

BANCAJA 5 Fondo de Titulización de Activos

Brief report

Date: 03/31/2008
Currency: EUR

Date of constitution
 04/14/2003

VAT Reg. no.
 G83624684

Management Company
 Europea de Titulización S.G.F.T

Originator
 Bancaja

Servicer
 Bancaja

Lead Managers
 JP Morgan
 Bancaja

Bond Underwriters and Placement Agents
 Crédit Foncier
 JP Morgan

Bond Paying Agent
 Bancaja

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Bancaja

Subordinated Loan
 Bancaja

Start-up Loan
 Bancaja

Swap
 Bancaja

Assets Custodian
 Bancaja

Fund Auditors
 Ernst&Young

Issued securities: Residential Mortgages 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	
		Current	Original			Final maturity (legal)	Next	Fitch / Moody's / S&P	Current
Series A ES0312884002	04/17/2003 9,605	36,340.60 349,051,463.00	100,000.00 960,500,000.00	Floating 3-M Euribor+0.270% 18.Jan/Apr/Jul/Oct	4.7790% 04/18/2008 439.00 Gross 359.98 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	04/18/2008 "Pass-Through"	AAA Aaa AAA	AAA Aaa AAA
Series B ES0312884010	04/17/2003 245	75,798.38 18,570,603.10	100,000.00 24,500,000.00	Floating 3-M Euribor+0.650% 18.Jan/Apr/Jul/Oct	5.1590% 04/18/2008 988.47 Gross 810.55 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	AAA A2 AA-	A A2 A
Series C ES0312884028	04/17/2003 150	75,798.38 11,369,757.00	100,000.00 15,000,000.00	Floating 3-M Euribor+1.250% 18.Jan/Apr/Jul/Oct	5.7590% 04/18/2008 1,103.43 Gross 904.81 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	A- Baa2 A-	BBB Baa2 BBB
Total		378,991,823.10	1,000,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)																
Series	Option	Type	Average life	Years	% Monthly CPR (SMM)											
					0,51	0,69	0,87	1,06	1,25	1,44	1,64	1,84				
			% Annual equivalent CPR			6,00	8,00	10,00	12,00	14,00	16,00	18,00	20,00			
Series A	With optional redemption *	Average life	5,56	4,93	4,37	3,92	3,53	3,23	2,95	2,76				2,76		
		Final Maturity	10/21/2013	03/03/2013	08/10/2012	03/02/2012	10/09/2011	06/22/2011	03/13/2011	01/03/2011				01/03/2011		
Series A	Without optional redemption *	Average life	6,69	5,99	5,41	4,91	4,48	4,11	3,78	3,50				3,50		
		Final Maturity	12/05/2014	03/27/2014	08/25/2013	02/23/2013	09/20/2012	05/07/2012	01/10/2012	09/29/2011				09/29/2011		
Series B	With optional redemption *	Average life	5,56	4,93	4,37	3,92	3,53	3,23	2,95	2,76				2,76		
		Final Maturity	10/21/2013	03/03/2013	08/10/2012	03/02/2012	10/09/2011	06/22/2011	03/13/2011	01/03/2011				01/03/2011		
Series B	Without optional redemption *	Average life	6,69	5,99	5,41	4,91	4,48	4,11	3,78	3,50				3,50		
		Final Maturity	12/05/2014	03/27/2014	08/25/2013	02/23/2013	09/20/2012	05/07/2012	01/10/2012	09/29/2011				09/29/2011		
Series C	With optional redemption *	Average life	5,56	4,93	4,37	3,92	3,53	3,23	2,95	2,76				2,76		
		Final Maturity	10/21/2013	03/03/2013	08/10/2012	03/02/2012	10/09/2011	06/22/2011	03/13/2011	01/03/2011				01/03/2011		
Series C	Without optional redemption *	Average life	6,69	5,99	5,41	4,91	4,48	4,11	3,78	3,50				3,50		
		Final Maturity	12/05/2014	03/27/2014	08/25/2013	02/23/2013	09/20/2012	05/07/2012	01/10/2012	09/29/2011				09/29/2011		

