

Brief report

Date: 12/31/2016
 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
 Caja Rural de Soria, S.C.C.
 Caja Rural de Teruel, S.C.C.
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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
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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	With optional redemption *	Average life	Years	Date	% 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	Date	7.45	6.86	6.34	5.89	5.48	5.12	4.80	4.52			
		Final Maturity	Years	Date	03/26/2024	08/25/2023	02/17/2023	09/04/2022	04/10/2022	11/30/2021	08/05/2021	04/23/2021			
	Without optional redemption *	Average life	Years	Date	7.45	6.86	6.34	5.89	5.48	5.12	4.80	4.52			
		Final Maturity	Years	Date	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	Date	17.73	16.74	15.98	14.99	14.23	13.48	12.74	12.23			
		Final Maturity	Years	Date	07/05/2034	07/08/2033	10/04/2032	10/09/2031	01/07/2031	04/07/2030	07/09/2029	01/04/2029			
	Without optional redemption *	Average life	Years	Date	17.26	16.26	15.50	14.50	13.75	13.00	12.25	11.75			
		Final Maturity	Years	Date	03/26/2024	08/25/2023	02/17/2023	09/04/2022	04/10/2022	11/30/2021	08/05/2021	04/23/2021			
Series B	With optional redemption *	Average life	Years	Date	21.12	20.32	19.53	18.74	17.97	17.23	16.51	15.82			
		Final Maturity	Years	Date	11/25/2037	02/06/2037	04/22/2036	07/10/2035	10/02/2034	01/03/2034	04/15/2033	08/06/2032			
	Without optional redemption *	Average life	Years	Date	34.52	34.52	34.52	34.52	34.52	34.52	34.52	34.52			
		Final Maturity	Years	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	12,235,857.46	0.000%	
Servicer ppal collect not yet credited	149,981.15		
Servicer ints collect not yet credited	39,581.18		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		8,271,512.66	0.688%
Subordinated Loan S/T		94,938.72	
Start-up Loan L/T		79,524.51	0.688%
Start-up Loan S/T		106,032.81	

Collateral: Residential mortgage loans

General				
	Current	At constitution date		
Count	1,115	1,250		
Principal				
Principal outstanding	110,564,954.29	150,149,558.47		
Average loan	99,161.39	120,119.65		
Minimum	2,116.97	50,357.63		
Maximum	432,834.68	478,679.11		
Interest rate				
Weighted average (wac)	1.17%	2.25%		
Minimum	0.23%	0.80%		
Maximum	4.50%	5.00%		
Final maturity				
Weighted average (WARM) (months)	247	286		
Minimum	07/31/2017	07/31/2017		
Maximum	07/31/2051	07/31/2051		
Index (principal outstanding distribution)				
1-year EURIBOR/MIBOR	19.55%	0.31%		
1-year EURIBOR/MIBOR (Mortgage Market)	80.45%	99.69%		

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	0.20	6.61	
10.01 - 20%	1.70	16.32	0.38
20.01 - 30%	4.91	25.87	1.39
30.01 - 40%	10.49	35.72	5.51
40.01 - 50%	16.56	45.05	12.69
50.01 - 60%	22.55	55.40	14.96
60.01 - 70%	36.63	64.62	29.20
70.01 - 80%	6.71	73.47	32.01
80.01 - 90%	0.24	84.53	3.66
90.01 - 100%			0.19
Weighted average (WALTV)	54.07		62.43
Minimum	0.93		15.33
Maximum	87.32		95.09

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.55%	0.39%	0.35%	0.31%	0.39%
Annual Percentage Rate (CPR)	6.37%	4.63%	4.09%	3.61%	4.53%

Geographic distribution			
	Current	At constitution date	
Andalucia	0.45%	0.50%	
Aragon	31.63%	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	1.18%	1.01%	
Castilla-Leon	58.01%	55.86%	
Catalonia	0.83%	0.74%	
Galicia	1.15%	1.09%	
La Rioja	0.23%	0.36%	
Madrid	4.57%	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	39	11,986.86	3,051.82	0.00	15,038.68	15.92	3,686,994.56	3,702,023.24	61.68	54.08
from > 1 to ≤ 2 months	7	5,261.17	4,108.81	0.00	9,369.98	9.92	756,042.02	765,412.00	12.75	57.89
from > 2 to ≤ 3 months	1	2,968.39	284.04	0.00	3,252.43	3.44	294,791.19	298,043.62	3.47	56.34
from > 3 to ≤ 6 months	5	9,604.67	2,452.69	0.00	12,057.36	12.76	444,939.42	456,996.78	7.61	59.92
from > 6 to < 12 months	3	15,743.97	2,884.88	0.00	18,628.85	19.72	470,660.33	489,289.18	8.15	65.08
from ≥ 12 to < 18 months	2	6,098.27	2,263.83	0.00	8,362.10	8.85	181,793.84	190,155.94	3.17	67.60
from ≥ 18 to < 24 months	1	6,650.42	5,818.71	0.00	12,469.13	13.20	97,803.01	110,272.14	1.84	76.90
from ≥ 2 years	1	8,342.75	6,949.24	0.00	15,291.99	16.19	64,238.28	79,530.27	1.33	75.98
Subtotal	59	66,656.50	27,814.02	0.00	94,470.52	100.00	5,907,252.65	6,001,723.17	100.00	56.73
<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	59	66,656.50	27,814.02	0.00	94,470.52		5,907,252.65	6,001,723.17		56.73

Additional information