RURAL HIPOTECARIO XVIII Fondo de Titulización

Brief report

Date: 10/31/2026
Currency: EUR

Constitution date
12/13/2018

VAT Reg. no.
V88261839

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

Originator
Caja Rural de Aragón

Servicer
Caja Rural de Aragón

CA-CIB
Banco Cooperativo Español

Underwriter
Caja Rural de Aragón

Servicer Credit Support Provider
Banco Cooperativo Español

Bond Paying Agent
Société Générale

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Société Générale

Assets Custodian
Banco Cooperativo Español

Start-up Loan
Caja Rural de Aragón

Subordinated Loan
Caja Rural de Aragón

Fund Auditor
KPMG Auditores

Issued securities: Asset-Backed Bonds

Bonds issue

Series / ISIN Code	Issue date / Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current	Principal outstanding Original	Interest type / Reference rate and margin / Payment Date	Interest Rate / Next coupon	Redemption: Final maturity (legal)	Redemption: Next	Rating DBRS / Moody's Current	Rating DBRS / Moody's Original
Series A ES0305393003	12/13/2018 2,333	29,794.29 69,510,078.57 29.79%	100,000.00 233,300,000.00	Floating 3-M Euribor+0.450% 12.Mar/Jun/Sep/Dec	3.0930% 12/14/2026 232.944174 Gross 188.684781 Net	12/12/2057 Quarterly 12.Mar/Jun/Sep/Dec	"Pass-Through" Secuential	AAA (sf) Aaa (sf)	AA (high) Aa1
Series B ES0305393011	12/13/2018 217	100,000.00 21,700,000.00 100.00%	100,000.00 21,700,000.00	Floating 3-M Euribor+0.600% 12.Mar/Jun/Sep/Dec	3.2430% 12/14/2026 819.758333 Gross 664.004250 Net	12/12/2057 Quarterly 12.Mar/Jun/Sep/Dec	"Pass-Through" Secuential	n.c. n.c.	n.c. n.c.
Total		91,210,078.57	255.000.000,00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date

				% Monthly CPR (SMM)	0,17	0,25	0,34	0,43	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		4.77	4.45	4.16	3.90	3.67	3.45	3.25	3.08
			Date		06/20/2031	02/23/2031	11/09/2030	08/05/2030	05/15/2030	02/25/2030	12/14/2029	10/13/2029
		Final Maturity	Years		9.75	9.25	8.75	8.25	8.00	7.50	7.00	6.75
			Date		06/12/2036	12/12/2035	06/12/2035	12/12/2034	09/12/2034	03/12/2034	09/12/2033	06/12/2033
	Without optional redemption *	Average life	Years		4.80	4.47	4.18	3.92	3.69	3.47	3.28	3.11
			Date		07/01/2031	03/05/2031	11/19/2030	08/15/2030	05/21/2030	03/05/2030	12/24/2029	10/21/2029
		Final Maturity	Years		10.75	10.25	9.75	9.25	8.75	8.25	7.75	7.50
			Date		06/12/2037	12/12/2036	06/12/2036	12/12/2035	06/12/2035	12/12/2034	06/12/2034	03/12/2034
Series B	With optional redemption *	Average life	Years		9.75	9.25	8.75	8.25	8.00	7.50	7.00	6.75
			Date		06/12/2036	12/12/2035	06/12/2035	12/12/2034	09/12/2034	03/12/2034	09/12/2033	06/12/2033
		Final Maturity	Years		9.75	9.25	8.75	8.25	8.00	7.50	7.00	6.75
			Date		06/12/2036	12/12/2035	06/12/2035	12/12/2034	09/12/2034	03/12/2034	09/12/2033	06/12/2033
	Without optional redemption *	Average life	Years		14.54	14.01	13.49	12.99	12.50	12.03	11.58	11.14
			Date		03/24/2041	09/12/2040	03/08/2040	09/06/2039	03/12/2039	09/22/2038	04/10/2038	11/02/2037
		Final Maturity	Years		26.76	26.76	26.76	26.76	26.76	26.76	26.76	26.76
			Date		06/12/2053	06/12/2053	06/12/2053	06/12/2053	06/12/2053	06/12/2053	06/12/2053	06/12/2053

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)

