

Brief report

Date: 11/30/2016
 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
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Lead Manager and Subcriber
 Banco Cooperativo Español, S.A.

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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 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	72,114.14 96,272,376.90 72.11%	100,000.00 133,500,000.00	Floating 3-M Euribor+0.300% 15.Jan/Apr/Jul/Oct	0.0000% 01/16/2017 0.000000 Gross 0.000000 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	01/16/2017 "Pass-Through"	A(h)(sf) A+sf	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	0.1890% 01/16/2017 47.775000 Gross 38.697750 Net	04/15/2055 Quarterly 15.Jan/Apr/Jul/Oct	01/16/2017 "Pass-Through"	BBB(sf) CCCsf	BB(sf) CCCsf
Total		112,772,376.90	150,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series	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	7.47	6.87	6.34	5.88	5.47	5.10	4.78	4.49
		Final Maturity	Years	04/03/2024	08/29/2023	02/18/2023	09/01/2022	04/05/2022	11/22/2021	07/27/2021	04/12/2021
	Without optional redemption *	Average life	Years	7.47	6.87	6.34	5.88	5.47	5.10	4.78	4.49
		Final Maturity	Years	01/15/2034	01/15/2033	04/15/2032	04/15/2031	07/15/2030	10/15/2029	01/15/2029	07/15/2028
Series B	With optional redemption *	Average life	Years	17.73	16.74	15.98	15.22	14.23	13.48	12.74	12.22
		Final Maturity	Years	07/06/2034	07/09/2033	10/05/2032	01/01/2032	01/07/2031	04/07/2030	07/09/2029	01/03/2029
	Without optional redemption *	Average life	Years	17.26	16.26	15.50	14.50	13.75	13.00	12.25	11.75
		Final Maturity	Years	04/03/2024	08/29/2023	02/18/2023	09/01/2022	04/05/2022	11/22/2021	07/27/2021	04/12/2021
		Average life	Years	21.14	20.34	19.54	18.75	17.98	17.23	16.50	15.81
		Final Maturity	Years	12/02/2037	02/12/2037	04/27/2036	07/14/2035	10/04/2034	01/03/2034	04/15/2033	08/04/2032
			Years	34.52	34.52	34.52	34.52	34.52	34.52	34.52	34.52
			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	85.37%	96,272,376.90	21.28%	89.00%	133,500,000.00	16.00%
Series B	14.63%	16,500,000.00	6.65%	11.00%	16,500,000.00	5.00%
Issue of Bonds		112,772,376.90			150,000,000.00	
Principal Reserve Fund	6.65%	7,500,000.00		5.00%	7,500,000.00	
Secondary Reserve Fund	0.77%	866,451.38		0.80%	1,200,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	11,058,900.43	0.000%	
Servicer ppal collect not yet credited	142,338.70		
Servicer ints collect not yet credited	40,521.87		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		8,272,483.61	0.689%
Subordinated Loan S/T		93,967.77	
Start-up Loan L/T		79,524.51	0.689%
Start-up Loan S/T		106,032.81	

Collateral: Residential mortgage loans

General				
	Current	At constitution date		
Count	1,116	1,250		
Principal				
Principal outstanding	111,635,231.06	150,149,558.47		
Average loan	100,031.57	120,119.65		
Minimum	8,148.68	50,357.63		
Maximum	434,033.01	478,679.11		
Interest rate				
Weighted average (wac)	1.20%	2.25%		
Minimum	0.23%	0.80%		
Maximum	4.50%	5.00%		
Final maturity				
Weighted average (WARM) (months)	248	286		
Minimum	07/31/2017	07/31/2017		
Maximum	07/31/2051	07/31/2051		
Index (principal outstanding distribution)				
1-year EURIBOR/MIBOR	19.57%	0.31%		
1-year EURIBOR/MIBOR (Mortgage Market)	80.43%	99.69%		

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	0.19	6.55	
10.01 - 20%	1.54	16.45	0.38
20.01 - 30%	4.57	25.70	1.39
30.01 - 40%	10.15	35.47	5.51
40.01 - 50%	16.82	44.97	12.69
50.01 - 60%	22.32	55.38	14.96
60.01 - 70%	36.80	64.62	29.20
70.01 - 80%	7.21	73.19	32.01
80.01 - 90%	0.40	82.82	3.66
90.01 - 100%			0.19
Weighted average (WALTV)	54.35		62.43
Minimum	2.14		15.33
Maximum	87.56		95.09

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.17%	0.30%	0.32%	0.36%	0.38%
Annual Percentage Rate (CPR)	2.00%	3.51%	3.76%	4.25%	4.49%

Geographic distribution		
	Current	At constitution date
Andalucia	0.45%	0.50%
Aragon	31.72%	33.53%
Asturias	0.06%	0.06%
Balearic Islands		0.08%
Basque Country	0.08%	0.08%
Canary Islands	0.05%	0.05%
Cantabria	0.09%	0.08%
Castilla-La Mancha	1.17%	1.01%
Castilla-Leon	57.95%	55.86%
Catalonia	0.83%	0.74%
Galicia	1.15%	1.09%
La Rioja	0.24%	0.36%
Madrid	4.55%	4.59%
Navarra	0.17%	0.17%
Valencia	1.48%	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	41	14,344.19	3,853.41	0.00	18,197.60	18.82	4,290,825.12	4,309,022.72	62.88	55.98
from > 1 to ≤ 2 months	10	5,283.36	3,714.94	0.00	8,998.30	9.31	874,004.10	883,002.40	12.89	59.01
from > 2 to ≤ 3 months	2	5,291.45	1,366.86	0.00	6,658.31	6.89	327,638.66	334,296.97	4.88	54.65
from > 3 to ≤ 6 months	5	8,594.08	2,286.26	0.00	10,880.34	11.25	446,523.95	457,404.29	6.67	59.97
from > 6 to < 12 months	4	16,783.68	3,556.72	0.00	20,340.40	21.04	539,186.25	559,526.65	8.16	65.28
from ≥ 12 to < 18 months	1	3,539.26	1,413.99	0.00	4,953.25	5.12	115,334.00	120,287.25	1.76	68.31
from ≥ 18 to < 24 months	1	6,353.26	5,573.46	0.00	11,926.72	12.34	98,100.17	110,026.89	1.61	76.73
from ≥ 2 years	1	8,018.49	6,707.13	0.00	14,725.62	15.23	64,562.54	79,288.16	1.16	75.74
Subtotal	65	68,207.77	28,472.77	0.00	96,680.54	100.00	6,756,174.79	6,852,855.33	100.00	57.83
<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	65	68,207.77	28,472.77	0.00	96,680.54		6,756,174.79	6,852,855.33		57.83