

Brief report

Date: 03/31/2020
 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
 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	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)							Final Maturity	Years	
				2.00	3.00	4.00	5.00	6.00	7.00	8.00			9.00
Series A	With optional redemption *	Average life	Years	5.77	5.33	4.95	4.60	4.30	4.03	3.78	3.56		
		Date		10/19/2025	05/13/2025	12/24/2024	08/21/2024	05/02/2024	01/24/2024	10/26/2023	08/07/2023		
	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			
Series B	With optional redemption *	Average life	Years	5.77	5.33	4.95	4.60	4.30	4.03	3.78	3.56		
		Date		10/19/2025	05/13/2025	12/24/2024	08/21/2024	05/02/2024	01/24/2024	10/26/2023	08/07/2023		
	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			
Series B	Without optional redemption *	Average life	Years	13.49	12.74	11.99	11.48	10.74	10.23	9.73	9.23		
		Date		07/08/2033	10/08/2032	01/09/2032	07/04/2031	10/08/2030	04/06/2030	10/05/2029	04/06/2029		
	Final Maturity	Years	13.51	12.76	12.01	11.50	10.76	10.25	9.76	9.25			
	Date		07/15/2033	10/15/2032	01/15/2032	07/15/2031	10/15/2030	04/15/2030	10/15/2029	04/15/2029			
Series B	Without optional redemption *	Average life	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		
	Final Maturity	Years	31.27	31.27	31.27	31.27	31.27	31.27	31.27	31.27			
	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	10,882,460.87
Servicer ppal collect not yet credited	94,181.81		
Servicer ints collect not yet credited	16,279.32		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		7,998,694.18	0.611%
Subordinated Loan S/T		50,152.82	
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	
Principal			
Principal outstanding		75,601,149.97	150,149,558.47
Average loan		80,770.46	120,119.65
Minimum		401.24	50,357.63
Maximum		384,859.44	478,679.11
Interest rate			
Weighted average (wac)		0.71%	2.25%
Minimum		0.00%	0.80%
Maximum		4.25%	5.00%
Final maturity			
Weighted average (WARM) (months)		213	286
Minimum		04/30/2020	07/31/2017
Maximum		07/31/2051	07/31/2051
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		20.25%	0.31%
1-year EURIBOR/MIBOR (Mortgage Market)		79.75%	99.69%

LTV Distribution			
		Current	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		0.81 7.23	
10.01 - 20%		4.02 16.29	0.38 17.00
20.01 - 30%		9.17 25.49	1.39 25.55
30.01 - 40%		16.97 35.32	5.51 35.51
40.01 - 50%		22.02 45.43	12.69 45.67
50.01 - 60%		32.61 54.98	14.96 55.24
60.01 - 70%		13.99 63.10	29.20 65.58
70.01 - 80%		0.42 74.29	32.01 73.64
80.01 - 90%			3.66 84.47
90.01 - 100%			0.19 92.29
Weighted average (WALTV)		46.11	62.43
Minimum		0.20	15.33
Maximum		77.89	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)	0.03%	0.33%	0.38%	0.36%	0.44%
Annual Percentage Rate (CPR)	0.36%	3.94%	4.43%	4.22%	5.13%

Geographic distribution

	Current	At constitution date
Andalucia	0.41%	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	1.33%	1.01%
Castilla-Leon	55.77%	55.86%
Catalonia	0.89%	0.74%
Galicia	1.08%	1.09%
La Rioja	0.18%	0.36%
Madrid	5.01%	4.59%
Navarra	0.18%	0.17%
Valencia	1.55%	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	27	8,905.66	1,142.46	0.00	10,048.12	25.39	2,353,516.26	2,363,564.38	78.70	48.92
from > 1 to = 2 months	2	1,220.89	155.52	0.00	1,376.41	3.48	181,286.02	182,662.43	6.08	59.20
from > 2 to = 3 months	1	1,239.14	94.80	0.00	1,333.94	3.37	78,651.05	79,984.99	2.66	44.52
from > 6 to < 12 months	1	2,977.79	4,671.21	0.00	7,649.00	19.33	138,490.07	146,139.07	4.87	52.49
from = 12 to < 18 months	3	13,942.74	5,229.15	0.00	19,171.89	48.44	211,658.35	230,830.24	7.69	53.07
Subtotal	34	28,286.22	11,293.14	0.00	39,579.36	100.00	2,963,601.75	3,003,181.11	100.00	49.78
Total	34	28,286.22	11,293.14	0.00	39,579.36		2,963,601.75	3,003,181.11		

Additional information