

Brief report

Date: 12/31/2021  
 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	35,263.56 47,076,852.60 35.26%	100,000.00 133,500,000.00	Floating 3-M Euribor+0.300% 15.Jan/Apr/Jul/Oct	0.0000% 01/17/2022 0.000000 Gross 0.000000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	01/17/2022 "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% 01/17/2022 0.000000 Gross 0.000000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	01/17/2022 "Pass-Through"	A (high) (sf) Asf	BB CCC
Total		63,576,852.60	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)							
				0.17	0.25	0.34	0.42	0.51	0.60	0.69	0.78
Series A	With optional redemption *	Average life	Years	4.89	4.54	4.22	3.95	3.70	3.47	3.27	3.09
		Final Maturity	Years	11.01	10.26	9.75	9.26	8.75	8.26	7.75	7.26
		Date		10/15/2032	07/15/2031	07/15/2031	07/15/2031	07/15/2030	07/15/2030	07/15/2029	07/15/2029
	Without optional redemption *	Average life	Years	4.89	4.54	4.22	3.95	3.70	3.47	3.27	3.09
		Final Maturity	Years	11.01	10.26	9.75	9.26	8.75	8.26	7.75	7.26
		Date		10/15/2032	07/15/2031	07/15/2031	07/15/2031	07/15/2030	07/15/2030	07/15/2029	07/15/2029
Series B	With optional redemption *	Average life	Years	11.48	10.74	10.23	9.72	9.22	8.72	8.23	7.74
		Final Maturity	Years	11.51	10.76	10.26	9.75	9.26	8.75	8.26	7.75
		Date		04/15/2033	07/15/2032	07/15/2032	07/15/2031	07/15/2031	07/15/2030	07/15/2030	07/15/2029
	Without optional redemption *	Average life	Years	15.05	14.45	13.87	13.31	12.77	12.25	11.75	11.28
		Final Maturity	Years	29.52	29.52	29.52	29.52	29.52	29.52	29.52	29.52
		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

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	74.05%	47,076,852.60	37.75%	89.00%	133,500,000.00
Series B	25.95%	16,500,000.00	11.80%	11.00%	16,500,000.00
Issue of Bonds		63,576,852.60			150,000,000.00
Principal Reserve Fund	11.80%	7,500,000.00		5.00%	7,500,000.00
Secondary Reserve Fund	0.67%	423,691.67		0.80%	1,200,000.00

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	10,642,582.62
Servicer ppal collect not yet credited	92,846.08		
Servicer ints collect not yet credited	9,943.04		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		7,874,750.45	0.452%
Subordinated Loan S/T		48,941.22	
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		864	1,250
Principal			
Principal outstanding		61,932,793.87	150,149,558.47
Average loan		71,681.47	120,119.65
Minimum		299.40	50,357.63
Maximum		237,766.19	478,679.11
Interest rate			
Weighted average (wac)		0.45%	2.25%
Minimum		0.00%	0.80%
Maximum		4.25%	5.00%
Final maturity			
Weighted average (WARM) (months)		195	286
Minimum		01/31/2022	07/31/2017
Maximum		07/31/2051	07/31/2051
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		19.81%	0.31%
1-year EURIBOR/MIBOR (Mortgage Market)		80.19%	99.69%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.10	6.53		
10.01 - 20%	6.39	16.03	0.38	17.00
20.01 - 30%	11.94	25.82	1.39	25.55
30.01 - 40%	18.75	35.47	5.51	35.51
40.01 - 50%	29.62	45.28	12.69	45.67
50.01 - 60%	27.28	54.29	14.96	55.24
60.01 - 70%	4.65	61.80	29.20	65.58
70.01 - 80%	0.28	71.52	32.01	73.64
80.01 - 90%			3.66	84.47
90.01 - 100%			0.19	92.29
Weighted average (WALTV)		42.12		62.43
Minimum		0.20		15.33
Maximum		72.66		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)	0.65%	0.49%	0.40%	0.32%	0.43%
Annual Percentage Rate (CPR)	7.49%	5.68%	4.67%	3.82%	5.00%

Geographic distribution		
	Current	At constitution date
Andalucia	0.44%	0.50%
Aragon	32.82%	33.53%
Asturias	0.04%	0.06%
Balearic Islands		0.08%
Basque Country	0.09%	0.08%
Canary Islands	0.04%	0.05%
Cantabria	0.12%	0.08%
Castilla-La Mancha	1.31%	1.01%
Castilla-Leon	56.49%	55.86%
Catalonia	0.83%	0.74%
Galicia	0.96%	1.09%
La Rioja	0.17%	0.36%
Madrid	5.04%	4.59%
Navarra	0.20%	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	%		Total	%	
<i>Delinquencies</i>										
Up to 1 month	10	3,427.96	220.13	0.00	3,648.09	5.54	952,808.52	956,456.61	64.26	46.57
from > 2 to = 3 months	2	1,887.76	126.57	0.00	2,014.33	3.06	144,304.06	146,318.39	9.83	45.97
from = 18 to < 24 months	1	5,006.19	5,044.95	0.00	10,051.14	15.26	66,181.80	76,232.94	5.12	51.03
from ≥ 2 years	3	33,145.34	16,986.58	0.00	50,131.92	76.14	259,346.79	309,478.71	20.79	54.87
Subtotal	16	43,467.25	22,378.23	0.00	65,845.48	100.00	1,422,641.17	1,488,486.65	100.00	48.24
Total	16	43,467.25	22,378.23	0.00	65,845.48		1,422,641.17	1,488,486.65		