

Brief report

Date: 11/30/2019  
 Currency: EUR

Constitution date  
 07/24/2013

VAT Reg. no.  
 V86790680

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

Originator  
 Caja Rural de Soria  
 Caja Rural de Teruel  
 Caja Rural de Zamora

Servicer  
 Caja Rural de Soria  
 Caja Rural de Teruel  
 Caja Rural de Zamora

Lead Manager and Subscriber  
 Banco Cooperativo Español

Servicer Credit Support Provider  
 Banco Cooperativo Español

Bond Paying Agent  
 Soci te G n rale

Market  
 AIAF Mercado de Renta Fija

Register of Book Securities  
 Iberclear

Treasury Account  
 Soci te G n rale

Assets Custodian  
 Banco Cooperativo Espa ol

Start-up Loan  
 Entidades Cedentes

Subordinated Loan  
 Entidades Cedentes

Fund Auditor  
 KPMG Auditores

Issued securities: Asset-Backed Bonds

Bonds Issue									
Series ISIN Code	Issue date N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating DBRS / Fitch	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0323978009	07/24/2013 1,335	47,357.80 63,222,663.00 47.36%	100,000.00 133,500,000.00	Floating 3-M Euribor+0.300% 15.Jan/Apr/Jul/Oct	0.0000% 01/15/2020 0.000000 Gross 0.000000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	01/15/2020 "Pass-Through"	AA (high) (sf) A+sf	A A
Series B ES0323978017	07/24/2013 165	100,000.00 16,500,000.00 100.00%	100,000.00 16,500,000.00	Floating 3-M Euribor+0.500% 15.Jan/Apr/Jul/Oct	0.0820% 01/15/2020 20.955556 Gross 16.974000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	01/15/2020 "Pass-Through"	A (high) (sf) A+sf	BB CCC
Total		79,722,663.00	150,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date													
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)									
				% Annual equivalent CPR									
Series A	With optional redemption *	Average life	Years	5.90	5.45	5.05	4.70	4.39	4.11	3.86	3.63		
		Final Maturity	Years	13.26	12.51	11.76	11.26	10.51	10.01	9.51	9.01		
		Date		09/05/2025	03/25/2025	10/31/2024	06/25/2024	03/03/2024	11/22/2023	08/23/2023	06/01/2023		
	Without optional redemption *	Average life	Years	5.90	5.45	5.05	4.70	4.39	4.11	3.86	3.63		
		Final Maturity	Years	13.26	12.51	11.76	11.26	10.51	10.01	9.51	9.01		
		Date		01/15/2033	04/15/2032	07/15/2031	01/15/2031	04/15/2030	10/15/2029	04/15/2029	10/15/2028		
Series B	With optional redemption *	Average life	Years	13.74	13.00	12.48	11.73	10.99	10.48	9.98	9.48		
		Final Maturity	Years	17.45	16.76	16.08	15.41	14.77	14.16	13.57	13.01		
		Date		07/09/2033	10/09/2032	04/02/2032	07/04/2031	10/08/2030	04/06/2030	10/04/2029	04/05/2029		
	Without optional redemption *	Average life	Years	13.76	13.01	12.51	11.76	11.01	10.51	10.01	9.51		
		Final Maturity	Years	17.45	16.76	16.08	15.41	14.77	14.16	13.57	13.01		
		Date		07/15/2033	10/15/2032	04/15/2032	07/15/2031	10/15/2030	04/15/2030	10/15/2029	04/15/2029		

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	% CE	% CE
Series A	79.30%	63,222,663.00	30.11%	89.00%	133,500,000.00
Series B	20.70%	16,500,000.00	9.41%	11.00%	16,500,000.00
Issue of Bonds		79,722,663.00			150,000,000.00
Principal Reserve Fund	9.41%	7,500,000.00		5.00%	7,500,000.00
Secondary Reserve Fund	0.71%	569,003.97		0.80%	1,200,000.00

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	10,191,022.07
Servicer ppal collect not yet credited	137,320.16		
Servicer ints collect not yet credited	20,800.37		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		8,020,240.85	0.582%
Subordinated Loan S/T		48,763.12	
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	
Principal			
Principal outstanding		78,501,329.10	150,149,558.47
Average loan		82,720.05	120,119.65
Minimum		1,748.16	50,357.63
Maximum		389,817.49	478,679.11
Interest rate			
Weighted average (wac)		0.76%	2.25%
Minimum		0.00%	0.80%
Maximum		4.25%	5.00%
Final maturity			
Weighted average (WARM) (months)		216	286
Minimum		02/18/2020	07/31/2017
Maximum		07/31/2051	07/31/2051
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		20.52%	0.31%
1-year EURIBOR/MIBOR (Mortgage Market)		79.48%	99.69%

LTV Distribution			
		Current	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		0.64	6.88
10.01 - 20%		3.72	16.38
20.01 - 30%		8.86	25.69
30.01 - 40%		16.38	35.51
40.01 - 50%		20.85	45.33
50.01 - 60%		32.45	54.96
60.01 - 70%		16.39	63.18
70.01 - 80%		0.72	73.27
80.01 - 90%			3.66
90.01 - 100%			0.19
Weighted average (WALTV)		46.91	62.43
Minimum		0.52	15.33
Maximum		78.88	95.09

# RURAL HIPOTECARIO XVI Fondo de Titulización de Activos

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.30%	0.37%	0.26%	0.31%	0.44%
Annual Percentage Rate (CPR)	3.59%	4.32%	3.13%	3.62%	5.14%

Geographic distribution		
	Current	At constitution date
Andalucia	0.40%	0.50%
Aragon	33.29%	33.53%
Asturias	0.05%	0.06%
Balearic Islands		0.08%
Basque Country	0.09%	0.08%
Canary Islands	0.05%	0.05%
Cantabria	0.11%	0.08%
Castilla-La Mancha	1.31%	1.01%
Castilla-Leon	55.63%	55.86%
Catalonia	0.97%	0.74%
Galicia	1.07%	1.09%
La Rioja	0.18%	0.36%
Madrid	5.14%	4.59%
Navarra	0.18%	0.17%
Valencia	1.53%	1.79%

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	20	7,541.06	1,315.76	0.00	8,856.82	24.17	1,929,534.78	1,938,391.60	66.75	46.72
from > 1 to = 2 months	5	3,425.48	403.55	0.00	3,829.03	10.45	436,137.86	439,966.89	15.15	52.16
from > 2 to = 3 months	1	747.97	47.43	0.00	795.40	2.17	89,929.10	90,724.50	3.12	59.91
from > 3 to = 6 months	1	1,774.77	2,814.63	0.00	4,589.40	12.52	139,693.09	144,282.49	4.97	51.83
from > 6 to < 12 months	2	5,730.60	514.49	0.00	6,245.09	17.04	128,493.34	134,738.43	4.64	52.15
from = 12 to < 18 months	2	8,169.01	4,159.91	0.00	12,328.92	33.64	143,559.26	155,888.18	5.37	52.21
Subtotal	31	27,388.89	9,255.77	0.00	36,644.66	100.00	2,867,347.43	2,903,992.09	100.00	48.57
Total	31	27,388.89	9,255.77	0.00	36,644.66		2,867,347.43	2,903,992.09		