

Brief report

Date: 02/28/2023  
 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 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	26.617.23 35,534,002.05 26.62%	100,000.00 133,500,000.00	Floating 3-M Euribor+0.300% 15.Jan/Apr/Jul/Oct	2.5880% 04/17/2023 174.126961 Gross 141.042838 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	04/17/2023 "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	2.7880% 04/17/2023 704.744444 Gross 570.843000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	04/17/2023 "Pass-Through"	AA (low) (sf) Asf	BB CCC	
Total		52,034,002.05	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)							
			% Annual equivalent CPR							
Series A	With optional redemption *	Average life	4.43	4.10	3.81	3.56	3.33	3.13	2.94	2.78
		Final Maturity	06/20/2027	02/21/2027	11/08/2026	08/06/2026	05/15/2026	03/01/2026	12/25/2025	10/25/2025
		Date	07/15/2032	01/15/2032	07/15/2031	01/15/2031	07/15/2030	01/15/2030	10/15/2029	07/15/2029
	Without optional redemption *	Average life	4.43	4.10	3.81	3.56	3.33	3.13	2.94	2.78
		Final Maturity	06/20/2027	02/21/2027	11/08/2026	08/06/2026	05/15/2026	03/01/2026	12/25/2025	10/25/2025
		Date	07/15/2032	01/15/2032	07/15/2031	01/15/2031	07/15/2030	01/15/2030	10/15/2029	07/15/2029
Series B	With optional redemption *	Average life	10.22	9.48	8.98	8.48	7.98	7.49	7.22	6.74
		Final Maturity	04/02/2033	07/08/2032	01/06/2032	07/06/2031	01/07/2031	07/10/2030	04/05/2030	10/10/2029
		Date	04/15/2033	07/15/2032	01/15/2032	07/15/2031	01/15/2031	07/15/2030	04/15/2030	10/15/2029
	Without optional redemption *	Average life	13.90	13.34	12.79	12.26	11.76	11.28	10.81	10.38
		Final Maturity	12/08/2036	05/15/2036	10/28/2035	04/19/2035	10/16/2034	04/23/2034	11/06/2033	05/30/2033
		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	% CE	
Series A	68.29%	35,534,002.05	46.12%	89.00%	133,500,000.00
Series B	31.71%	16,500,000.00	14.41%	11.00%	16,500,000.00
Issue of Bonds		52,034,002.05			150,000,000.00
Principal Reserve Fund	14.41%	7,500,000.00	5.00%		7,500,000.00
Secondary Reserve Fund	0.61%	319,806.02	0.80%		1,200,000.00

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	10,122,098.24
Servicer ppal collect not yet credited	95,284.32		
Servicer ints collect not yet credited	41,156.20		
Liabilities		Available	Balance
			Interest
Subordinated Loan L/T	7,819,806.02	3.288%	
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	
Principal	Principal outstanding	50,512,639.66	150,149,558.47
	Average loan	65,430.88	120,119.65
	Minimum	833.15	50,357.63
	Maximum	221,326.50	478,679.11
Interest rate	Weighted average (wac)	2.66%	2.25%
	Minimum	0.00%	0.80%
	Maximum	5.52%	5.00%
	Final maturity		
Weighted average (WARM) (months)		185	286
	Minimum	05/31/2023	07/31/2017
	Maximum	07/31/2051	07/31/2051
Index (principal outstanding distribution)			
	1-year EURIBOR/MIBOR	18.64%	0.31%
	1-year EURIBOR/MIBOR (Mortgage Market)	81.36%	99.69%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.75	6.92		
10.01 - 20%	6.82	14.98	0.38	17.00
20.01 - 30%	12.69	24.96	1.39	25.55
30.01 - 40%	23.84	35.12	5.51	35.51
40.01 - 50%	32.18	45.03	12.69	45.67
50.01 - 60%	21.14	54.20	14.96	55.24
60.01 - 70%	1.57	62.87	29.20	65.58
70.01 - 80%			32.01	73.64
80.01 - 90%			3.66	84.47
90.01 - 100%			0.19	92.29
Weighted average (WALTV)	39.62		62.43	
Minimum	0.37		15.33	
Maximum	69.46		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)	0.68%	1.58%	1.21%	0.94%	0.48%
Annual Percentage Rate (CPR)	7.87%	17.38%	13.63%	10.72%	5.59%

Geographic distribution		
	Current	At constitution date
Andalucia	0.29%	0.50%
Aragon	34.27%	33.53%
Asturias	0.04%	0.06%
Balearic Islands		0.08%
Basque Country	0.09%	0.08%
Canary Islands	0.03%	0.05%
Cantabria	0.13%	0.08%
Castilla-La Mancha	1.01%	1.01%
Castilla-Leon	55.72%	55.86%
Catalonia	0.92%	0.74%
Galicia	0.99%	1.09%
La Rioja	0.07%	0.36%
Madrid	4.96%	4.59%
Navarra	0.23%	0.17%
Valencia	1.24%	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	23	7,351.62	3,439.03	0.00	10,790.65	16.57	1,682,846.45	1,693,637.10	72.33	43.23
from > 1 to = 2 months	1	565.79	80.95	0.00	646.74	0.99	117,062.33	117,709.07	5.03	61.70
from > 3 to = 6 months	2	2,623.34	692.20	0.00	3,315.54	5.09	98,407.32	101,722.86	4.34	36.12
from > 6 to < 12 months	3	11,657.55	2,183.76	0.00	13,841.31	21.26	259,583.11	273,424.42	11.68	42.70
from ≥ 2 years	2	32,481.76	4,038.15	0.00	36,519.91	56.09	118,542.51	155,062.42	6.62	54.30
Subtotal	31	54,680.06	10,434.09	0.00	65,114.15	100.00	2,276,441.72	2,341,555.87	100.00	44.05
Total	31	54,680.06	10,434.09	0.00	65,114.15		2,276,441.72	2,341,555.87		