

Brief report

Date: 01/31/2020
 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	45,680.15 60,983,000.25 45.68%	100,000.00 133,500,000.00	Floating 3-M Euribor+0.300% 15.Jan/Apr/Jul/Oct	0.0000% 04/15/2020 0.000000 Gross 0.000000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	04/15/2020 "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	0.1110% 04/15/2020 28.058333 Gross 22.727250 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	04/15/2020 "Pass-Through"	A (high) (sf) A+sf	BB CCC	
Total		77,483,000.25	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	5.77	5.33	4.95	4.60	4.30	4.03	3.78	3.56
		Final Maturity	Years	13.01	12.26	11.50	11.01	10.25	9.76	9.25	8.76
	Without optional redemption *	Average life	Years	5.77	5.33	4.95	4.60	4.30	4.03	3.78	3.56
		Final Maturity	Years	13.01	12.26	11.50	11.01	10.25	9.76	9.25	8.76
		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
		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	13.49	12.74	11.99	11.48	10.74	10.23	9.73	9.23
		Final Maturity	Years	07/08/2033	10/08/2032	01/09/2032	07/04/2031	10/08/2030	04/06/2030	10/05/2029	04/06/2029
	Without optional redemption *	Average life	Years	13.51	12.76	12.01	11.50	10.76	10.25	9.76	9.25
		Final Maturity	Years	17.16	16.48	15.81	15.16	14.53	13.93	13.35	12.80
		Date		03/09/2037	07/03/2036	11/03/2035	03/10/2035	07/23/2034	12/15/2033	05/18/2033	10/28/2032
		Date		04/15/2051	04/15/2051	04/15/2051	04/15/2051	04/15/2051	04/15/2051	04/15/2051	04/15/2051

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	78.71%	60,983,000.25	30.97%	89.00%	133,500,000.00
Series B	21.29%	16,500,000.00	9.68%	11.00%	16,500,000.00
Issue of Bonds		77,483,000.25			150,000,000.00
Principal Reserve Fund	9.68%	7,500,000.00		5.00%	7,500,000.00
Secondary Reserve Fund	0.71%	548,847.00		0.80%	1,200,000.00

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	9,574,387.34
Servicer ppal collect not yet credited	93,760.07		
Servicer ints collect not yet credited	16,387.84		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		8,002,171.73	0.611%
Subordinated Loan S/T		46,675.27	
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	76,825,902.18	150,149,558.47
	Average loan	81,556.16	120,119.65
	Minimum	628.93	50,357.63
	Maximum	387,352.90	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	20.42%	0.31%
	1-year EURIBOR/MIBOR (Mortgage Market)	79.58%	99.69%

LTV Distribution			
		Current	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		0.79	7.38
10.01 - 20%		3.74	16.29
20.01 - 30%		9.05	25.56
30.01 - 40%		16.43	35.36
40.01 - 50%		21.75	45.34
50.01 - 60%		32.13	54.97
60.01 - 70%		15.38	62.98
70.01 - 80%		0.73	72.80
80.01 - 90%			3.66
90.01 - 100%			0.19
Weighted average (WALTV)		46.53	62.43
Minimum		0.42	15.33
Maximum		78.39	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)	0.45%	0.47%	0.41%	0.33%	0.44%
Annual Percentage Rate (CPR)	5.32%	5.50%	4.82%	3.88%	5.17%

Geographic distribution		
	Current	At constitution date
Andalucia	0.41%	0.50%
Aragon	33.21%	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	55.81%	55.86%
Catalonia	0.97%	0.74%
Galicia	1.08%	1.09%
La Rioja	0.18%	0.36%
Madrid	4.99%	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	25	8,080.64	1,261.24	0.00	9,341.88	23.80	2,398,336.22	2,407,678.10	76.72	50.85
from > 1 to = 2 months	4	2,384.01	291.65	0.00	2,675.66	6.82	291,648.75	294,324.41	9.38	52.56
from > 6 to < 12 months	2	5,695.32	4,019.24	0.00	9,714.56	24.75	195,561.45	205,276.01	6.54	51.27
from = 12 to < 18 months	3	12,638.29	4,886.30	0.00	17,524.59	44.64	213,320.78	230,845.37	7.36	53.07
Subtotal	34	28,798.26	10,458.43	0.00	39,256.69	100.00	3,098,867.20	3,138,123.89	100.00	51.19
Total	34	28,798.26	10,458.43	0.00	39,256.69		3,098,867.20	3,138,123.89		