

Brief report

Date: 11/30/2018
 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
 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
 Banco Cooperativo Español

Bond Paying Agent
 Société Générale

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Société Générale

Assets Custodian
 Banco Cooperativo Español

Start-up Loan
 Entidades Cedentes

Subordinated Loan
 Entidades Cedentes

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%	01/15/2019	Quarterly	"Pass-Through"	(high)
			53.49%		15.Jan/Apr/Jul/Oct	0.000000 Gross	15.Jan/Apr/Jul/Oct		A+sf
						0.000000 Net			
Series B	ES0323978017	07/24/2013	100,000.00	100,000.00	Floating	0.1820%	04/15/2055	01/15/2019	A (low)
			16,500,000.00	16,500,000.00	3-M Euribor+0.500%	01/15/2019	Quarterly	"Pass-Through"	BB CCC
			100.00%		15.Jan/Apr/Jul/Oct	46.511111 Gross	15.Jan/Apr/Jul/Oct		A+
						37.674000 Net			
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 *	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	Years	6.45	5.94	5.50	5.10	4.75	4.44	4.16	3.91	
		Final Maturity	Years	12/24/2024	06/22/2024	01/12/2024	08/21/2023	04/15/2023	12/23/2022	09/12/2022	06/12/2022	
	Without optional redemption *	Average life	Years	14.76	13.76	13.01	12.26	11.76	11.01	10.51	10.01	
		Final Maturity	Years	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	With optional redemption *	Average life	Years	6.45	5.94	5.50	5.10	4.75	4.44	4.16	3.91	
		Final Maturity	Years	12/24/2024	06/22/2024	01/12/2024	08/21/2023	04/15/2023	12/23/2022	09/12/2022	06/12/2022	
	Without optional redemption *	Average life	Years	14.76	13.76	13.01	12.26	11.76	11.01	10.51	10.01	
		Final Maturity	Years	04/15/2033	04/15/2032	07/15/2031	10/15/2030	04/15/2030	07/15/2029	01/15/2029	07/15/2028	

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	
Series A	81.23%	71,410,298.10	27.30%	89.00%	133,500,000.00
Series B	18.77%	16,500,000.00	8.53%	11.00%	16,500,000.00
Issue of Bonds		87,910,298.10			150,000,000.00
Principal Reserve Fund	8.53%	7,500,000.00	5.00%		7,500,000.00
Secondary Reserve Fund	0.73%	642,692.68	0.80%		1,200,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	10,545,667.79	-0.400%	
Servicer ppal collect not yet credited	125,677.34		
Servicer ints collect not yet credited	23,578.27		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		8,091,810.36	0.682%
Subordinated Loan S/T		50,882.32	
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	979	1,250		
Principal				
Principal outstanding	86,536,305.52	150,149,558.47		
Average loan	88,392.55	120,119.65		
Minimum	8.34	50,357.63		
Maximum	404,616.01	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)	226	286		
Minimum	03/31/2019	07/31/2017		
Maximum	07/31/2051	07/31/2051		
Index (principal outstanding distribution)				
1-year EURIBOR/MIBOR	20.65%	0.31%		
1-year EURIBOR/MIBOR (Mortgage Market)	79.35%	99.69%		

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	0.59	7.72	
10.01 - 20%	2.67	16.25	0.38
20.01 - 30%	6.70	25.34	1.39
30.01 - 40%	14.50	35.26	5.51
40.01 - 50%	20.70	45.19	12.69
50.01 - 60%	30.56	55.60	14.96
60.01 - 70%	22.58	63.95	29.20
70.01 - 80%	1.60	72.56	32.01
80.01 - 90%	0.12	81.79	3.66
90.01 - 100%			0.19
Weighted average (WALTV)	49.33		62.43
Minimum	0.00		15.33
Maximum	81.79		95.09

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.19%	0.50%	0.30%	0.36%	0.46%
Annual Percentage Rate (CPR)	2.31%	5.79%	3.52%	4.20%	5.42%

Geographic distribution		
	Current	At constitution date
Andalucia	0.51%	0.50%
Aragon	33.59%	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	55.55%	55.86%
Catalonia	0.94%	0.74%
Galicia	1.05%	1.09%
La Rioja	0.18%	0.36%
Madrid	4.95%	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	1,620.56	0.00	9,517.35	26.41	2,154,164.36	2,163,661.71	70.81	50.76
from > 1 to = 2 months	6	4,269.81	1,830.76	0.00	6,100.37	16.93	450,136.49	456,236.86	14.93	46.50
from > 3 to = 6 months	2	3,079.20	370.92	0.00	3,450.12	9.57	150,811.09	154,261.21	5.05	54.02
from > 6 to < 12 months	2	12,817.16	4,156.61	0.00	16,973.77	47.09	264,520.82	281,494.59	9.21	56.72
Subtotal	32	28,062.76	7,978.85	0.00	36,041.61	100.00	3,019,632.76	3,055,674.37	100.00	50.71
Total	32	28,062.76	7,978.85	0.00	36,041.61		3,019,632.76	3,055,674.37		

Additional information