

Brief report

Date: 11/30/2017
 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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 Banco Cooperativo Español, S.A.

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Bond Paying Agent
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Market
 AIAF Mercado de Renta Fija

Register of Book Securities
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Treasury Account
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Start-up Loan
 Entidades Cedentes

Subordinated Loan
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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
					Payment Date				Original
Series A	ES0323978009	07/24/2013	80,214.16	100,000.00	Floating	0.0000%	04/15/2055	01/15/2018	AA(I)(sf)
			1,335	133,500,000.00	3-M Euribor+0.300%	01/15/2018	Quarterly	"Pass-Through"	A+(sf)
			60.21%		15.Jan/Apr/Jul/Oct	0.000000 Gross	15.Jan/Apr/Jul/Oct		A+(sf)
						0.000000 Net			Asf
Series B	ES0323978017	07/24/2013	100,000.00	100,000.00	Floating	0.1710%	04/15/2055	01/15/2018	BBB(sf)
			16,500,000.00	16,500,000.00	3-M Euribor+0.500%	01/15/2018	Quarterly	"Pass-Through"	BB(sf)
			100.00%		15.Jan/Apr/Jul/Oct	43.225000 Gross	15.Jan/Apr/Jul/Oct		CCCSf
						35.012250 Net			
Total			96,885,903.60	150,000,000.00					

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)																			
Series	With optional redemption *	% Monthly CPR (SMM)		0,17		0,25		0,34		0,42		0,51		0,60		0,69		0,78	
		Average life	Years	Final Maturity	Years	Final Maturity	Years	Final Maturity	Years	Final Maturity	Years	Final Maturity	Years	Final Maturity	Years	Final Maturity	Years	Final Maturity	Years
Series A		6.74	07/12/2024	6.22	01/02/2024	5.76	07/17/2023	5.35	02/18/2023	4.98	10/09/2022	4.66	06/13/2022	4.37	02/28/2022	4.11	11/25/2021	3.82	08/03/2021
		15.51	04/15/2033	14.76	07/15/2032	14.01	10/15/2031	13.01	10/15/2030	12.50	04/15/2030	11.75	07/15/2029	11.01	10/15/2028	10.50	04/15/2028	10.00	01/15/2028
		6.74	07/12/2024	6.22	01/02/2024	5.76	07/17/2023	5.35	02/18/2023	4.98	10/09/2022	4.66	06/13/2022	4.37	02/28/2022	4.11	11/25/2021	3.82	08/03/2021
		15.51	04/15/2033	14.76	07/15/2032	14.01	10/15/2031	13.01	10/15/2030	12.50	04/15/2030	11.75	07/15/2029	11.01	10/15/2028	10.50	04/15/2028	10.00	01/15/2028
Series B		16.22	12/31/2033	15.24	01/06/2033	14.48	04/03/2032	13.72	07/02/2031	12.97	10/02/2030	12.23	01/05/2030	11.49	04/09/2029	10.98	10/06/2028	10.24	01/06/2028
		16.26	01/15/2034	15.26	01/15/2033	14.51	04/15/2032	13.75	07/15/2031	13.01	10/15/2030	12.26	01/15/2030	11.50	04/15/2029	11.01	10/15/2028	10.24	01/06/2028
		19.64	06/02/2037	18.87	08/24/2036	18.11	11/20/2035	17.36	02/21/2035	16.64	06/02/2034	15.94	09/19/2033	15.27	01/18/2033	14.63	05/29/2032	13.96	09/29/2032
		33.52	04/15/2051	33.52	04/15/2051	33.52	04/15/2051	33.52	04/15/2051	33.52	04/15/2051	33.52	04/15/2051	33.52	04/15/2051	33.52	04/15/2051	33.52	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	82.97%	80,385,903.60	24.70%	89.00%	133,500,000.00
Series B	17.03%	16,500,000.00	7.67%	11.00%	16,500,000.00
Issue of Bonds		96,885,903.60			150,000,000.00
Principal Reserve Fund	7.67%	7,430,227.46		5.00%	7,500,000.00
Secondary Reserve Fund	0.75%	723,473.13		0.80%	1,200,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	10,961,736.41	0.000%	
Servicer ppal collect not yet credited	222,297.17		
Servicer ints collect not yet credited	29,704.54		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		8,167,481.05	0.671%
Subordinated Loan S/T		55,992.08	
Start-up Loan L/T		0.00	
Start-up Loan S/T		79,524.48	

Collateral: Residential mortgage loans

General				
	Current	At constitution date		
Count	1,015	1,250		
Principal				
Principal outstanding	95,597,312.65	150,149,558.47		
Average loan	94,184.54	120,119.65		
Minimum	8.82	50,357.63		
Maximum	419,446.78	478,679.11		
Interest rate				
Weighted average (wac)	0.89%	2.25%		
Minimum	0.14%	0.80%		
Maximum	4.25%	5.00%		
Final maturity				
Weighted average (WARM) (months)	237	286		
Minimum	02/28/2018	07/31/2017		
Maximum	07/31/2051	07/31/2051		
Index (principal outstanding distribution)				
1-year EURIBOR/MIBOR	20.69%	0.31%		
1-year EURIBOR/MIBOR (Mortgage Market)	79.31%	99.69%		

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% Pool
0.01 - 10%	0.25	6.21	
10.01 - 20%	2.21	15.80	0.38
20.01 - 30%	5.64	25.49	1.39
30.01 - 40%	12.79	35.62	5.51
40.01 - 50%	17.71	44.93	12.69
50.01 - 60%	28.00	55.60	14.96
60.01 - 70%	28.76	64.20	29.20
70.01 - 80%	4.42	72.84	32.01
80.01 - 90%	0.21	83.18	3.66
90.01 - 100%			0.19
Weighted average (WALTV)	51.74	62.43	
Minimum	0.00	15.33	
Maximum	84.70	95.09	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.74%	0.30%	0.37%	0.84%	0.49%
Annual Percentage Rate (CPR)	8.51%	3.59%	4.36%	9.68%	5.69%

Geographic distribution		
	Current	At constitution date
Andalucia	0.49%	0.50%
Aragon	33.30%	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	55.74%	55.86%
Catalonia	0.91%	0.74%
Galicia	1.11%	1.09%
La Rioja	0.25%	0.36%
Madrid	4.88%	4.59%
Navarra	0.18%	0.17%
Valencia	1.61%	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	32	10,335.38	2,035.69	0.00	12,371.07	21.16	3,165,359.69	3,177,730.76	73.79	56.47
from > 1 to ≤ 2 months	3	2,058.95	1,651.30	0.00	3,710.25	6.35	280,592.64	284,302.89	6.60	51.85
from > 2 to ≤ 3 months	2	1,878.71	150.40	0.00	2,029.11	3.47	119,237.09	121,266.20	2.82	46.71
from > 3 to ≤ 6 months	1	1,164.72	281.92	0.00	1,446.64	2.47	90,114.10	91,560.74	2.13	66.03
from > 6 to < 12 months	2	4,766.17	2,475.68	0.00	7,241.85	12.39	140,609.45	147,851.30	3.43	54.48
from ≥ 12 to < 18 months	4	28,654.39	3,009.00	0.00	31,663.39	54.16	451,797.26	483,460.65	11.23	60.36
Subtotal	44	48,858.32	9,603.99	0.00	58,462.31	100.00	4,247,710.23	4,306,172.54	100.00	56.32
<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	48,858.32	9,603.99	0.00	58,462.31		4,247,710.23	4,306,172.54		56.32