

BANCAJA 5 Fondo de Titulización de Activos

Brief report

Date: 05/31/2008
Currency: EUR

Date of constitution
04/14/2003

VAT Reg. no.
G83624684

Management Company
Europa 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	Original
Series A ES0312884002	04/17/2003 9,605	35,057.13 336,723,733.65	100,000.00 960,500,000.00	Floating 3-M Euribor+0.270% 18.Jan/Apr/Jul/Oct	5.0440% 07/18/2008 446.98 Gross 366.52 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	07/18/2008 "Pass-Through"	AAA Aaa AAA	AAA Aaa AAA	
Series B ES0312884010	04/17/2003 245	73,121.36 17,914,733.20	100,000.00 24,500,000.00	Floating 3-M Euribor+0.650% 18.Jan/Apr/Jul/Oct	5.4240% 07/18/2008 1,002.54 Gross 822.08 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	73,121.36 10,968,204.00	100,000.00 15,000,000.00	Floating 3-M Euribor+1.250% 18.Jan/Apr/Jul/Oct	6.0240% 07/18/2008 1,113.44 Gross 913.02 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		365,606,670.85	1,000,000,000.00							

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)							
				0.34	0.51	0.69	0.87	1.06	1.25	1.44	1.64
				% Annual equivalent CPR							
				4.00	6.00	8.00	10.00	12.00	14.00	16.00	18.00
Series A	With optional redemption *	Average life	Years	6.23	5.43	4.80	4.30	3.87	3.47	3.17	2.90
		Final Maturity	Years	08/20/2014	11/02/2013	03/16/2013	09/17/2012	04/10/2012	11/18/2011	08/02/2011	04/24/2011
Series B	With optional redemption *	Average life	Years	7.45	6.63	5.95	5.37	4.88	4.45	4.08	3.76
		Final Maturity	Years	11/09/2015	01/18/2015	05/11/2014	10/12/2013	04/14/2013	11/10/2012	08/29/2012	03/04/2012
Series C	With optional redemption *	Average life	Years	6.23	5.43	4.80	4.30	3.87	3.47	3.17	2.90
		Final Maturity	Years	08/20/2014	11/02/2013	03/16/2013	09/17/2012	04/10/2012	11/18/2011	08/02/2011	04/24/2011

* 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	% CE	At issue date			
			% CE		% CE	
Series A	92.10%	336,723,733.65	9.70%	96.05%	960,500,000.00	4.85%
Series B	4.90%	17,914,733.20	4.80%	2.45%	24,500,000.00	2.40%
Series C	3.00%	10,968,204.00	1.80%	1.50%	15,000,000.00	0.90%
Issue of Bonds		365,606,670.85			1,000,000,000.00	
Reserve Fund	1.80%	6,580,920.08	0.90%		9,000,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	14,540,380.95	4.774%	
Servicer ppal collect not yet credited	2,367,232.08		
Servicer ints collect not yet credited	588,712.49		
Liabilities	Available	Balance	Interest
Subordinated Loan		6,580,920.08	4.092%
Start-up Loan			0.00

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	7,068	14,724	
Principal			
Principal outstanding	357,432,759.27	1,000,011,381.36	
Average loan	50,570.57	67,917.10	
Minimum	0.68	44.03	
Maximum	234,005.95	294,778.68	
Interest rate			
Weighted average (wac)	5.45%	4.24%	
Minimum	4.67%	3.00%	
Maximum	7.15%	7.25%	
Final maturity			
Weighted average (WARM) (months)	198	262	
Minimum	06/01/2008	05/01/2003	
Maximum	11/14/2032	11/14/2032	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.27%	0.29%	
1-year EURIBOR/MIBOR	5.09%	5.54%	
1-year EURIBOR/MIBOR (Mortgage Market)	84.53%	82.98%	
Mortgage Market: Savings Banks	10.11%	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%	0.75	6.99	0.23	7.30
10.01 - 20%	2.96	15.84	0.86	15.81
20.01 - 30%	6.39	25.39	1.99	25.69
30.01 - 40%	9.26	35.38	3.40	35.46
40.01 - 50%	14.22	45.14	6.65	45.37
50.01 - 60%	17.84	55.26	10.10	55.46
60.01 - 70%	28.93	65.27	14.89	65.52
70.01 - 80%	19.65	73.55	32.44	76.25
80.01 - 90%			29.42	83.99
90.01 - 100%			0.01	93.34
Weighted average (WALTV)	55.03		69.70	
Minimum	0.00		0.07	
Maximum	79.57		94.75	

Additional information

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month mort. (SMM)	0.81%	0.82%	0.85%	0.90%	1.27%
Annual Percentage Rate (CPR)	9.32%	9.40%	9.75%	10.27%	14.25%

Geographic distribution

	Current	At constitution date
Andalucia	2.20%	2.41%
Aragon	0.86%	0.92%
Asturias	0.03%	0.02%
Balearic Islands	3.48%	4.35%
Basque Country	1.07%	0.89%
Canary Islands	3.94%	4.07%
Cantabria	0.02%	0.03%
Castilla-La Mancha	3.85%	3.79%
Castilla-Leon	1.15%	1.09%
Catalonia	8.12%	9.03%
Extremadura	0.08%	0.05%
Galicia	0.62%	0.49%
La Rioja	0.02%	0.03%
Madrid	16.22%	17.44%
Murcia	0.89%	0.82%
Navarra	0.57%	0.55%
Valencia	56.89%	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	198	33,173.89	30,257.87	0.00	63,431.76	32.21	10,421,114.86	10,484,546.62	74.64	49.71
1 to 2 months	41	12,775.21	14,689.91	0.00	27,465.12	13.95	2,296,217.74	2,323,682.86	16.54	46.83
2 to 3 months	9	4,325.17	4,298.03	0.00	8,623.20	4.38	401,466.74	410,089.94	2.92	44.43
3 to 6 months	6	3,388.40	4,370.84	0.00	7,759.24	3.94	243,084.00	250,843.24	1.79	42.79
6 to 12 months	1	2,722.44	7,565.05	0.00	10,287.49	5.22	208,296.82	218,584.31	1.56	51.32
12 to 18 months	2	3,830.49	8,173.73	0.00	12,004.22	6.10	111,623.59	123,627.81	0.88	76.25
18 to 24 months	3	8,436.50	6,218.71	0.00	14,655.21	7.44	72,303.98	86,959.19	0.62	41.42
Over 2 years	3	33,840.15	18,880.75	0.00	52,720.90	26.77	96,200.77	148,921.67	1.06	39.93
Subtotal	263	102,492.25	94,454.89	0.00	196,947.14	100.00	13,850,308.50	14,047,255.64	100.00	48.88
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	263	102,492.25	94,454.89	0.00	196,947.14		13,850,308.50	14,047,255.64		48.88

Each range includes the beginning but not the ending time

Additional information