		Current		At issue date	
			% CE		% CE
Series A	76.21%	69,510,078.57	32.79%	233,300,000.00	13.01%
Series B	23.79%	21,700,000.00	9.00%	21,700,000.00	4.50%
Issue of Bonds		91,210,078.57	100.00%	255,000,000.00	
Reserve Fund	9.00%	8,208,907.07	4.50%	11,475,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		10,609,767.32	1.984%
Servicer ppal collect not yet credited		54,917.93	
Servicer ints collect not yet credited		24,144.98	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan L/T		8,208,907.07	3.397%
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/MCs)

General

	Current	At constitution date
Count	1,786	2,999
Principal		
Principal outstanding	89,413,783.78	255,099,895.65
Average loan	50,063.71	85,061.65
Minimum	314.76	26,904.19
Maximum	264,655.01	371,537.07
Interest rate		
Weighted average (wac)	3.99%	1.23%
Minimum	2.05%	0.21%
Maximum	6.85%	5.31%
Final maturity		
Weighted average (WARM) (months)	168	248
Minimum	11/01/2026	06/30/2021
Maximum	07/17/2053	07/17/2053
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR (Mortgage Market)	100.00%	99.98%
Mortgage Market: All Institutions	0.00%	0.01%

LTV Distribution

	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	2.32	6.81	0.09	7.76
10.01 - 20%	8.06	15.88	1.56	16.28
20.01 - 30%	14.36	25.60	4.42	25.47
30.01 - 40%	20.51	35.33	8.21	35.63
40.01 - 50%	26.76	44.97	15.30	45.41
50.01 - 60%	20.51	54.79	20.52	55.38
60.01 - 70%	6.64	64.03	25.57	65.28
70.01 - 80%	0.84	72.28	17.36	74.14
80.01 - 90%			5.69	84.71
90.01 - 100%			1.27	92.87
Weighted average (WALTV)		40.49		58.19
Minimum		0.13		6.07
Maximum		75.03		97.17

In accordance with the provisions of the Prospectus, it is hereby certified that the Originator maintains, at all times, a material net economic interest of not less than five per cent (5%) in the securitisation transaction, in compliance with Article 6 of Regulation (EU) 2017/2402 and other applicable risk retention requirements.

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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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.41%	0.43%	0.49%	0.55%	0.60%
Annual Percentage Rate (CPR)	4.85%	5.02%	5.69%	6.42%	7.02%

Geographic distribution

	Current	At constitution date
Andalucia	0.22%	0.20%
Aragon	88.09%	87.57%
Balearic Islands	0.17%	0.17%
Basque Country	0.28%	0.23%
Cantabria	0.15%	0.08%
Castilla-La Mancha		0.02%
Castilla-Leon	0.03%	0.07%
Catalonia	2.58%	2.87%
Galicia	0.07%	0.12%
La Rioja	7.54%	7.56%
Madrid	0.09%	0.07%
Navarra	0.13%	0.24%
Valencia	0.64%	0.80%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	30	6,631.03	3,177.29	0.00	9,808.32	13.07	1,461,119.01	1,470,927.33	55.62	34.35
from > 1 to = 2 months	4	2,484.70	1,574.23	0.00	4,058.93	5.41	261,023.03	265,081.96	10.02	49.21
from > 2 to = 3 months	4	4,780.44	2,617.26	0.00	7,397.70	9.86	293,756.19	301,153.89	11.39	38.08
from > 3 to = 6 months	4	4,932.20	4,233.44	0.00	9,165.64	12.22	238,816.47	247,982.11	9.38	56.27
from > 6 to < 12 months	2	8,937.05	4,261.02	0.00	13,198.07	17.59	169,380.48	182,578.55	6.90	47.56
from = 12 to < 18 months	2	17,101.27	4,352.47	0.00	21,453.74	28.60	117,970.01	139,423.75	5.27	40.16
from ≥ 2 years	1	5,695.27	4,240.25	0.00	9,935.52	13.24	27,494.53	37,430.05	1.42	57.61
Subtotal	47	50,561.96	24,455.96	0.00	75,017.92	100.00	2,569,559.72	2,644,577.64	100.00	38.62
Total	47	50,561.96	24,455.96	0.00	75,017.92		2,569,559.72	2,644,577.64		

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