

Brief report

Date: 12/31/2019
 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
 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
 Entidades Cedentes

Subordinated Loan
 Entidades Cedentes

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)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating	
		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)									
				0.17	0.25	0.34	0.42	0.51	0.60	0.69	0.78		
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	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	09/05/2025	03/25/2025	10/31/2024	06/25/2024	03/03/2024	11/22/2023	08/23/2023	06/01/2023		
	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	07/09/2033	10/09/2032	04/02/2032	07/04/2031	10/08/2030	04/06/2030	10/04/2029	04/05/2029	
Series B	Without optional redemption *	Average life	Years	17.45	16.76	16.08	15.41	14.77	14.16	13.57	13.01		
		Final Maturity	Years	03/22/2037	07/12/2036	11/08/2035	03/11/2035	07/20/2034	12/08/2033	05/07/2033	10/14/2032		

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

	Current		% CE		At issue date		% CE	
Series A	79.30%	63,222,663.00	30.11%	89.00%	133,500,000.00	16.00%		
Series B	20.70%	16,500,000.00	9.41%	11.00%	16,500,000.00	5.00%		
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	11,176,172.40	-0.5000%	
Servicer ppal collect not yet credited	122,050.27		
Servicer ints collect not yet credited	17,164.16		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		8,015,855.15	0.582%
Subordinated Loan S/T		53,148.82	
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	947	1,250	
Principal			
Principal outstanding	77,583,843.72	150,149,558.47	
Average loan	81,925.92	120,119.65	
Minimum	1,257.39	50,357.63	
Maximum	388,585.37	478,679.11	
Interest rate			
Weighted average (wac)	0.73%	2.25%	
Minimum	0.00%	0.80%	
Maximum	4.25%	5.00%	
Final maturity			
Weighted average (WARM) (months)	215	286	
Minimum	02/18/2020	07/31/2017	
Maximum	07/31/2051	07/31/2051	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	20.54%	0.31%	
1-year EURIBOR/MIBOR (Mortgage Market)	79.46%	99.69%	

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% Pool
0.01 - 10%	0.80	7.24	
10.01 - 20%	3.60	16.26	0.38
20.01 - 30%	9.22	25.59	1.39
30.01 - 40%	15.92	35.51	5.51
40.01 - 50%	22.02	45.39	12.69
50.01 - 60%	31.65	55.00	14.96
60.01 - 70%	16.06	63.03	29.20
70.01 - 80%	0.72	73.04	32.01
80.01 - 90%			3.66
90.01 - 100%			0.19
Weighted average (WALTV)	46.71		62.43
Minimum	0.49		15.33
Maximum	78.63		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)	0.65%	0.42%	0.34%	0.31%	0.44%
Annual Percentage Rate (CPR)	7.56%	4.92%	3.97%	3.62%	5.17%

Geographic distribution

	Current	At constitution date
Andalucia	0.41%	0.50%
Aragon	33.15%	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	1.32%	1.01%
Castilla-Leon	55.72%	55.86%
Catalonia	0.97%	0.74%
Galicia	1.07%	1.09%
La Rioja	0.18%	0.36%
Madrid	5.16%	4.59%
Navarra	0.18%	0.17%
Valencia	1.54%	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	17	5,035.27	742.60	0.00	5,777.87	16.93	1,604,721.06	1,610,498.93	68.77	55.12
from > 1 to = 2 months	2	1,216.68	170.88	0.00	1,387.56	4.06	121,963.65	123,351.21	5.27	43.80
from > 2 to = 3 months	2	1,615.23	283.31	0.00	1,898.54	5.56	170,821.84	172,720.38	7.38	62.04
from > 3 to = 6 months	1	2,074.03	3,280.27	0.00	5,354.30	15.68	139,393.83	144,748.13	6.18	51.99
from > 6 to < 12 months	2	6,299.11	547.75	0.00	6,846.86	20.06	127,924.83	134,771.69	5.75	52.16
from = 12 to < 18 months	2	8,539.54	4,333.38	0.00	12,872.92	37.71	142,984.50	155,857.42	6.66	52.20
Subtotal	26	24,779.86	9,358.19	0.00	34,138.05	100.00	2,307,809.71	2,341,947.76	100.00	54.25
Total	26	24,779.86	9,358.19	0.00	34,138.05		2,307,809.71	2,341,947.76		

Additional information