

Brief report

Date: 07/31/2017
 Currency: EUR

Date of constitution
 07/24/2013

VAT Reg. no.
 V86790680

Management Company
 Europea 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.
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Lead Manager and Subcriber
 Banco Cooperativo Español, S.A.

Servicer Credit Support Provider
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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	Principal outstanding		Interest type	Interest Rate	Redemption	Rating	DBRS / Fitch	
			(Bond Unit / Series Total / %Factor)							Reference rate and margin
Series A	ES0323978009	07/24/2013	62,083.76	100,000.00	Floating	0.0000%	04/15/2055	10/16/2017	AA(1)(sf)	A(sf)
			82,881,819.60	133,500,000.00	3-M Euribor+0.300%	0.000000 Gross	Quarterly	10/16/2017	A+sf	Asf
			62.08%		15.Jan/Apr/Jul/Oct	0.000000 Net	15.Jan/Apr/Jul/Oct	"Pass-Through"		
Series B	ES0323978017	07/24/2013	100,000.00	100,000.00	Floating	0.1690%	04/15/2055	10/16/2017	BBB(sf)	BB(sf)
			16,500,000.00	16,500,000.00	3-M Euribor+0.500%	42.719444 Gross	Quarterly	10/16/2017	BBsf	CCCSf
			100.00%		15.Jan/Apr/Jul/Oct	34.602750 Net	15.Jan/Apr/Jul/Oct	"Pass-Through"		
Total			99,381,819.60	150,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)															
Series	With optional redemption *	Average life	Years	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	Date	6.99	6.43	5.94	5.51	5.13	4.79	4.48	4.21			
		Final Maturity	Years	Date	07/11/2024	12/21/2023	06/25/2023	01/18/2023	09/01/2022	04/29/2022	01/08/2022	09/30/2021			
	Without optional redemption *	Average life	Years	Date	6.99	6.43	5.94	5.51	5.13	4.79	4.48	4.21			
		Final Maturity	Years	Date	07/15/2033	07/15/2032	10/15/2031	01/15/2031	04/15/2030	07/15/2029	10/15/2028	04/15/2028			
Series B	With optional redemption *	Average life	Years	Date	16.49	15.50	14.73	13.98	13.23	12.48	11.74	11.23			
		Final Maturity	Years	Date	01/06/2034	01/10/2033	04/06/2032	07/05/2031	10/04/2030	01/06/2030	04/10/2029	10/06/2028			
	Without optional redemption *	Average life	Years	Date	20.02	19.23	18.45	17.69	16.95	16.23	15.54	14.88			
		Final Maturity	Years	Date	07/18/2037	10/04/2036	12/24/2035	03/21/2035	06/23/2034	10/04/2033	01/27/2033	05/31/2032			
					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	% CE	At issue date	% CE	
Series A	83.40%	82,881,819.60	24.15%	89.00%	133,500,000.00
Series B	16.60%	16,500,000.00	7.55%	11.00%	16,500,000.00
Issue of Bonds		99,381,819.60			150,000,000.00
Principal Reserve Fund	7.55%	7,500,000.00	5.00%		7,500,000.00
Secondary Reserve Fund	0.75%	745,936.37	0.80%		1,200,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	10,212,875.92	0.000%	
Servicer ppal collect not yet credited	134,775.22		
Servicer ints collect not yet credited	35,618.52		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		8,193,183.85	0.669%
Subordinated Loan S/T		52,752.52	
Start-up Loan L/T		0.00	
Start-up Loan S/T		106,032.69	

Collateral: Residential mortgage loans

General				
	Current	At constitution date		
Count	1,027	1,250		
Principal				
Principal outstanding	98,668,549.86	150,149,558.47		
Average loan	96,074.54	120,119.65		
Minimum	8.98	50,357.63		
Maximum	424,334.71	478,679.11		
Interest rate				
Weighted average (wac)	0.96%	2.25%		
Minimum	0.14%	0.80%		
Maximum	4.25%	5.00%		
Final maturity				
Weighted average (WARM) (months)	241	286		
Minimum	12/07/2017	07/31/2017		
Maximum	07/31/2051	07/31/2051		
Index (principal outstanding distribution)				
1-year EURIBOR/MIBOR	20.72%	0.31%		
1-year EURIBOR/MIBOR (Mortgage Market)	79.28%	99.69%		

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% Pool
0.01 - 10%	0.25	6.68	
10.01 - 20%	2.02	15.81	0.38
20.01 - 30%	5.48	25.63	1.39
30.01 - 40%	12.26	35.79	5.51
40.01 - 50%	17.16	45.10	12.69
50.01 - 60%	25.87	55.68	14.96
60.01 - 70%	31.61	64.33	29.20
70.01 - 80%	5.16	73.23	32.01
80.01 - 90%	0.21	84.13	3.66
90.01 - 100%			0.19
Weighted average (WALTV)	52.55	62.43	
Minimum	0.00	15.33	
Maximum	85.65	95.09	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.48%	0.33%	1.31%	0.82%	0.50%
Annual Percentage Rate (CPR)	5.66%	3.89%	14.62%	9.44%	5.82%

Geographic distribution		
	Current	At constitution date
Andalucia	0.49%	0.50%
Aragon	33.33%	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	1.20%	1.01%
Castilla-Leon	55.68%	55.86%
Catalonia	0.90%	0.74%
Galicia	1.10%	1.09%
La Rioja	0.25%	0.36%
Madrid	4.97%	4.59%
Navarra	0.19%	0.17%
Valencia	1.59%	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	29	10,122.67	1,374.46	0.00	11,497.13	12.77	2,692,372.88	2,703,870.01	56.04	53.53
from > 1 to ≤ 2 months	7	8,892.02	3,459.44	0.00	12,351.46	13.72	848,828.33	861,179.79	17.85	55.45
from > 2 to ≤ 3 months	1	782.62	69.87	0.00	852.49	0.95	65,071.34	65,923.83	1.37	53.28
from > 6 to < 12 months	5	19,833.90	3,709.45	0.00	23,543.35	26.15	490,262.43	513,805.78	10.65	57.60
from ≥ 12 to < 18 months	3	25,005.55	4,230.47	0.00	29,236.02	32.48	459,383.29	488,619.31	10.13	64.99
from ≥ 18 to < 24 months	2	9,326.38	3,208.29	0.00	12,534.67	13.93	178,549.04	191,083.71	3.96	67.93
Subtotal	47	73,963.14	16,051.98	0.00	90,015.12	100.00	4,734,467.31	4,824,482.43	100.00	55.75
<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	47	73,963.14	16,051.98	0.00	90,015.12		4,734,467.31	4,824,482.43		55.75

Additional information