

Brief report

Date: 05/31/2019
 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 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	50,392.47 67,273,947.45 50.39%	100,000.00 133,500,000.00	Floating 3-M Euribor+0.300% 15.Jan/Apr/Jul/Oct	0.0000% 07/15/2019 0.0000000 Gross 0.0000000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	07/15/2019 "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	0.1900% 07/15/2019 48.027778 Gross 38.902500 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	07/15/2019 "Pass-Through"	A (low) A+	BB CCC	
Total		83,773,947.45	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)							0.78
				0.17	0.25	0.34	0.42	0.51	0.60	0.69	
				% Annual equivalent CPR							9.00
Series A	With optional redemption *	Average life	Years	6.11	5.64	5.23	4.86	4.53	4.24	3.97	3.74
		Final Maturity	Years	05/23/2025	12/02/2024	07/04/2024	02/20/2024	10/24/2023	07/09/2023	04/04/2023	01/08/2023
	Without optional redemption *	Average life	Years	6.11	5.64	5.23	4.86	4.53	4.24	3.97	3.74
		Final Maturity	Years	05/23/2025	12/02/2024	07/04/2024	02/20/2024	10/24/2023	07/09/2023	04/04/2023	01/08/2023
Series B	With optional redemption *	Average life	Years	14.48	13.50	12.75	12.23	11.49	10.98	10.24	9.75
		Final Maturity	Years	10/03/2033	10/10/2032	01/09/2032	07/03/2031	10/06/2030	04/03/2030	07/09/2029	01/08/2029
	Without optional redemption *	Average life	Years	17.99	17.27	16.57	15.88	15.22	14.58	13.97	13.39
		Final Maturity	Years	04/05/2037	07/17/2036	11/04/2035	02/27/2035	06/30/2034	11/10/2033	04/01/2033	08/31/2032

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		At issue date	
		% CE	% CE	% CE	% CE
Series A	80.30%	67,273,947.45	28.65%	89.00%	133,500,000.00
Series B	19.70%	16,500,000.00	8.95%	11.00%	16,500,000.00
Issue of Bonds		83,773,947.45			150,000,000.00
Principal Reserve Fund	8.95%	7,500,000.00		5.00%	7,500,000.00
Secondary Reserve Fund	0.72%	605,465.53		0.80%	1,200,000.00

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		10,650,510.83	-0.400%
Servicer ppal collect not yet credited		94,124.90	
Servicer ints collect not yet credited		19,751.90	
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		8,054,681.89	0.690%
Subordinated Loan S/T		50,783.64	
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		966	1,250
Principal			
Principal outstanding		82,242,886.40	150,149,558.47
Average loan		85,137.56	120,119.65
Minimum		1,356.53	50,357.63
Maximum		397,202.86	478,679.11
Interest rate			
Weighted average (wac)		0.82%	2.25%
Minimum		0.12%	0.80%
Maximum		4.25%	5.00%
Final maturity			
Weighted average (WARM) (months)		221	286
Minimum		06/09/2019	07/31/2017
Maximum		07/31/2051	07/31/2051
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		20.61%	0.31%
1-year EURIBOR/MIBOR (Mortgage Market)		79.39%	99.69%

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	0.65	7.18	
10.01 - 20%	3.13	16.35	0.38
20.01 - 30%	7.50	25.30	1.39
30.01 - 40%	15.69	35.16	5.51
40.01 - 50%	19.89	44.98	12.69
50.01 - 60%	33.96	55.29	14.96
60.01 - 70%	18.31	63.86	29.20
70.01 - 80%	0.74	72.95	32.01
80.01 - 90%	0.12	80.34	3.66
90.01 - 100%			0.19
Weighted average (WALTV)	48.03		62.43
Minimum		0.24	15.33
Maximum		80.34	95.09

RURAL HIPOTECARIO XVI Fondo de Titulización de Activos

Brief report

Date: 05/31/2019

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 Suscriber
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

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.38%	0.37%	0.35%	0.32%	0.45%
Annual Percentage Rate (CPR)	4.49%	4.29%	4.11%	3.81%	5.31%

Geographic distribution

	Current	At constitution date
Andalucia	0.51%	0.50%
Aragon	33.14%	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	55.82%	55.86%
Catalonia	0.95%	0.74%
Galicia	1.06%	1.09%
La Rioja	0.18%	0.36%
Madrid	5.05%	4.59%
Navarra	0.17%	0.17%
Valencia	1.52%	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	28	11,930.88	1,638.69	0.00	13,569.57	42.97	2,300,837.07	2,314,406.64	80.45	46.06
from > 1 to = 2 months	3	2,194.79	1,633.32	0.00	3,828.11	12.12	265,739.42	269,567.53	9.37	49.16
from > 3 to = 6 months	1	1,601.11	144.36	0.00	1,745.47	5.53	58,776.51	60,521.98	2.10	49.61
from > 6 to < 12 months	2	5,851.19	750.84	0.00	6,602.03	20.91	147,024.13	153,626.16	5.34	53.79
from = 12 to < 18 months	1	2,672.90	3,163.02	0.00	5,835.92	18.48	73,042.26	78,878.18	2.74	52.80
Subtotal	35	24,250.87	7,330.23	0.00	31,581.10	100.00	2,845,419.39	2,877,000.49	100.00	46.93
Total	35	24,250.87	7,330.23	0.00	31,581.10		2,845,419.39	2,877,000.49		

Additional information