

RURAL HIPOTECARIO XVI Fondo de Titulización de Activos

Brief report

Date: 11/30/2025
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
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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 DBRS / Fitch	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0323978009	07/24/2013 1,335	11,515.81 15,373,606.35 11.52%	100,000.00 133,500,000.00	Floating 3-M Euribor+0.300% 15.Jan/Apr/Jul/Oct	2.3260% 01/15/2026 68.452534 Gross 55.446553 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	01/15/2026 "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	2.5260% 01/15/2026 645.533333 Gross 522.882000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	01/15/2026 "Pass-Through"	AA (sf) Asf	BB CCC
Total		31,873,606.35	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												
		% Monthly CPR (SMM)		0,17	0,25	0,34	0,42	0,51	0,60	0,69	0,78	
		% Annual equivalent CPR		2,00	3,00	4,00	5,00	6,00	7,00	8,00	9,00	
Series A	With optional redemption *	Average life	Years	2.70	2.51	2.33	2.18	2.05	1.92	1.81	1.72	
			Date	06/28/2028	04/17/2028	02/13/2028	12/20/2027	10/31/2027	09/17/2027	08/08/2027	07/03/2027	
		Final Maturity	Years	5.50	5.25	4.75	4.50	4.25	4.00	3.75	3.75	
			Date	04/15/2031	01/15/2031	07/15/2030	04/15/2030	01/15/2030	10/15/2029	07/15/2029	07/15/2029	
	Without optional redemption *	Average life	Years	2.70	2.51	2.33	2.18	2.05	1.92	1.81	1.72	
			Date	06/28/2028	04/17/2028	02/13/2028	12/20/2027	10/31/2027	09/17/2027	08/08/2027	07/03/2027	
Final Maturity		Years	5.50	5.25	4.75	4.50	4.25	4.00	3.75	3.75		
		Date	04/15/2031	01/15/2031	07/15/2030	04/15/2030	01/15/2030	10/15/2029	07/15/2029	07/15/2029		
Series B	With optional redemption *	Average life	Years	6.22	5.73	5.47	5.22	4.73	4.48	4.24	3.99	
			Date	01/02/2032	07/06/2031	04/03/2031	12/31/2030	07/08/2030	04/08/2030	01/09/2030	10/10/2029	
		Final Maturity	Years	6.25	5.75	5.50	5.25	4.75	4.50	4.25	4.00	
			Date	01/15/2032	07/15/2031	04/15/2031	01/15/2031	07/15/2030	04/15/2030	01/15/2030	10/15/2029	
	Without optional redemption *	Average life	Years	10.30	9.86	9.44	9.05	8.67	8.31	7.98	7.66	
			Date	01/30/2036	08/23/2035	03/23/2035	10/29/2034	06/14/2034	02/04/2034	10/05/2033	06/11/2033	
Final Maturity		Years	25.52	25.52	25.52	25.52	25.52	25.52	25.52	25.52	25.52	
		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	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
Series A	48.23%	15,373,606.35	75.30%	89.00%	133,500,000.00	16.00%
Series B	51.77%	16,500,000.00	23.53%	11.00%	16,500,000.00	5.00%
Issue of Bonds		31,873,606.35			150,000,000.00	
Principal Reserve Fund	23.53%	7,500,000.00		5.00%	7,500,000.00	
Secondary Reserve Fund	0.43%	138,362.46		0.80%	1,200,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		8,930,381.82	1.721%
Servicer ppal collect not yet credited		71,292.86	
Servicer ints collect not yet credited		26,821.37	
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		7,638,362.46	3.016%
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	577
Principal			1,250
Principal outstanding		31,062,845.45	150,149,558.47
Average loan		53,835.09	120,119.65
Minimum		378.43	50,357.63
Maximum		200,747.59	478,679.11
Interest rate			
Weighted average (wac)		3.03%	2.25%
Minimum		1.55%	0.80%
Maximum		5.43%	5.00%
Final maturity			
Weighted average (WARM) (months)		159	286
Minimum		12/08/2025	07/31/2017
Maximum		07/31/2051	07/31/2051
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		17.23%	0.31%
1-year EURIBOR/MIBOR (Mortgage Market)		82.77%	99.69%

LTV Distribution			
		Current	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		3.38 6.26	
10.01 - 20%		9.14 15.70	0.38 17.00
20.01 - 30%		20.27 25.61	1.39 25.55
30.01 - 40%		29.99 35.28	5.51 35.51
40.01 - 50%		25.34 44.54	12.69 45.67
50.01 - 60%		11.65 52.56	14.96 55.24
60.01 - 70%		0.23 61.88	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)		34.97	62.43
Minimum		0.24	15.33
Maximum		61.88	95.09

Additional information

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.31%	0.52%	0.54%	0.53%	0.57%
Annual Percentage Rate (CPR)	14.65%	6.09%	6.34%	6.13%	6.60%

Geographic distribution		
	Current	At constitution date
Andalucia	0.35%	0.50%
Aragon	32.53%	33.53%
Asturias		0.06%
Balearic Islands		0.08%
Basque Country		0.08%
Canary Islands	0.01%	0.05%
Cantabria	0.16%	0.08%
Castilla-La Mancha	1.15%	1.01%
Castilla-Leon	56.83%	55.86%
Catalonia	1.00%	0.74%
Galicia	1.14%	1.09%
La Rioja	0.00%	0.36%
Madrid	4.92%	4.59%
Navarra	0.31%	0.17%
Valencia	1.60%	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	6,812.65	1,745.93	0.00	8,558.58	16.60	1,608,860.50	1,617,419.08	86.99	39.20
from > 1 to = 2 months	1	553.37	134.67	0.00	688.04	1.33	50,692.83	51,380.87	2.76	38.68
from > 2 to = 3 months	1	1,317.65	226.31	0.00	1,543.96	2.99	49,079.20	50,623.16	2.72	28.18
from > 3 to = 6 months	1	1,173.15	329.57	0.00	1,502.72	2.91	40,661.08	42,163.80	2.27	29.46
from = 12 to < 18 months	1	5,239.80	1,154.96	0.00	6,394.76	12.40	17,591.15	23,985.91	1.29	16.78
from ≥ 2 years	2	26,658.72	6,220.34	0.00	32,879.06	63.76	40,759.39	73,638.45	3.96	26.27
Subtotal	29	41,755.34	9,811.78	0.00	51,567.12	100.00	1,807,644.15	1,859,211.27	100.00	37.15
Total	29	41,755.34	9,811.78	0.00	51,567.12		1,807,644.15	1,859,211.27		