

Brief report

Date: 05/31/2017  
 Currency: EUR

Date of constitution  
 07/24/2013

VAT Reg. no.  
 V86790680

Management Company  
 Europa de Titulización, S.G.F.T

Originator  
 Caja Rural de Soria, S.C.C.  
 Caja Rural de Teruel, S.C.C.  
 Caja Rural de Zamora, C.C.

Servicer  
 Caja Rural de Soria, S.C.C.  
 Caja Rural de Teruel, S.C.C.  
 Caja Rural de Zamora, C.C.

Lead Manager and Subcriber  
 Banco Cooperativo Español, S.A.

Servicer Credit Support Provider  
 Banco Cooperativo Español, S.A.

Bond Paying Agent  
 Citibank

Market  
 AIAF Mercado de Renta Fija

Register of Book Securities  
 Iberclear

Treasury Account  
 Citibank

Assets Custodian  
 Banco Cooperativo Español, S.A.

Start-up Loan  
 Entidades Cedentes

Subordinated Loan  
 Entidades Cedentes

Fund Auditors  
 Deloitte

Issued securities: Asset-Backed Bonds

Bonds Issue											
Series	ISIN Code	Issue date	Nº bonds	Principal outstanding		Interest type	Interest Rate	Redemption		Rating	
				(Bond Unit / Series Total / %Factor)				Reference rate and margin	Next coupon		Final maturity (legal)
				Current	Original	Payment Date				Current	Original
Series A	ES0323978009	07/24/2013	1,335	66,374.66 88,610,171.10 66.37%	100,000.00 133,500,000.00	Floating 3-M Euribor+0.300% 15.Jan/Apr/Jul/Oct	0.0000% 0.000000 Gross 0.000000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	07/17/2017 "Pass-Through"	A(h)(sf) A+sf	A(sf) Asf
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	0.1680% 42.000000 Gross 34.020000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	07/17/2017 "Pass-Through"	BBB(sf) BBsf	BB(sf) CCCSf
Total				105,110,171.10	150,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	With optional redemption *	% Monthly CPR (SMM)		% Annual equivalent CPR									
		Average life	Years	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00		
Series A	With optional redemption *	Average life	Years	6.99	6.44	5.95	5.53	5.15	4.81	4.51	4.24		
		Final Maturity	Years	04/10/2024	09/22/2023	03/29/2023	10/24/2022	06/08/2022	02/05/2022	10/18/2021	07/12/2021		
	Without optional redemption *	Average life	Years	6.99	6.44	5.95	5.53	5.15	4.81	4.51	4.24		
		Final Maturity	Years	07/15/2033	10/15/2032	10/15/2031	01/15/2031	04/15/2030	07/15/2029	01/15/2029	04/15/2028		
Series B	With optional redemption *	Average life	Years	16.74	15.98	14.99	14.23	13.48	12.74	11.99	11.48		
		Final Maturity	Years	01/09/2034	04/05/2033	04/10/2032	07/07/2031	10/07/2030	01/08/2030	04/11/2029	10/07/2028		
	Without optional redemption *	Average life	Years	20.35	19.56	18.78	18.01	17.26	16.53	15.84	15.17		
		Final Maturity	Years	08/19/2037	11/02/2036	01/21/2036	04/15/2035	07/15/2034	10/24/2033	02/12/2033	06/14/2032		
				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	% CE
Series A	84.30%	88,610,171.10	22.84%	89.00%	16.00%
Series B	15.70%	16,500,000.00	7.14%	11.00%	5.00%
Issue of Bonds		105,110,171.10			
Principal Reserve Fund	7.14%	7,500,000.00	5.00%		
Secondary Reserve Fund	0.76%	797,491.54	0.80%		

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	14,465,233.00	0.000%	
Servicer ppal collect not yet credited	98,899.20		
Servicer ints collect not yet credited	30,766.93		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		8,168,236.84	0.688%
Subordinated Loan S/T		129,254.70	
Start-up Loan L/T		26,508.09	0.688%
Start-up Loan S/T		106,032.81	

