

Brief report

Date: 12/31/2018  
 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

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 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	53,490.86 71,410,298.10 53.49%	100,000.00 133,500,000.00	Floating 3-M Euribor+0.300% 15.Jan/Apr/Jul/Oct	0.0000% 01/15/2019 0.000000 Gross 0.000000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	01/15/2019 "Pass-Through"	AA (high) A+sf	A A
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	0.1820% 01/15/2019 46.511111 Gross 37.674000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	01/15/2019 "Pass-Through"	A (low) A+	BB CCC BB CCC
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)		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	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	6.45	5.94	5.50	5.10	4.75	4.44	4.16	3.91									
		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	15.23	14.48	13.72	12.97	12.23	11.49	10.97	10.25									
		Final Maturity	Years	10/05/2033	01/03/2033	04/01/2032	07/01/2031	10/03/2030	01/06/2030	01/06/2029	07/03/2029	10/10/2028								
	Without optional redemption *	Average life	Years	15.26	14.51	13.76	13.01	12.26	11.51	11.01	10.26									
		Final Maturity	Years	10/15/2033	01/15/2033	04/15/2032	07/15/2031	10/15/2030	01/15/2030	01/15/2029	07/15/2029	10/15/2028								

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	% 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	11,527,960.68	-0.400%	
Servicer ppal collect not yet credited	188,890.54		
Servicer ints collect not yet credited	27,771.64		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		8,086,974.29	0.682%
Subordinated Loan S/T		55,718.39	
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	978	1,250		
Principal				
Principal outstanding	85,556,334.36	150,149,558.47		
Average loan	87,480.91	120,119.65		
Minimum	8.30	50,357.63		
Maximum	403,374.55	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)	225	286		
Minimum	03/31/2019	07/31/2017		
Maximum	07/31/2051	07/31/2051		
Index (principal outstanding distribution)				
1-year EURIBOR/MIBOR	20.66%	0.31%		
1-year EURIBOR/MIBOR (Mortgage Market)	79.34%	99.69%		

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	0.61	7.55	
10.01 - 20%	2.75	16.24	0.38
20.01 - 30%	7.22	25.27	1.39
30.01 - 40%	14.19	35.28	5.51
40.01 - 50%	20.49	45.06	12.69
50.01 - 60%	31.26	55.48	14.96
60.01 - 70%	22.06	63.91	29.20
70.01 - 80%	1.31	72.61	32.01
80.01 - 90%	0.12	81.55	3.66
90.01 - 100%			0.19
Weighted average (WALTV)	49.04		62.43
Minimum	0.00		15.33
Maximum	81.55		95.09

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.65%	0.42%	0.40%	0.34%	0.47%
Annual Percentage Rate (CPR)	7.53%	4.95%	4.65%	3.95%	5.45%

Geographic distribution		
	Current	At constitution date
Andalucia	0.51%	0.50%
Aragon	33.45%	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	1.25%	1.01%
Castilla-Leon	55.65%	55.86%
Catalonia	0.94%	0.74%
Galicia	1.05%	1.09%
La Rioja	0.18%	0.36%
Madrid	4.97%	4.59%
Navarra	0.18%	0.17%
Valencia	1.50%	1.79%

# RURAL HIPOTECARIO XVI Fondo de Titulización de Activos

## Brief report

**Date:** 12/31/2018  
**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 Subscriber**

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

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	20	6,841.67	661.12	0.00	7,502.79	34.62	1,637,654.26	1,645,157.05	73.34	49.92
from > 1 to = 2 months	3	2,110.07	1,737.55	0.00	3,847.62	17.75	299,306.01	303,153.63	13.51	57.89
from > 2 to = 3 months	1	854.96	88.27	0.00	943.23	4.35	60,204.20	61,147.43	2.73	50.12
from > 3 to = 6 months	2	3,709.51	449.06	0.00	4,158.57	19.19	150,180.78	154,339.35	6.88	54.04
from > 6 to < 12 months	1	2,430.59	2,788.90	0.00	5,219.49	24.08	74,084.00	79,303.49	3.54	53.08
Subtotal	27	15,946.80	5,724.90	0.00	21,671.70	100.00	2,221,429.25	2,243,100.95	100.00	51.26
Total	27	15,946.80	5,724.90	0.00	21,671.70		2,221,429.25	2,243,100.95		

**Additional information**