

Brief report

Date: 08/31/2017  
 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.  
 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	Principal outstanding		Interest type	Interest Rate	Redemption	Rating	DBRS / Fitch	
			(Bond Unit / Series Total / %Factor)							Reference rate and margin
			Current	Original	Payment Date					
Series A	ES0323978009	07/24/2013	62,083.76	100,000.00	Floating	0.0000%	04/15/2055	10/16/2017	AA(I)(sf)	A(sf)
			82,881,819.60	133,500,000.00	3-M Euribor+0.300%	0.000000 Gross	Quarterly	"Pass-Through"	A+sf	Asf
			62.08%		15.Jan/Apr/Jul/Oct	0.000000 Net	15.Jan/Apr/Jul/Oct			
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	"Pass-Through"	BBsf	CCCSf
			100.00%		15.Jan/Apr/Jul/Oct	34.602750 Net	15.Jan/Apr/Jul/Oct			
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	6.99	6.43	5.94	5.51	5.13	4.79	4.48	4.21				
		Final Maturity	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	6.99	6.43	5.94	5.51	5.13	4.79	4.48	4.21				
		Final Maturity	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	16.49	15.50	14.73	13.98	13.23	12.48	11.74	11.23				
		Final Maturity	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	20.02	19.23	18.45	17.69	16.95	16.23	15.54	14.88				
		Final Maturity	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%	
Series B	16.60%	16,500,000.00	7.55%	11.00%	
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	11,193,598.33	0.000%	
Servicer ppal collect not yet credited	101,620.54		
Servicer ints collect not yet credited	28,941.63		
Liabilities	Available	Balance	
Subordinated Loan L/T		8,189,313.95	
Subordinated Loan S/T		56,622.42	
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	1,023	1,250		
Principal				
Principal outstanding	97,784,023.44	150,149,558.47		
Average loan	95,585.56	120,119.65		
Minimum	8.94	50,357.63		
Maximum	423,113.26	478,679.11		
Interest rate				
Weighted average (wac)	0.93%	2.25%		
Minimum	0.14%	0.80%		
Maximum	4.25%	5.00%		
Final maturity				
Weighted average (WARM) (months)	240	286		
Minimum	02/28/2018	07/31/2017		
Maximum	07/31/2051	07/31/2051		
Index (principal outstanding distribution)				
1-year EURIBOR/MIBOR	20.60%	0.31%		
1-year EURIBOR/MIBOR (Mortgage Market)	79.40%	99.69%		

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	
0.01 - 10%	0.25	6.68	
10.01 - 20%	2.18	16.01	
20.01 - 30%	5.41	25.70	
30.01 - 40%	12.23	35.77	
40.01 - 50%	17.59	45.06	
50.01 - 60%	26.37	55.70	
60.01 - 70%	30.57	64.29	
70.01 - 80%	5.19	73.01	
80.01 - 90%	0.21	83.89	
90.01 - 100%		0.19	
Weighted average (WALTV)	52.36	62.43	
Minimum	0.00	15.33	
Maximum	85.42	95.09	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.46%	0.44%	1.32%	0.84%	0.50%
Annual Percentage Rate (CPR)	5.34%	5.13%	14.78%	9.66%	5.81%

Geographic distribution		
	Current	At constitution date
Andalucia	0.49%	0.50%
Aragon	33.26%	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	1.21%	1.01%
Castilla-Leon	55.87%	55.86%
Catalonia	0.91%	0.74%
Galicia	1.10%	1.09%
La Rioja	0.25%	0.36%
Madrid	4.83%	4.59%
Navarra	0.19%	0.17%
Valencia	1.60%	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	25	9,415.71	1,323.91	0.00	10,739.62	11.49	2,199,397.41	2,210,137.03	50.85	52.63
from > 1 to ≤ 2 months	6	7,815.76	2,928.08	0.00	10,743.84	11.49	675,512.65	686,256.49	15.79	55.95
from > 2 to ≤ 3 months	2	1,780.56	245.14	0.00	2,025.70	2.17	189,258.82	191,284.52	4.40	56.43
from > 3 to ≤ 6 months	1	1,069.76	104.57	0.00	1,174.33	1.26	64,784.20	65,958.53	1.52	53.31
from > 6 to < 12 months	5	21,515.58	3,809.23	0.00	25,324.81	27.09	488,200.81	513,525.62	11.81	57.57
from ≥ 12 to < 18 months	2	10,583.76	1,779.59	0.00	12,363.35	13.22	193,177.48	205,540.83	4.73	62.36
from ≥ 18 to < 24 months	3	25,223.71	5,891.25	0.00	31,114.96	33.28	442,666.53	473,781.49	10.90	67.34
Subtotal	44	77,404.84	16,081.77	0.00	93,486.61	100.00	4,252,997.90	4,346,484.51	100.00	55.62
<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	44	77,404.84	16,081.77	0.00	93,486.61		4,252,997.90	4,346,484.51		55.62

### Additional information