

Brief report

Date: 04/30/2018  
 Currency: EUR

Constitution date  
 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
Series A	ES0323978009	07/24/2013	56,374.31	100,000.00	Floating	0.0000%	04/15/2055	07/16/2018	AA(I)(sf)	A(sf)
		1,335	75,259,703.85	133,500,000.00	3-M Euribor+0.300%	0.000000 Gross	Quarterly	"Pass-Through"	A+sf	Asf
			56.37%		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	0.1710%	04/15/2055	07/16/2018	BBB(sf)	BB(sf)
		165	16,500,000.00	16,500,000.00	3-M Euribor+0.500%	43.225000 Gross	Quarterly	"Pass-Through"	A(sf)	CCCSf
			100.00%		15.Jan/Apr/Jul/Oct	35.012250 Net	15.Jan/Apr/Jul/Oct			
Total			91,759,703.85	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		
Series A		% Annual equivalent CPR				2,00	3,00	4,00	5,00	6,00	7,00	8,00	9,00	
		Average life	6.53	6.02	5.57	5.18	4.82	4.51	4.23	3.98				
	Final Maturity	10/24/2024	04/21/2024	11/09/2023	06/17/2023	02/09/2023	10/17/2022	07/06/2022	04/05/2022					
	Without optional redemption *	Average life	6.53	6.02	5.57	5.18	4.82	4.51	4.23	3.98				
	Final Maturity	10/24/2024	04/21/2024	11/09/2023	06/17/2023	02/09/2023	10/17/2022	07/06/2022	04/05/2022					
	Series B	With optional redemption *	Average life	15.48	14.73	13.74	12.99	12.47	11.73	10.99	10.49			
	Final Maturity	10/05/2033	01/03/2033	01/09/2032	04/08/2031	10/02/2030	01/05/2030	04/10/2029	10/08/2028					
	Without optional redemption *	Average life	19.05	18.30	17.55	16.83	16.12	15.44	14.79	14.17				
	Final Maturity	04/30/2037	07/29/2036	10/31/2035	02/07/2035	05/26/2034	09/20/2033	01/25/2033	06/12/2032					
		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			At issue date		
	% CE		% CE		% CE	
Series A	82.02%	75,259,703.85	26.15%	89.00%	133,500,000.00	16.00%
Series B	17.98%	16,500,000.00	8.17%	11.00%	16,500,000.00	5.00%
Issue of Bonds		91,759,703.85			150,000,000.00	
Principal Reserve Fund	8.17%	7,500,000.00		5.00%	7,500,000.00	
Secondary Reserve Fund	0.74%	677,337.33		0.80%	1,200,000.00	

Other financial operations (current)			
	Balance	Interest	
Assets			
Treasury Account	9,829,556.05	0.000%	
Servicer ppal collect not yet credited	151,677.98		
Servicer ints collect not yet credited	30,256.99		
Liabilities			
Subordinated Loan L/T	8,149,638.17	0.671%	Available
Subordinated Loan S/T	49,823.46		
Start-up Loan L/T	0.00		
Start-up Loan S/T	26,508.06		

Collateral: Residential mortgage loans (PTCs/MCs)

General				
	Current	At constitution date		
Count	998	1,250		
Principal				
Principal outstanding	91,254,502.44	150,149,558.47		
Average loan	91,437.38	120,119.65		
Minimum	8.62	50,357.63		
Maximum	413,298.73	478,679.11		
Interest rate				
Weighted average (wac)	0.83%	2.25%		
Minimum	0.06%	0.80%		
Maximum	4.25%	5.00%		
Final maturity				
Weighted average (WARM) (months)	232	286		
Minimum	03/31/2019	07/31/2017		
Maximum	07/31/2051	07/31/2051		
Index (principal outstanding distribution)				
1-year EURIBOR/MIBOR	20.61%	0.31%		
1-year EURIBOR/MIBOR (Mortgage Market)	79.39%	99.69%		

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% Pool
0.01 - 10%	0.44	7.59	
10.01 - 20%	2.43	16.14	0.38
20.01 - 30%	6.00	25.31	1.39
30.01 - 40%	13.48	35.31	5.51
40.01 - 50%	19.14	45.09	12.69
50.01 - 60%	28.83	55.52	14.96
60.01 - 70%	26.36	63.95	29.20
70.01 - 80%	3.11	72.31	32.01
80.01 - 90%	0.22	81.98	3.66
90.01 - 100%			0.19
Weighted average (WALTV)	50.62		62.43
Minimum	0.00		15.33
Maximum	83.49		95.09

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.35%	0.36%	0.51%	0.39%	0.49%
Annual Percentage Rate (CPR)	4.18%	4.27%	5.97%	4.59%	5.67%

Geographic distribution		
	Current	At constitution date
Andalucía	0.50%	0.50%
Aragón	33.37%	33.53%
Asturias	0.06%	0.06%
Balearic Islands		0.08%
Basque Country	0.09%	0.08%
Canary Islands	0.05%	0.05%
Cantabria	0.11%	0.08%
Castilla-La Mancha	1.21%	1.01%
Castilla-León	55.74%	55.86%
Catalonia	0.92%	0.74%
Galicia	1.03%	1.09%
La Rioja	0.19%	0.36%
Madrid	5.00%	4.59%
Navarra	0.18%	0.17%
Valencia	1.55%	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	25	8,561.47	1,755.45	0.00	10,316.92	14.76	2,371,847.00	2,382,163.92	61.33	54.02
from > 1 to = 2 months	6	4,138.29	1,894.87	0.00	6,033.16	8.63	555,037.92	561,071.08	14.44	55.26
from > 2 to = 3 months	3	5,967.34	693.49	0.00	6,660.83	9.53	312,015.29	318,676.12	8.20	54.41
from > 3 to = 6 months	1	907.36	126.08	0.00	1,033.44	1.48	58,164.13	59,197.57	1.52	52.57
from > 6 to < 12 months	1	2,020.85	2,560.30	0.00	4,581.15	6.55	75,715.16	80,296.31	2.07	53.75
from = 18 to < 24 months	4	37,484.76	3,810.39	0.00	41,295.15	59.06	441,628.31	482,923.46	12.43	60.29
Subtotal	40	59,080.07	10,840.58	0.00	69,920.65	100.00	3,814,407.81	3,884,328.46	100.00	54.91
<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	40	59,080.07	10,840.58	0.00	69,920.65		3,814,407.81	3,884,328.46		54.91

### Additional information