

Brief report

Date: 07/31/2019
 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		
		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% 10/15/2019 0.000000 Gross 0.000000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	10/15/2019 "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	0.1360% 10/15/2019 34.755556 Gross 28.152000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	10/15/2019 "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	% 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	6.01	5.55	5.14	4.78	4.46	4.17	3.91	3.68	Date	07/15/2025
		Final Maturity	13.52	12.76	12.01	11.51	10.76	10.26	9.76	9.26	Date	01/15/2033
			6.01	5.55	5.14	4.78	4.46	4.17	3.91	3.68	Date	01/15/2033
	Without optional redemption *	Average life	6.01	5.55	5.14	4.78	4.46	4.17	3.91	3.68	Date	07/15/2025
		Final Maturity	13.52	12.76	12.01	11.51	10.76	10.26	9.76	9.26	Date	01/15/2033
			6.01	5.55	5.14	4.78	4.46	4.17	3.91	3.68	Date	01/15/2033
Series B	With optional redemption *	Average life	14.23	13.25	12.73	11.98	11.24	10.73	10.23	9.50	Date	10/02/2033
		Final Maturity	14.26	13.26	12.76	12.01	11.26	10.76	10.26	9.51	Date	10/15/2033
			17.71	17.01	16.32	15.65	14.99	14.37	13.77	13.20	Date	03/25/2037
	Without optional redemption *	Average life	17.71	17.01	16.32	15.65	14.99	14.37	13.77	13.20	Date	07/12/2036
		Final Maturity	31.77	31.77	31.77	31.77	31.77	31.77	31.77	31.77	Date	04/15/2051
			04/15/2051	04/15/2051	04/15/2051	04/15/2051	04/15/2051	04/15/2051	04/15/2051	04/15/2051	Date	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	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	0.70%	586,022.49		0.80%	1,200,000.00

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	9,399,957.08
Servicer ppal collect not yet credited	94,104.16		
Servicer ints collect not yet credited	19,731.37		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		8,040,485.47	0.636%
Subordinated Loan S/T		45,537.02	
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		81,226,442.01	150,149,558.47
Average loan		84,522.83	120,119.65
Minimum		860.56	50,357.63
Maximum		394,742.47	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)		219	286
Minimum		09/17/2019	07/31/2017
Maximum		07/31/2051	07/31/2051
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		20.53%	0.31%
1-year EURIBOR/MIBOR (Mortgage Market)		79.47%	99.69%

LTV Distribution			
		Current	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		0.63	7.16
10.01 - 20%		3.37	16.45
20.01 - 30%		8.27	25.74
30.01 - 40%		15.24	35.36
40.01 - 50%		20.60	45.04
50.01 - 60%		33.34	55.19
60.01 - 70%		17.68	63.60
70.01 - 80%		0.87	73.54
80.01 - 90%			3.66
90.01 - 100%			0.19
Weighted average (WALTV)		47.68	62.43
Minimum		0.26	15.33
Maximum		79.85	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)	0.01%	0.20%	0.25%	0.33%	0.44%
Annual Percentage Rate (CPR)	0.12%	2.42%	2.92%	3.83%	5.20%

Geographic distribution		
	Current	At constitution date
Andalucia	0.52%	0.50%
Aragon	33.21%	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	1.28%	1.01%
Castilla-Leon	55.74%	55.86%
Catalonia	0.95%	0.74%
Galicia	1.06%	1.09%
La Rioja	0.18%	0.36%
Madrid	5.07%	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	29	11,506.15	1,525.93	0.00	13,032.08	38.19	2,498,279.82	2,511,311.90	78.21	46.20
from > 1 to = 2 months	4	3,125.82	1,670.38	0.00	4,796.20	14.06	402,126.37	406,922.57	12.67	57.51
from > 6 to < 12 months	2	4,440.44	440.00	0.00	4,880.44	14.30	130,740.49	135,620.93	4.22	52.49
from = 12 to < 18 months	2	7,530.02	3,884.00	0.00	11,414.02	33.45	145,848.51	157,262.53	4.90	52.67
Subtotal	37	26,602.43	7,520.31	0.00	34,122.74	100.00	3,176,995.19	3,211,117.93	100.00	47.92
Total	37	26,602.43	7,520.31	0.00	34,122.74		3,176,995.19	3,211,117.93		