

Brief report

Date: 05/31/2020
 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 N° 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	44,276.43 59,109,034.05	100,000.00 133,500,000.00	Floating 3-M Euribor+0.300% 15.Jan/Apr/Jul/Oct	0.0460% 07/15/2020 5.148365 Gross 4.170176 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	07/15/2020 "Pass-Through"	AA (high) (sf) A+sf	A A
Series B ES0323978017	07/24/2013 165	100,000.00 16,500,000.00	100,000.00 16,500,000.00	Floating 3-M Euribor+0.500% 15.Jan/Apr/Jul/Oct	0.2460% 07/15/2020 62.183333 Gross 50.368500 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	07/15/2020 "Pass-Through"	A (high) (sf) A+sf	BB CCC
Total		75,609,034.05	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
				0.17	0.25	0.34	0.42	0.51	0.60	0.69		
Series A	With optional redemption *	Average life	Years	5.64	5.22	4.84	4.51	4.21	3.94	3.71	3.49	10/10/2023
		Final Maturity	Years	12/03/2025	07/01/2025	02/14/2025	10/15/2024	06/29/2024	03/24/2024	12/28/2023	10/10/2023	
	Without optional redemption *	Average life	Years	5.64	5.22	4.84	4.51	4.21	3.94	3.71	3.49	10/15/2028
		Final Maturity	Years	12/03/2025	07/01/2025	02/14/2025	10/15/2024	06/29/2024	03/24/2024	12/28/2023	10/10/2023	
Series B	With optional redemption *	Average life	Years	13.24	12.49	11.74	11.23	10.49	9.99	9.49	8.99	04/08/2029
		Final Maturity	Years	07/06/2033	10/07/2032	01/09/2032	07/04/2031	10/09/2030	04/07/2030	10/07/2029	04/08/2029	
	Without optional redemption *	Average life	Years	16.88	16.21	15.55	14.91	14.29	13.70	13.13	12.59	11/12/2032
		Final Maturity	Years	02/25/2037	06/25/2036	10/29/2035	03/09/2035	07/26/2034	12/22/2033	05/28/2033	11/12/2032	

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

Credit enhancement (CE)					
	Current	% CE		At issue date	
		% CE	% CE	% CE	% CE
Series A	78.18%	59,109,034.05	31.74%	89.00%	133,500,000.00
Series B	21.82%	16,500,000.00	9.92%	11.00%	16,500,000.00
Issue of Bonds		75,609,034.05			150,000,000.00
Principal Reserve Fund	9.92%	7,500,000.00		5.00%	7,500,000.00
Secondary Reserve Fund	0.70%	531,981.32		0.80%	1,200,000.00

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	10,202,802.07
Servicer ppal collect not yet credited	123,055.53		
Servicer ints collect not yet credited	18,324.00		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		7,983,333.29	0.746%
Subordinated Loan S/T		48,648.03	
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	928	1,250	
Principal			
Principal outstanding	74,287,485.29	150,149,558.47	
Average loan	80,051.17	120,119.65	
Minimum	2,691.11	50,357.63	
Maximum	382,337.64	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)	211	286	
Minimum	10/29/2020	07/31/2017	
Maximum	07/31/2051	07/31/2051	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	20.29%	0.31%	
1-year EURIBOR/MIBOR (Mortgage Market)	79.71%	99.69%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.84	7.17		
10.01 - 20%	4.17	16.28	0.38	17.00
20.01 - 30%	9.66	25.60	1.39	25.55
30.01 - 40%	16.92	35.38	5.51	35.51
40.01 - 50%	22.44	45.34	12.69	45.67
50.01 - 60%	33.30	54.95	14.96	55.24
60.01 - 70%	12.24	63.06	29.20	65.58
70.01 - 80%	0.42	73.84	32.01	73.64
80.01 - 90%			3.66	84.47
90.01 - 100%			0.19	92.29
Weighted average (WALTV)	45.71		62.43	
Minimum	1.27		15.33	
Maximum	77.40		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)	0.31%	0.24%	0.39%	0.33%	0.44%
Annual Percentage Rate (CPR)	3.70%	2.83%	4.59%	3.86%	5.10%

Geographic distribution

	Current	At constitution date
Andalucia	0.41%	0.50%
Aragon	32.96%	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	1.35%	1.01%
Castilla-Leon	56.03%	55.86%
Catalonia	0.89%	0.74%
Galicia	1.09%	1.09%
La Rioja	0.18%	0.36%
Madrid	5.05%	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	25	10,260.82	1,509.11	0.00	11,769.93	26.11	2,291,886.67	2,303,656.60	76.34	48.38
from > 1 to = 2 months	2	852.71	42.23	0.00	894.94	1.99	129,134.65	130,029.59	4.31	47.27
from > 2 to = 3 months	2	2,004.12	231.03	0.00	2,235.15	4.96	203,518.77	205,753.92	6.82	43.89
from > 6 to < 12 months	1	3,585.34	5,593.46	0.00	9,178.80	20.36	137,882.52	147,061.32	4.87	52.82
from = 12 to < 18 months	2	8,163.82	4,584.34	0.00	12,748.16	28.28	140,365.67	153,113.83	5.07	53.58
from = 18 to < 24 months	1	7,197.53	1,048.79	0.00	8,246.32	18.30	69,625.73	77,872.05	2.58	52.19
Subtotal	33	32,064.34	13,008.96	0.00	45,073.30	100.00	2,972,414.01	3,017,487.31	100.00	48.52
Total	33	32,064.34	13,008.96	0.00	45,073.30		2,972,414.01	3,017,487.31		

Additional information