* 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	% CE
Series A	92.10%	349,051,463.00	9.70%	96.05%	960,500,000.00
Series B	4.90%	18,570,603.10	4.80%	2.45%	24,500,000.00
Series C	3.00%	11,369,757.00	1.80%	1.50%	15,000,000.00
Issue of Bonds		378,991,823.10			1,000,000,000.00
Reserve Fund	1.80%	6,821,852.82	0.90%		9,000,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	20,973,374.48	4.509%	
Servicer ppal collect not yet credited	1,903,252.81		
Servicer ints collect not yet credited	593,396.34		
Liabilities	Available	Balance	Interest
Subordinated Loan		6,821,852.82	4.092%
Start-up Loan		36,855.45	3.140%

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	7,192	14,724	
Principal			
Principal outstanding	366,783,197.43	1,000,011,381.36	
Average loan	50,998.78	67,917.10	
Minimum	5.84	44.03	
Maximum	235,848.37	294,778.68	
Interest rate			
Weighted average (wac)	5.44%	4.24%	
Minimum	3.61%	3.00%	
Maximum	7.15%	7.25%	
Final maturity			
Weighted average (WARM) (months)	199	262	
Minimum	04/01/2008	05/01/2003	
Maximum	11/14/2032	11/14/2032	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.28%	0.29%	
1-year EURIBOR/MIBOR	5.11%	5.54%	
1-year EURIBOR/MIBOR (Mortgage Market)	84.50%	82.98%	
Mortgage Market: Savings Banks	10.12%	11.18%	
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.00%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.69	6.89	0.23	7.30
10.01 - 20%	2.92	15.76	0.86	15.81
20.01 - 30%	6.04	25.32	1.99	25.69
30.01 - 40%	9.36	35.28	3.40	35.46
40.01 - 50%	14.12	45.20	6.65	45.37
50.01 - 60%	17.62	55.31	10.10	55.46
60.01 - 70%	28.57	65.32	14.89	65.52
70.01 - 80%	20.69	73.66	32.44	76.25
80.01 - 90%			29.42	83.99
90.01 - 100%			0.01	93.34
Weighted average (WALTV)	55.36		69.70	
Minimum	0.01		0.07	
Maximum	79.83		94.75	

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Register of Book Securities

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Treasury Account

Bancaja

Subordinated Loan

Bancaja

Start-up Loan

Bancaja

Swap

Bancaja

Assets Custodian

Bancaja

Fund Auditors

Ernst&Young

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month mort. (SMM)	0.79%	0.76%	0.91%	0.93%	1.29%
Annual Percentage Rate (CPR)	9.04%	8.76%	10.44%	10.66%	14.40%

Geographic distribution

	Current	At constitution date
Andalucia	2.16%	2.41%
Aragon	0.86%	0.92%
Asturias	0.03%	0.02%
Balearic Islands	3.47%	4.35%
Basque Country	1.05%	0.89%
Canary Islands	3.92%	4.07%
Cantabria	0.02%	0.03%
Castilla-La Mancha	3.81%	3.79%
Castilla-Leon	1.18%	1.09%
Catalonia	8.08%	9.03%
Extremadura	0.08%	0.05%
Galicia	0.62%	0.49%
La Rioja	0.02%	0.03%
Madrid	16.27%	17.44%
Murcia	0.87%	0.82%
Navarra	0.58%	0.55%
Valencia	56.98%	54.03%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Delinquencies										
Up to 1 month	261	39,605.20	35,908.01	0.00	75,513.21	35.49	14,240,892.96	14,316,406.17	77.25	48.00
1 to 2 months	46	13,778.81	16,882.45	0.00	30,461.26	14.32	2,485,153.33	2,515,614.59	13.57	48.09
2 to 3 months	17	9,068.53	12,835.54	0.00	21,904.07	10.30	1,024,670.88	1,046,574.95	5.65	62.04
3 to 6 months	4	3,467.81	6,955.76	0.00	10,423.57	4.90	285,227.04	295,650.61	1.60	47.36
12 to 18 months	5	10,994.73	12,900.95	0.00	23,895.68	11.23	185,499.55	209,395.23	1.13	56.28
Over 2 years	3	32,488.96	18,064.30	0.00	50,553.26	23.76	97,551.96	148,105.22	0.80	39.71
Subtotal	336	109,404.04	103,347.01	0.00	212,751.05	100.00	18,318,995.72	18,531,746.77	100.00	48.63
Doubt debts (subjectives)										
	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	336	109,404.04	103,347.01	0.00	212,751.05		18,318,995.72	18,531,746.77		48.63

Each range includes the beginning but not the ending time

Additional information