

Brief report

Date: 09/30/2017  
 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  
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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
			(Bond Unit / Series Total / %Factor)				Next		
			Current	Original	Reference rate and margin	Next coupon	Final maturity (legal)	Next	Current
Series A	ES0323978009	07/24/2013	62,083.76	100,000.00	Floating	0.0000%	04/15/2055	10/16/2017	AA(1)(sf)
			82,881,819.60	133,500,000.00	3-M Euribor+0.300%	10/16/2017	Quarterly	"Pass-Through"	A+(sf)
			62.08%		15.Jan/Apr/Jul/Oct	0.000000 Gross	15.Jan/Apr/Jul/Oct		Asf
						0.000000 Net			
Series B	ES0323978017	07/24/2013	100,000.00	100,000.00	Floating	0.1690%	04/15/2055	10/16/2017	BBB(sf)
			16,500,000.00	16,500,000.00	3-M Euribor+0.500%	10/16/2017	Quarterly	"Pass-Through"	BBsf
			100.00%		15.Jan/Apr/Jul/Oct	42.719444 Gross	15.Jan/Apr/Jul/Oct		CCCSf
						34.602750 Net			
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	% 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	6.72	6.20	5.74	5.34	4.98	4.66	4.37	4.12	
		Final Maturity	04/05/2024	09/27/2023	04/12/2023	11/15/2022	07/07/2022	03/13/2022	11/28/2021	08/27/2021	
		Date	04/15/2033	04/15/2032	07/15/2031	10/15/2030	01/15/2030	04/15/2029	10/15/2028	01/15/2028	
	Without optional redemption *	Average life	6.72	6.20	5.74	5.34	4.98	4.66	4.37	4.12	
		Final Maturity	04/05/2024	09/27/2023	04/12/2023	11/15/2022	07/07/2022	03/13/2022	11/28/2021	08/27/2021	
		Date	04/15/2033	04/15/2032	07/15/2031	10/15/2030	01/15/2030	04/15/2029	10/15/2028	01/15/2028	
Series B	With optional redemption *	Average life	16.45	15.47	14.71	13.95	13.20	12.46	11.72	11.21	
		Final Maturity	12/25/2033	12/31/2032	03/27/2032	06/24/2031	09/24/2030	12/29/2029	04/03/2029	09/28/2028	
		Date	01/15/2034	01/15/2033	04/15/2032	07/15/2031	10/15/2030	01/15/2030	04/15/2029	10/15/2028	
	Without optional redemption *	Average life	19.81	19.03	18.25	17.49	16.76	16.05	15.38	14.73	
		Final Maturity	05/03/2037	07/21/2036	10/12/2035	01/09/2035	04/16/2034	08/01/2033	11/27/2032	04/04/2032	
		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	

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	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)			
	Balance	Interest	
Assets			
Treasury Account	11,673,434.84	0.000%	
Servicer ppal collect not yet credited	138,806.30		
Servicer ints collect not yet credited	34,824.38		
Liabilities			
Subordinated Loan L/T	8,189,204.69	0.688%	Available
Subordinated Loan S/T	56,731.68		
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	97,330,451.66	150,149,558.47		
Average loan	95,142.18	120,119.65		
Minimum	8.90	50,357.63		
Maximum	421,891.46	478,679.11		
Interest rate				
Weighted average (wac)	0.92%	2.25%		
Minimum	0.14%	0.80%		
Maximum	4.25%	5.00%		
Final maturity				
Weighted average (WARM) (months)	239	286		
Minimum	02/28/2018	07/31/2017		
Maximum	07/31/2051	07/31/2051		
Index (principal outstanding distribution)				
1-year EURIBOR/MIBOR	20.59%	0.31%		
1-year EURIBOR/MIBOR (Mortgage Market)	79.41%	99.69%		

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	0.25	6.52	
10.01 - 20%	2.16	15.85	
20.01 - 30%	5.68	25.71	
30.01 - 40%	12.40	35.84	
40.01 - 50%	17.30	45.03	
50.01 - 60%	26.37	55.54	
60.01 - 70%	30.43	64.11	
70.01 - 80%	5.20	72.79	
80.01 - 90%	0.21	83.65	
90.01 - 100%		0.19	
Weighted average (WALTV)	52.17	62.43	
Minimum	0.00	15.33	
Maximum	85.18	95.09	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.02%	0.32%	0.85%	0.82%	0.49%
Annual Percentage Rate (CPR)	0.24%	3.78%	9.70%	9.45%	5.71%

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	1.20%	1.01%
Castilla-Leon	55.87%	55.86%
Catalonia	0.90%	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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Deloitte

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	21	8,718.02	1,463.05	0.00	10,181.07	11.59	1,929,327.45	1,939,508.52	55.48	54.64
from > 1 to ≤ 2 months	3	2,360.39	1,552.86	0.00	3,913.25	4.46	268,108.50	272,021.75	7.78	50.56
from > 3 to ≤ 6 months	1	1,046.63	212.45	0.00	1,259.08	1.43	90,696.91	91,955.99	2.63	66.32
from > 6 to < 12 months	5	23,256.19	3,999.26	0.00	27,255.45	31.03	486,137.75	513,393.20	14.69	57.56
from ≥ 12 to < 18 months	2	10,796.97	1,767.85	0.00	12,564.82	14.31	192,381.57	204,946.39	5.86	62.18
from ≥ 18 to < 24 months	3	26,520.37	6,130.51	0.00	32,650.88	37.18	441,369.87	474,020.75	13.56	67.37
Subtotal	35	72,698.57	15,125.98	0.00	87,824.55	100.00	3,408,022.05	3,495,846.60	100.00	56.83
<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	35	72,698.57	15,125.98	0.00	87,824.55		3,408,022.05	3,495,846.60		56.83

### Additional information