

Brief report

Date: 12/31/2017
 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
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Lead Manager and Subcriber
 Banco Cooperativo Español, S.A.

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Bond Paying Agent
 Citibank

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
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Treasury Account
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Assets Custodian
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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 Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0323978009	07/24/2013 1,335	80,214.16 80,385,903.60 60.21%	100,000.00 133,500,000.00	Floating 3-M Euribor+0.300% 15.Jan/Apr/Jul/Oct	0.0000% 01/15/2018 0.000000 Gross 0.000000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	01/15/2018 "Pass-Through"	AA(I)(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	0.1710% 01/15/2018 43.225000 Gross 35.012250 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	01/15/2018 "Pass-Through"	BBB(sf) BBsf	BB(sf) CCCSf
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	Final Maturity
Series A	With optional redemption *	Average life	6.61	6.10	5.65	5.26	4.91	4.59	4.32	4.07	3.83	3.59	3.35	3.11	2.87	2.63	2.39	2.15	1.91	1.67
		Final Maturity	05/23/2024	11/19/2023	06/09/2023	01/16/2023	09/10/2022	05/19/2022	02/07/2022	11/07/2021	08/06/2021	05/04/2021	02/02/2021	11/01/2020	08/01/2020	05/01/2020	02/01/2020	11/01/2019	08/01/2019	05/01/2019
	Without optional redemption *	Average life	6.61	6.10	5.65	5.26	4.91	4.59	4.32	4.07	3.83	3.59	3.35	3.11	2.87	2.63	2.39	2.15	1.91	1.67
	Final Maturity	01/15/2033	04/15/2032	07/15/2031	10/15/2030	01/15/2030	04/15/2029	07/15/2028	10/15/2028	01/15/2028	04/15/2028	07/15/2028	10/15/2028	01/15/2028	04/15/2028	07/15/2028	10/15/2028	01/15/2028	04/15/2028	07/15/2028
Series B	With optional redemption *	Average life	15.97	15.21	14.45	13.47	12.95	12.21	11.47	10.97	10.23	9.49	8.75	8.01	7.27	6.53	5.79	5.05	4.31	3.57
		Final Maturity	10/02/2033	12/28/2032	03/25/2032	04/03/2031	09/23/2030	12/28/2029	04/03/2029	09/30/2028	03/31/2028	09/30/2027	03/31/2027	09/30/2026	03/31/2026	09/30/2025	03/31/2025	09/30/2024	03/31/2024	09/30/2023
	Without optional redemption *	Average life	19.48	18.71	17.95	17.21	16.48	15.79	15.13	14.49	13.85	13.21	12.57	11.93	11.29	10.65	10.01	9.37	8.73	8.09
	Final Maturity	04/05/2037	06/27/2036	09/23/2035	12/26/2034	04/06/2034	07/27/2033	11/27/2032	04/09/2032	07/27/2031	11/27/2030	04/09/2030	07/27/2029	11/27/2028	04/09/2028	07/27/2027	11/27/2026	04/09/2026	07/27/2025	11/27/2024

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	% 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	9.05%	7,430,227.46	5.00%		7,500,000.00
Secondary Reserve Fund	9.05%	723,473.13	0.80%		1,200,000.00

Other financial operations (current)			
	Balance	Interest	
Assets			
Treasury Account	12,348,036.45	0.000%	
Servicer ppal collect not yet credited	208,261.33		
Servicer ints collect not yet credited	31,096.70		
Liabilities			
Subordinated Loan L/T	8,159,969.76	0.671%	
Subordinated Loan S/T	63,503.37		
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	1,010	1,250		
Principal				
Principal outstanding	94,297,233.48	150,149,558.47		
Average loan	93,363.60	120,119.65		
Minimum	8.78	50,357.63		
Maximum	418,223.91	478,679.11		
Interest rate				
Weighted average (wac)	0.87%	2.25%		
Minimum	0.14%	0.80%		
Maximum	4.25%	5.00%		
Final maturity				
Weighted average (WARM) (months)	236	286		
Minimum	03/31/2019	07/31/2017		
Maximum	07/31/2051	07/31/2051		
Index (principal outstanding distribution)				
1-year EURIBOR/MIBOR	20.64%	0.31%		
1-year EURIBOR/MIBOR (Mortgage Market)	79.36%	99.69%		

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% Pool
0.01 - 10%	0.24	6.10	
10.01 - 20%	2.42	15.75	0.38
20.01 - 30%	5.99	25.65	1.39
30.01 - 40%	12.71	35.56	5.51
40.01 - 50%	18.00	44.96	12.69
50.01 - 60%	28.35	55.57	14.96
60.01 - 70%	27.89	64.17	29.20
70.01 - 80%	4.20	72.76	32.01
80.01 - 90%	0.21	82.94	3.66
90.01 - 100%			0.19
Weighted average (WALTV)	51.42		62.43
Minimum	0.00		15.33
Maximum	84.46		95.09

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.91%	0.60%	0.46%	0.88%	0.49%
Annual Percentage Rate (CPR)	10.38%	6.98%	5.39%	10.01%	5.78%

Geographic distribution		
	Current	At constitution date
Andalucia	0.50%	0.50%
Aragon	33.17%	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	1.23%	1.01%
Castilla-Leon	55.81%	55.86%
Catalonia	0.91%	0.74%
Galicia	1.11%	1.09%
La Rioja	0.25%	0.36%
Madrid	4.92%	4.59%
Navarra	0.18%	0.17%
Valencia	1.62%	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	26	8,399.76	1,767.94	0.00	10,161.70	17.97	2,374,631.65	2,384,793.35	68.88	53.68
from > 1 to ≤ 2 months	4	2,628.33	1,731.02	0.00	4,359.35	7.71	351,515.42	355,874.77	10.28	53.52
from > 3 to ≤ 6 months	1	1,165.63	281.01	0.00	1,446.64	2.56	89,822.35	91,268.99	2.64	65.82
from > 6 to < 12 months	2	4,985.42	2,463.36	0.00	7,448.78	13.17	140,128.13	147,576.91	4.26	54.38
from ≥ 12 to < 18 months	4	29,936.00	3,199.78	0.00	33,135.78	58.59	449,765.17	482,900.95	13.95	60.29
Subtotal	37	47,109.14	9,443.11	0.00	56,552.25	100.00	3,405,862.72	3,462,414.97	100.00	54.79
<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	37	47,109.14	9,443.11	0.00	56,552.25		3,405,862.72	3,462,414.97		54.79