

Brief report

Date: 01/31/2019
 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 Subcriber
 Banco Cooperativo Español

Servicer Credit Support Provider
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Bond Paying Agent
 Société Générale

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
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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	51,614.08 68,904,796.80 51.61%	100,000.00 133,500,000.00	Floating 3-M Euribor+0.300% 15.Jan/Apr/Jul/Oct	0.0000% 04/15/2019 0.000000 Gross 0.000000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	04/15/2019 "Pass-Through"	AA (high) 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	0.1920% 04/15/2019 -8.000000 Gross 38.880000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	04/15/2019 "Pass-Through"	A (low) A+	BB CCC BB CCC
Total		85,404,796.80	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	Date	% Monthly CPR (SMM)				% Annual equivalent CPR			
					0,17	0,25	0,34	0,42	0,51	0,60	0,69	0,78
Series A	With optional redemption *	Average life	Years	Date	6.45	5.94	5.50	5.10	4.75	4.44	4.16	3.91
		Final Maturity	Years	Date	12/24/2024	06/22/2024	01/12/2024	08/21/2023	04/15/2023	12/23/2022	09/12/2022	06/12/2022
		Final Maturity	Years	Date	14.76	13.76	13.01	12.26	11.76	11.01	10.51	10.01
	Without optional redemption *	Average life	Years	Date	6.45	5.94	5.50	5.10	4.75	4.44	4.16	3.91
		Final Maturity	Years	Date	12/24/2024	06/22/2024	01/12/2024	08/21/2023	04/15/2023	12/23/2022	09/12/2022	06/12/2022
		Final Maturity	Years	Date	14.76	13.76	13.01	12.26	11.76	11.01	10.51	10.01
Series B	With optional redemption *	Average life	Years	Date	15.23	14.48	13.72	12.97	12.23	11.49	10.97	10.25
		Final Maturity	Years	Date	10/05/2033	01/03/2033	04/01/2032	07/01/2031	10/03/2030	01/06/2030	07/03/2029	10/10/2028
		Final Maturity	Years	Date	15.26	14.51	13.76	13.01	12.26	11.51	11.01	10.26
	Without optional redemption *	Average life	Years	Date	18.79	18.05	17.31	16.59	15.90	15.22	14.58	13.97
		Final Maturity	Years	Date	04/25/2037	07/27/2036	11/02/2035	02/12/2035	06/03/2034	10/01/2033	02/09/2033	06/30/2032
		Final Maturity	Years	Date	32.77	32.77	32.77	32.77	32.77	32.77	32.77	32.77

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	80.68%	68,904,796.80	28.10%	89.00%	133,500,000.00
Series B	19.32%	16,500,000.00	8.78%	11.00%	16,500,000.00
Issue of Bonds		85,404,796.80			150,000,000.00
Principal Reserve Fund	8.78%	7,500,000.00		5.00%	7,500,000.00
Secondary Reserve Fund	0.73%	620,143.17		0.80%	1,200,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	9,525,573.13	-0.400%	
Servicer ppal collect not yet credited	106,388.21		
Servicer ints collect not yet credited	21,681.04		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		7,546,657.09	0.692%
Subordinated Loan S/T		573,486.08	
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		976	1,250	
Principal				
Principal outstanding		84,966,862.09	150,149,558.47	
Average loan		87,056.21	120,119.65	
Minimum		8.26	50,357.63	
Maximum		402,132.82	478,679.11	
Interest rate				
Weighted average (wac)		0.82%	2.25%	
Minimum		0.06%	0.80%	
Maximum		4.25%	5.00%	
Final maturity				
Weighted average (WARM) (months)		224	286	
Minimum		03/31/2019	07/31/2017	
Maximum		07/31/2051	07/31/2051	
Index (principal outstanding distribution)				
1-year EURIBOR/MIBOR		20.67%	0.31%	
1-year EURIBOR/MIBOR (Mortgage Market)		79.33%	99.69%	

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	0.61	7.25	
10.01 - 20%	2.62	15.99	0.38
20.01 - 30%	7.24	25.04	1.39
30.01 - 40%	14.90	35.28	5.51
40.01 - 50%	20.24	45.08	12.69
50.01 - 60%	31.90	55.50	14.96
60.01 - 70%	21.06	63.89	29.20
70.01 - 80%	1.31	72.39	32.01
80.01 - 90%	0.12	81.31	3.66
90.01 - 100%			0.19
Weighted average (WALTV)	48.86		62.43
Minimum	0.00		15.33
Maximum	81.31		95.09

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.19%	0.35%	0.40%	0.32%	0.46%
Annual Percentage Rate (CPR)	2.26%	4.07%	4.74%	3.81%	5.40%

Geographic distribution		
	Current	At constitution date
Andalucía	0.51%	0.50%
Aragón	33.42%	33.53%
Asturias	0.06%	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	1.25%	1.01%
Castilla-León	55.67%	55.86%
Catalonia	0.94%	0.74%
Galicia	1.05%	1.09%
La Rioja	0.18%	0.36%
Madrid	4.98%	4.59%
Navarra	0.18%	0.17%
Valencia	1.51%	1.79%

RURAL HIPOTECARIO XVI Fondo de Titulización de Activos

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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	32	9,926.63	1,132.80	0.00	11,059.43	41.03	2,635,999.25	2,647,048.68	80.21	47.67
from > 1 to = 2 months	4	2,770.67	1,723.19	0.00	4,493.86	16.67	354,018.36	358,512.22	10.86	49.25
from > 3 to = 6 months	1	1,140.22	117.42	0.00	1,257.64	4.67	59,918.94	61,176.58	1.85	50.14
from > 6 to < 12 months	3	6,704.99	3,435.45	0.00	10,140.44	37.62	223,427.17	233,567.61	7.08	53.70
Subtotal	40	20,542.51	6,408.86	0.00	26,951.37	100.00	3,273,353.72	3,300,305.09	100.00	48.27
Total	40	20,542.51	6,408.86	0.00	26,951.37		3,273,353.72	3,300,305.09		