

Brief report

Date: 10/31/2018
 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
 Caja Rural de Teruel
 Caja Rural de Zamora

Servicer
 Caja Rural de Soria
 Caja Rural de Teruel
 Caja Rural de Zamora

Lead Manager and Subcriber
 Banco Cooperativo Español

Servicer Credit Support Provider
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Bond Paying Agent
 Société Générale

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
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Start-up Loan
 Entidades Cedentes

Subordinated Loan
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Fund Auditor
 KPMG Auditores

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	53,490.86	100,000.00	Floating	0.0000%	04/15/2055	01/15/2019	AA
			71,410,298.10	133,500,000.00	3-M Euribor+0.300%	0.000000 Gross	Quarterly	"Pass-Through"	(high)
			53.49%		15.Jan/Apr/Jul/Oct	0.000000 Net	15.Jan/Apr/Jul/Oct		A+sf
Series B	ES0323978017	07/24/2013	100,000.00	100,000.00	Floating	0.1820%	04/15/2055	01/15/2019	A(sf)
			16,500,000.00	16,500,000.00	3-M Euribor+0.500%	46.511111 Gross	Quarterly	"Pass-Through"	BB CCC
			100.00%		15.Jan/Apr/Jul/Oct	37.674000 Net	15.Jan/Apr/Jul/Oct		A (low)
Total			87,910,298.10	150,000,000.00					

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date												
Series	With optional redemption *	% Monthly CPR (SMM)		% Annual equivalent CPR								
		Average life	Years	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00	
Series A		Average life	Years	6.45	5.94	5.50	5.10	4.75	4.44	4.16	3.91	
		Date		12/24/2024	06/22/2024	01/12/2024	08/21/2023	04/15/2023	12/23/2022	09/12/2022	06/12/2022	
	Final Maturity	Years	14.76	13.76	13.01	12.26	11.76	11.01	10.51	10.01	10.01	
		Date	04/15/2033	04/15/2032	07/15/2031	10/15/2030	04/15/2030	07/15/2029	01/15/2029	07/15/2028		
Series B		Average life	Years	6.45	5.94	5.50	5.10	4.75	4.44	4.16	3.91	
		Date		12/24/2024	06/22/2024	01/12/2024	08/21/2023	04/15/2023	12/23/2022	09/12/2022	06/12/2022	
	Final Maturity	Years	14.76	13.76	13.01	12.26	11.76	11.01	10.51	10.01	10.01	
		Date	04/15/2033	04/15/2032	07/15/2031	10/15/2030	04/15/2030	07/15/2029	01/15/2029	07/15/2028		
Series B		Average life	Years	15.23	14.48	13.72	12.97	12.23	11.49	10.97	10.25	
		Date		10/05/2033	01/03/2033	04/01/2032	07/01/2031	10/03/2030	01/06/2030	07/03/2029	10/10/2028	
	Final Maturity	Years	15.26	14.51	13.76	13.01	12.26	11.51	11.01	10.26	10.26	
		Date	10/15/2033	01/15/2033	04/15/2032	07/15/2031	10/15/2030	01/15/2030	07/15/2029	01/15/2029		
Series B		Average life	Years	18.79	18.05	17.31	16.59	15.90	15.22	14.58	13.97	
		Date		04/25/2037	07/27/2036	11/02/2035	02/12/2035	06/03/2034	10/01/2033	02/09/2033	06/30/2032	
	Final Maturity	Years	32.77	32.77	32.77	32.77	32.77	32.77	32.77	32.77	32.77	
		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	81.23%	71,410,298.10	27.30%	89.00%	16.00%
Series B	18.77%	16,500,000.00	8.53%	11.00%	5.00%
Issue of Bonds		87,910,298.10			
Principal Reserve Fund	8.53%	7,500,000.00	5.00%		
Secondary Reserve Fund	0.73%	642,692.68	0.80%		

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	9,920,972.59	-0.400%	
Servicer ppal collect not yet credited	106,715.63		
Servicer ints collect not yet credited	21,794.18		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		8,093,262.49	0.682%
Subordinated Loan S/T		49,430.19	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans (PTCs/MCs)

General				
	Current	At constitution date		
Count	980	1,250		
Principal				
Principal outstanding	87,128,970.30	150,149,558.47		
Average loan	88,907.11	120,119.65		
Minimum	8.38	50,357.63		
Maximum	405,857.20	478,679.11		
Interest rate				
Weighted average (wac)	0.81%	2.25%		
Minimum	0.06%	0.80%		
Maximum	4.25%	5.00%		
Final maturity				
Weighted average (WARM) (months)	227	286		
Minimum	03/31/2019	07/31/2017		
Maximum	07/31/2051	07/31/2051		
Index (principal outstanding distribution)				
1-year EURIBOR/MIBOR	20.63%	0.31%		
1-year EURIBOR/MIBOR (Mortgage Market)	79.37%	99.69%		

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	0.49	7.58	
10.01 - 20%	2.71	16.06	0.38
20.01 - 30%	6.64	25.35	1.39
30.01 - 40%	14.28	35.30	5.51
40.01 - 50%	20.93	45.31	12.69
50.01 - 60%	30.06	55.70	14.96
60.01 - 70%	23.05	64.01	29.20
70.01 - 80%	1.71	72.60	32.01
80.01 - 90%	0.12	82.03	3.66
90.01 - 100%			0.19
Weighted average (WALTV)	49.52		62.43
Minimum	0.00		15.33
Maximum	82.03		95.09

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.42%	0.46%	0.29%	0.40%	0.47%
Annual Percentage Rate (CPR)	4.94%	5.40%	3.46%	4.72%	5.46%

Geographic distribution		
	Current	At constitution date
Andalucia	0.51%	0.50%
Aragon	33.55%	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	1.24%	1.01%
Castilla-Leon	55.61%	55.86%
Catalonia	0.94%	0.74%
Galicia	1.05%	1.09%
La Rioja	0.18%	0.36%
Madrid	4.94%	4.59%
Navarra	0.18%	0.17%
Valencia	1.50%	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	22	7,896.79	1,547.56	0.00	9,444.35	28.29	2,000,838.22	2,010,282.57	70.32	48.95
from > 1 to = 2 months	5	3,647.03	1,766.21	0.00	5,413.24	16.21	407,307.57	412,720.81	14.44	50.16
from > 3 to = 6 months	2	2,449.23	292.44	0.00	2,741.67	8.21	151,441.06	154,182.73	5.39	53.99
from > 6 to < 12 months	2	11,753.58	4,034.56	0.00	15,788.14	47.29	265,682.75	281,470.89	9.85	56.72
Subtotal	31	25,746.63	7,640.77	0.00	33,387.40	100.00	2,825,269.60	2,858,657.00	100.00	50.05
Total	31	25,746.63	7,640.77	0.00	33,387.40		2,825,269.60	2,858,657.00		