

# BANCAJA 5 Fondo de Titulización de Activos

## Brief report

**Date:** 06/30/2008  
**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	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
<b>Total</b>		<b>365,606,670.85</b>	<b>1,000,000,000.00</b>						

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)									
					0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44		
Series A	With optional redemption *	Average life	7.33	6.30	5.48	4.84	4.34	3.89	3.48	3.18				
		Final Maturity	11/12/2015	11/03/2014	01/10/2014	05/19/2013	11/16/2012	06/05/2012	01/09/2012	09/21/2011				
		Date	07/18/2020	01/18/2019	10/18/2017	10/18/2016	01/18/2016	04/18/2015	07/18/2014	01/18/2014				
	Without optional redemption *	Average life	8.56	7.56	6.74	6.04	5.45	4.94	4.51	4.13				
		Final Maturity	02/04/2017	02/07/2016	04/11/2015	07/30/2014	12/26/2013	06/25/2013	01/18/2013	09/02/2012				
		Date	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033				
Series B	With optional redemption *	Average life	7.33	6.30	5.48	4.84	4.34	3.89	3.48	3.18				
		Final Maturity	11/12/2015	11/03/2014	01/10/2014	05/19/2013	11/16/2012	06/05/2012	01/09/2012	09/21/2011				
		Date	07/18/2020	01/18/2019	10/18/2017	10/18/2016	01/18/2016	04/18/2015	07/18/2014	01/18/2014				
	Without optional redemption *	Average life	8.56	7.56	6.74	6.04	5.45	4.94	4.51	4.13				
		Final Maturity	02/04/2017	02/07/2016	04/11/2015	07/30/2014	12/26/2013	06/25/2013	01/18/2013	09/02/2012				
		Date	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033				
Series C	With optional redemption *	Average life	7.33	6.30	5.48	4.84	4.34	3.89	3.48	3.18				
		Final Maturity	11/12/2015	11/03/2014	01/10/2014	05/19/2013	11/16/2012	06/05/2012	01/09/2012	09/21/2011				
		Date	07/18/2020	01/18/2019	10/18/2017	10/18/2016	01/18/2016	04/18/2015	07/18/2014	01/18/2014				
	Without optional redemption *	Average life	8.56	7.56	6.74	6.04	5.45	4.94	4.51	4.13				
		Final Maturity	02/04/2017	02/07/2016	04/11/2015	07/30/2014	12/26/2013	06/25/2013	01/18/2013	09/02/2012				
		Date	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033				

\* 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%	336,723,733.65	9.70%	96.05%	960,500,000.00
Series B	4.90%	17,914,733.20	4.80%	2.45%	24,500,000.00
Series C	3.00%	10,968,204.00	1.80%	1.50%	15,000,000.00
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	20,308,856.74	4.774%	
Servicer ppal collect not yet credited	1,657,172.88		
Servicer ints collect not yet credited	579,906.17		
<b>Liabilities</b>	<b>Available</b>	<b>Balance</b>	<b>Interest</b>
Subordinated Loan		6,580,920.08	4.092%
Start-up Loan		0.00	0.00

### Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	7,023	14,724
Principal		
Principal outstanding	354,003,403.08	1,000,011,381.36
Average loan	50,406.29	67,917.10
Minimum	5.78	44.03
Maximum	233,078.52	294,778.68
Interest rate		
Weighted average (wac)	5.49%	4.24%
Minimum	4.67%	3.00%
Maximum	7.32%	7.25%
Final maturity		
Weighted average (WARM) (months)	197	262
Minimum	07/01/2008	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	5.06%	5.54%
1-year EURIBOR/MIBOR (Mortgage Market)	84.55%	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%	0.78	7.04	0.23	7.30
10.01 - 20%	3.04	15.93	0.86	15.81
20.01 - 30%	6.33	25.37	1.99	25.69
30.01 - 40%	9.32	35.31	3.40	35.46
40.01 - 50%	14.44	45.11	6.65	45.37
50.01 - 60%	17.97	55.29	10.10	55.46
60.01 - 70%	28.88	65.26	14.89	65.52
70.01 - 80%	19.25	73.49	32.44	76.25
80.01 - 90%			29.42	83.99
90.01 - 100%			0.01	93.34
Weighted average (WALTV)	54.87		69.70	
Minimum	0.00		0.07	
Maximum	79.44		94.75	

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### Register of Book Securities

Iberclear

### Treasury Account

Bancaja

### Subordinated Loan

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### 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)	0.52%	0.73%	0.75%	0.86%	1.26%
Annual Percentage Rate (CPR)	6.02%	8.41%	8.59%	9.79%	14.12%

### Geographic distribution

	Current	At constitution date
Andalucia	2.19%	2.41%
Aragon	0.86%	0.92%
Asturias	0.03%	0.02%
Balearic Islands	3.47%	4.35%
Basque Country	1.07%	0.89%
Canary Islands	3.96%	4.07%
Cantabria	0.02%	0.03%
Castilla-La Mancha	3.83%	3.79%
Castilla-Leon	1.16%	1.09%
Catalonia	8.15%	9.03%
Extremadura	0.08%	0.05%
Galicia	0.62%	0.49%
La Rioja	0.02%	0.03%
Madrid	16.21%	17.44%
Murcia	0.89%	0.82%
Navarra	0.57%	0.55%
Valencia	56.86%	54.03%

### 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	207	36,465.26	31,951.40	0.00	68,416.66	33.22	11,262,238.26	11,330,654.92	75.68	51.18	
1 to 2 months	35	9,880.80	11,332.59	0.00	21,213.39	10.30	1,685,382.95	1,706,596.34	11.40	52.35	
2 to 3 months	20	11,910.19	14,813.07	0.00	26,723.26	12.97	1,325,419.90	1,352,143.16	9.03	49.43	
3 to 6 months	4	3,278.47	4,225.65	0.00	7,504.12	3.64	214,937.63	222,441.75	1.49	50.80	
12 to 18 months	2	4,181.54	8,689.07	0.00	12,870.61	6.25	111,272.54	124,143.15	0.83	76.57	
18 to 24 months	3	8,879.42	6,562.84	0.00	15,442.26	7.50	71,861.06	87,303.32	0.58	41.58	
Over 2 years	3	34,519.99	19,284.73	0.00	53,804.72	26.12	95,520.93	149,325.65	1.00	40.04	
	Subtotal	274	109,115.67	96,859.35	0.00	205,975.02	100.00	14,766,633.27	14,972,608.29	100.00	51.07
<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	
<b>Total</b>	<b>274</b>	<b>109,115.67</b>	<b>96,859.35</b>	<b>0.00</b>	<b>205,975.02</b>		<b>14,766,633.27</b>	<b>14,972,608.29</b>		<b>51.07</b>	

Each range includes the beginning but not the ending time

### Additional information