

Brief report

Date: 01/31/2021
 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
 Banco Santander

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Banco Santander

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 DBRS / Fitch	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0323978009	07/24/2013 1,335	39,200.45 52,332,600.75 39.20%	100,000.00 133,500,000.00	Floating 3-M Euribor+0.300% 15.Jan/Apr/Jul/Oct	0.0000% 04/15/2021 0.000000 Gross 0.000000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	04/15/2021 "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	0.0000% 04/15/2021 0.000000 Gross 0.000000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	04/15/2021 "Pass-Through"	A (high) (sf) Asf	BB CCC
Total		68,832,600.75	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 A	With optional redemption *	Average life	Years	% Monthly CPR (SMM)							0.78	
				0.17	0.25	0.34	0.42	0.51	0.60	0.69		
				% Annual equivalent CPR	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00
Series A	With optional redemption *	Average life	Years	5.25	4.86	4.52	4.22	3.95	3.70	3.48	3.29	
		Final Maturity	Years	11.76	11.01	10.50	9.75	9.25	8.75	8.25	8.01	
	Without optional redemption *	Average life	Years	5.25	4.86	4.52	4.22	3.95	3.70	3.48	3.29	
		Final Maturity	Years	11.76	11.01	10.50	9.75	9.25	8.75	8.25	8.01	
Series B	With optional redemption *	Average life	Years	12.23	11.72	10.98	10.47	9.74	9.23	8.74	8.47	
		Final Maturity	Years	12.25	11.76	11.01	10.50	9.75	9.25	8.75	8.50	
	Without optional redemption *	Average life	Years	15.91	15.28	14.66	14.07	13.49	12.93	12.41	11.90	
		Final Maturity	Years	30.27	30.27	30.27	30.27	30.27	30.27	30.27	30.27	

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	76.03%	52,332,600.75	34.73%	89.00%	133,500,000.00
Series B	23.97%	16,500,000.00	10.76%	11.00%	16,500,000.00
Issue of Bonds		68,832,600.75			150,000,000.00
Principal Reserve Fund	10.76%	7,408,077.54		5.00%	7,500,000.00
Secondary Reserve Fund	0.68%	470,993.41		0.80%	1,200,000.00

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	9,147,123.92
Servicer ppal collect not yet credited	123,674.71		
Servicer ints collect not yet credited	15,236.15		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		7,970,993.41	0.455%
Subordinated Loan S/T		0.00	
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	68,636,979.87	150,149,558.47
	Average loan	75,758.26	120,119.65
	Minimum	519.01	50,357.63
	Maximum	251,205.48	478,679.11
Interest rate	Weighted average (wac)	0.61%	2.25%
	Minimum	0.00%	0.80%
	Maximum	4.25%	5.00%
Final maturity	Weighted average (WARM) (months)	204	286
	Minimum	02/13/2021	07/31/2017
	Maximum	07/31/2051	07/31/2051
Index (principal outstanding distribution)	1-year EURIBOR/MIBOR	20.05%	0.31%
	1-year EURIBOR/MIBOR (Mortgage Market)	79.95%	99.69%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.95	7.04		
10.01 - 20%	4.72	15.99	0.38	17.00
20.01 - 30%	11.66	25.69	1.39	25.55
30.01 - 40%	16.81	35.50	5.51	35.51
40.01 - 50%	25.67	45.44	12.69	45.67
50.01 - 60%	31.74	54.73	14.96	55.24
60.01 - 70%	8.20	62.76	29.20	65.58
70.01 - 80%	0.26	74.16	32.01	73.64
80.01 - 90%			3.66	84.47
90.01 - 100%			0.19	92.29
Weighted average (WALTV)	44.16		62.43	
Minimum	0.36		15.33	
Maximum	75.41		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)	0.35%	0.65%	0.46%	0.40%	0.44%
Annual Percentage Rate (CPR)	4.17%	7.58%	5.43%	4.64%	5.10%

Geographic distribution

	Current	At constitution date
Andalucia	0.42%	0.50%
Aragon	32.69%	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	1.24%	1.01%
Castilla-Leon	56.35%	55.86%
Catalonia	0.92%	0.74%
Galicia	1.10%	1.09%
La Rioja	0.18%	0.36%
Madrid	5.15%	4.59%
Navarra	0.19%	0.17%
Valencia	1.46%	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	15	5,148.92	564.99	0.00	5,713.91	9.16	1,199,275.18	1,204,989.09	57.14	48.16
from > 1 to = 2 months	3	3,009.97	107.58	0.00	3,117.55	5.00	170,393.79	173,511.34	8.23	33.16
from > 3 to = 6 months	1	1,285.58	102.44	0.00	1,388.02	2.23	35,250.13	36,638.15	1.74	25.63
from > 6 to < 12 months	3	8,058.60	1,261.99	0.00	9,320.59	14.94	302,919.40	312,239.99	14.81	51.50
from = 18 to < 24 months	2	10,190.64	13,731.66	0.00	23,922.30	38.35	204,109.04	228,031.34	10.81	53.30
from ≥ 2 years	2	16,749.93	2,160.61	0.00	18,910.54	30.32	134,508.36	153,418.90	7.28	53.72
Subtotal	26	44,443.64	17,929.27	0.00	62,372.91	100.00	2,046,455.90	2,108,828.81	100.00	46.99
Total	26	44,443.64	17,929.27	0.00	62,372.91		2,046,455.90	2,108,828.81		

Additional information