

Brief report

Date: 11/30/2015
 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
 Caja Rural de Soria, S.C.C.
 Caja Rural de Teruel, S.C.C.
 Caja Rural de Zamora, C.C.

Lead Manager and Subscriber
 Banco Cooperativo Español, S.A.

Servicer Credit Support Provider
 Banco Cooperativo Español, S.A.

Bond Paying Agent
 Citibank

Mark
 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 N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating DBRS / Fitch		
		Current	Original			Final maturity (legal)	Next	Current	Original	
Series A ES0323978009	07/24/2013 1,335	81,660.87 109,017,261.45 81.66%	100,000.00 133,500,000.00	Floating 3-M Euribor+0.300% 15.Jan/Apr/Jul/Oct	0.2510% 01/15/2016 52.380911 Gross 42.166633 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	01/15/2016 "Pass-Through"	A(sf) Asf	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	0.4510% 01/15/2016 115.255556 Gross 92.780723 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	01/15/2016 "Pass-Through"	BB(sf) CCCsf	BB(sf) CCCsf	
Total		125,517,261.45	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	% Monthly CPR (SMM)							0.69	0.78
				% Annual equivalent CPR								
Series A	With optional redemption *	Average life	Years	8.04	7.38	6.79	6.28	5.82	5.42	5.07	4.75	
		Final Maturity	Years	10/28/2023	02/27/2023	07/29/2022	01/22/2022	08/10/2021	03/16/2021	11/05/2020	07/12/2020	
		Date	04/15/2034	07/15/2033	07/15/2032	07/15/2031	10/15/2030	10/15/2029	01/15/2029	04/15/2028		
	Without optional redemption *	Average life	Years	8.04	7.38	6.79	6.28	5.82	5.42	5.07	4.75	
		Final Maturity	Years	10/28/2023	02/27/2023	07/29/2022	01/22/2022	08/10/2021	03/16/2021	11/05/2020	07/12/2020	
		Date	04/15/2034	07/15/2033	07/15/2032	07/15/2031	10/15/2030	10/15/2029	01/15/2029	04/15/2028		
Series B	With optional redemption *	Average life	Years	19.00	18.00	17.24	16.24	15.25	14.50	13.74	13.00	
		Final Maturity	Years	10/10/2034	10/11/2033	01/05/2033	01/07/2032	01/11/2031	04/09/2030	07/09/2029	10/10/2028	
		Date	10/15/2034	10/15/2033	01/15/2033	01/15/2032	01/15/2031	04/15/2030	07/15/2029	10/15/2028		
	Without optional redemption *	Average life	Years	22.43	21.59	20.76	19.92	19.10	18.30	17.53	16.78	
		Final Maturity	Years	03/16/2038	05/14/2037	07/11/2036	09/12/2035	11/16/2034	01/28/2034	04/20/2033	07/23/2032	
		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	86.85%	109,017,261.45	19.13%	89.00%	133,500,000.00
Series B	13.15%	16,500,000.00	5.98%	11.00%	16,500,000.00
Issue of Bonds		125,517,261.45			150,000,000.00
Principal Reserve Fund	5.98%	7,500,000.00	5.00%		7,500,000.00
Secondary Reserve Fund	0.78%	981,155.35	0.80%		1,200,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	13,438,147.93	0.151%	
Servicer ppal collect not yet credited	281,012.54		
Servicer ints collect not yet credited	77,576.62		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		8,406,018.03	0.948%
Subordinated Loan S/T		75,137.32	
Start-up Loan L/T		185,557.35	0.948%
Start-up Loan S/T		106,032.81	

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	1,153	1,250	
Principal			
Principal outstanding	122,177,455.02	150,149,558.47	
Average loan	105,964.84	120,119.65	
Minimum	13,829.08	50,357.63	
Maximum	448,190.40	478,679.11	
Interest rate			
Weighted average (wac)	1.69%	2.25%	
Minimum	0.41%	0.80%	
Maximum	4.50%	5.00%	
Final maturity			
Weighted average (WARM) (months)	258	286	
Minimum	12/29/2015	07/31/2017	
Maximum	07/31/2051	07/31/2051	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	19.70%	0.31%	
1-year EURIBOR/MIBOR (Mortgage Market)	80.30%	99.69%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.06	8.40		
10.01 - 20%	1.19	15.73	0.38	17.00
20.01 - 30%	3.74	26.15	1.39	25.55
30.01 - 40%	8.29	35.37	5.51	35.51
40.01 - 50%	15.43	45.16	12.69	45.67
50.01 - 60%	20.39	55.55	14.96	55.24
60.01 - 70%	36.58	65.19	29.20	65.58
70.01 - 80%	13.37	72.99	32.01	73.64
80.01 - 90%	0.85	82.64	3.66	84.47
90.01 - 100%	0.09	90.33	0.19	92.29
Weighted average (WALTV)	56.79		62.43	
Minimum	6.72		15.33	
Maximum	90.33		95.09	

RURAL HIPOTECARIO XVI Fondo de Titulización de Activos

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.29%	1.10%	0.86%	0.70%	0.39%
Annual Percentage Rate (CPR)	14.39%	12.44%	9.80%	8.11%	4.59%

Geographic distribution		
	Current	At constitution date
Andalucia	0.44%	0.50%
Aragon	32.17%	33.53%
Asturias	0.06%	0.06%
Balearic Islands	0.08%	0.08%
Basque Country	0.08%	0.08%
Canary Islands	0.05%	0.05%
Cantabria	0.09%	0.08%
Castilla-La Mancha	1.13%	1.00%
Castilla-Leon	57.46%	55.86%
Catalonia	0.80%	0.74%
Galicia	1.12%	1.09%
La Rioja	0.24%	0.36%
Madrid	4.45%	4.59%
Navarra	0.17%	0.17%
Valencia	1.75%	1.79%

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	48	15,681.33	7,346.23	0.00	23,027.56	32.86	5,108,635.53	5,131,663.09	65.85	57.77
from > 1 to ≤ 2 months	8	5,093.54	3,179.99	0.00	8,273.53	11.81	863,181.04	871,454.57	11.18	55.81
from > 2 to ≤ 3 months	7	10,976.12	2,566.00	0.00	13,542.12	19.32	1,099,719.00	1,113,261.12	14.28	64.90
from > 3 to ≤ 6 months	4	5,747.98	2,135.81	0.00	7,883.79	11.25	363,486.83	371,370.62	4.77	63.94
from > 6 to < 12 months	2	5,260.78	3,914.02	0.00	9,174.80	13.09	219,999.22	229,174.02	2.94	71.73
from ≥ 12 to < 18 months	1	4,220.58	3,708.60	0.00	7,929.18	11.31	68,360.45	76,289.63	0.98	72.88
from ≥ 18 to < 24 months	1	0.00	247.31	0.00	247.31	0.35	0.00	247.31	0.00	0.15
Subtotal	71	46,980.33	23,097.96	0.00	70,078.29	100.00	7,723,382.07	7,793,460.36	100.00	58.46
<i>Doubt debts (subjectives)</i>										
	0	0.00	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	71	46,980.33	23,097.96	0.00	70,078.29		7,723,382.07	7,793,460.36		58.46

Additional information