	147,732.64	0.00	694,018.70		30,816,422.39	31,510,441.09		