

Brief report

Date: 05/31/2021
 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	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0323978009	07/24/2013 1,335	37.790.40 50,450,184.00 37.79%	100,000.00 133,500,000.00	Floating 3-M Euribor+0.300% 15.Jan/Apr/Jul/Oct	0.0000% 07/15/2021 0.000000 Gross 0.000000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	07/15/2021 "Pass-Through"	AAA (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% 07/15/2021 0.000000 Gross 0.000000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	07/15/2021 "Pass-Through"	A (high) (sf) Asf	BB CCC
Total		66,950,184.00	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 A	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
				2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00
				5.25	4.86	4.52	4.22	3.95	3.70	3.48	3.29
				11.76	11.01	10.50	9.75	9.25	8.75	8.25	8.01
				10/15/2032	01/15/2032	07/15/2031	10/15/2030	04/15/2030	10/15/2029	04/15/2029	01/15/2029
				5.25	4.86	4.52	4.22	3.95	3.70	3.48	3.29
				11.76	11.01	10.50	9.75	9.25	8.75	8.25	8.01
				10/15/2032	01/15/2032	07/15/2031	10/15/2030	04/15/2030	10/15/2029	04/15/2029	01/15/2029
Series B	With optional redemption *	Average life	Years	12.23	11.72	10.98	10.47	9.74	9.23	8.74	8.47
				04/07/2033	10/01/2032	01/05/2032	07/02/2031	10/08/2030	04/08/2030	10/09/2029	07/03/2029
				12.25	11.76	11.01	10.50	9.75	9.25	8.75	8.50
				04/15/2033	10/15/2032	01/15/2032	07/15/2031	10/15/2030	04/15/2030	10/15/2029	07/15/2029
				15.91	15.28	14.66	14.07	13.49	12.93	12.41	11.90
				12/10/2036	04/23/2036	09/11/2035	02/05/2035	07/09/2034	12/19/2033	06/09/2033	12/06/2032
				30.27	30.27	30.27	30.27	30.27	30.27	30.27	30.27
				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	75.35%	50,450,184.00	35.85%	89.00%	133,500,000.00
Series B	24.65%	16,500,000.00	11.20%	11.00%	16,500,000.00
Issue of Bonds		66,950,184.00			150,000,000.00
Principal Reserve Fund	11.20%	7,500,000.00	5.00%		7,500,000.00
Secondary Reserve Fund	0.68%	454,051.65	0.80%		1,200,000.00

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	9,624,370.74
Servicer ppal collect not yet credited	344,507.61		
Servicer ints collect not yet credited	12,727.33		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		7,954,051.65	0.462%
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	888
Principal			
Principal outstanding		66,137,009.91	150,149,558.47
Average loan		74,478.61	120,119.65
Minimum		399.05	50,357.63
Maximum		246,338.78	478,679.11
Interest rate			
Weighted average (wac)		0.53%	2.25%
Minimum		0.00%	0.80%
Maximum		4.25%	5.00%
Final maturity			
Weighted average (WARM) (months)		201	286
Minimum		06/15/2021	07/31/2017
Maximum		07/31/2051	07/31/2051
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		19.84%	0.31%
1-year EURIBOR/MIBOR (Mortgage Market)		80.16%	99.69%

LTV Distribution			
		Current	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		0.93	6.58
10.01 - 20%		5.40	16.06
20.01 - 30%		11.47	25.72
30.01 - 40%		17.47	35.42
40.01 - 50%		28.15	45.48
50.01 - 60%		29.93	54.75
60.01 - 70%		6.38	62.46
70.01 - 80%		0.27	73.21
80.01 - 90%			3.66
90.01 - 100%			0.19
Weighted average (WALTV)		43.44	62.43
Minimum		0.22	15.33
Maximum		74.41	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)	0.16%	0.33%	0.34%	0.41%	0.43%
Annual Percentage Rate (CPR)	1.86%	3.92%	4.01%	4.83%	5.07%

Geographic distribution		
	Current	At constitution date
Andalucia	0.43%	0.50%
Aragon	32.94%	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	1.27%	1.01%
Castilla-Leon	56.32%	55.86%
Catalonia	0.81%	0.74%
Galicia	1.10%	1.09%
La Rioja	0.18%	0.36%
Madrid	5.02%	4.59%
Navarra	0.20%	0.17%
Valencia	1.45%	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	14	5,168.41	666.10	0.00	5,834.51	9.69	1,223,977.04	1,229,811.55	66.75	47.89
from > 1 to = 2 months	1	624.98	45.89	0.00	670.87	1.11	77,445.92	78,116.79	4.24	56.33
from > 3 to = 6 months	3	3,948.53	526.99	0.00	4,475.52	7.43	146,812.05	151,287.57	8.21	38.05
from = 18 to < 24 months	2	11,764.19	15,716.13	0.00	27,480.32	45.63	201,944.47	229,424.79	12.45	53.63
from ≥ 2 years	2	19,297.38	2,466.48	0.00	21,763.86	36.14	131,960.91	153,724.77	8.34	53.83
Subtotal	22	40,803.49	19,421.59	0.00	60,225.08	100.00	1,782,140.39	1,842,365.47	100.00	48.26
Total	22	40,803.49	19,421.59	0.00	60,225.08		1,782,140.39	1,842,365.47		