Collateral: Residential mortgage loans

General				
	Current	At constitution date		
Count	1,036	1,250		
Principal				
Principal outstanding	100,399,987.03	150,149,558.47		
Average loan	96,911.18	120,119.65		
Minimum	9.06	50,357.63		
Maximum	426,776.54	478,679.11		
Interest rate				
Weighted average (wac)	1.01%	2.25%		
Minimum	0.14%	0.80%		
Maximum	4.50%	5.00%		
Final maturity				
Weighted average (WARM) (months)	242	286		
Minimum	07/31/2017	07/31/2017		
Maximum	07/31/2051	07/31/2051		
Index (principal outstanding distribution)				
1-year EURIBOR/MIBOR	20.66%	0.31%		
1-year EURIBOR/MIBOR (Mortgage Market)	79.34%	99.69%		

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.22	6.59		
10.01 - 20%	2.11	16.16	0.38	17.00
20.01 - 30%	5.26	25.85	1.39	25.55
30.01 - 40%	11.76	35.72	5.51	35.51
40.01 - 50%	17.76	45.22	12.69	45.67
50.01 - 60%	23.41	55.66	14.96	55.24
60.01 - 70%	33.87	64.35	29.20	65.58
70.01 - 80%	5.41	73.46	32.01	73.64
80.01 - 90%	0.20	84.60	3.66	84.47
90.01 - 100%			0.19	92.29
Weighted average (WALTV)	52.92		62.43	
Minimum	0.00		15.33	
Maximum	86.13		95.09	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.13%	2.20%	1.32%	0.82%	0.50%
Annual Percentage Rate (CPR)	1.60%	23.44%	14.70%	9.40%	5.86%

Geographic distribution		
	Current	At constitution date
Andalucia	0.48%	0.50%
Aragon	33.48%	33.53%
Asturias	0.06%	0.06%
Balearic Islands		0.08%
Basque Country	0.09%	0.08%
Canary Islands	0.05%	0.05%
Cantabria	0.10%	0.08%
Castilla-La Mancha	1.18%	1.01%
Castilla-Leon	55.61%	55.86%
Catalonia	0.89%	0.74%
Galicia	1.09%	1.09%
La Rioja	0.25%	0.36%
Madrid	4.93%	4.59%
Navarra	0.18%	0.17%
Valencia	1.58%	1.79%

# RURAL HIPOTECARIO XVI Fondo de Titulización de Activos

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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	33	12,216.81	3,114.73	0.00	15,331.54	15.23	3,332,610.93	3,347,942.47	64.29	55.84
from > 1 to ≤ 2 months	4	4,637.18	3,177.57	0.00	7,814.75	7.76	415,571.24	423,385.99	8.13	51.63
from > 2 to ≤ 3 months	1	1,159.96	148.57	0.00	1,308.53	1.30	93,778.48	95,087.01	1.83	52.93
from > 3 to ≤ 6 months	2	2,500.16	1,772.47	0.00	4,272.63	4.24	143,533.39	147,806.02	2.84	54.12
from > 6 to < 12 months	5	18,925.97	2,298.64	0.00	21,224.61	21.08	498,988.23	520,212.84	9.99	58.34
from ≥ 12 to < 18 months	3	21,732.53	4,176.45	0.00	25,908.98	25.73	445,837.46	471,746.44	9.06	66.64
from ≥ 18 to < 24 months	1	4,858.76	1,849.43	0.00	6,708.19	6.66	113,761.49	120,469.68	2.31	68.41
from ≥ 2 years	1	9,982.39	8,141.45	0.00	18,123.84	18.00	62,598.64	80,722.48	1.55	77.11
Subtotal	50	76,013.76	24,679.31	0.00	100,693.07	100.00	5,106,679.86	5,207,372.93	100.00	56.92
<i>Doubt debts (subjectives)</i>										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	50	76,013.76	24,679.31	0.00	100,693.07		5,106,679.86	5,207,372.93		56.92

### Additional information