

BANCAJA 5 Fondo de Titulización de Activos

Brief report

Date: 12/31/2008
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

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.13%	0.82%	0.74%	0.74%	1.22%
Annual Percentage Rate (CPR)	12.71%	9.39%	8.55%	8.57%	13.65%

Geographic distribution		
	Current	At constitution date
Andalucia	2.20%	2.41%
Aragon	0.89%	0.92%
Asturias	0.03%	0.02%
Balearic Islands	3.41%	4.35%
Basque Country	1.09%	0.89%
Canary Islands	4.03%	4.07%
Cantabria	0.02%	0.03%
Castilla-La Mancha	3.81%	3.79%
Castilla-Leon	1.08%	1.09%
Catalonia	8.30%	9.03%
Extremadura	0.08%	0.05%
Galicia	0.64%	0.49%
La Rioja	0.03%	0.03%
Madrid	16.33%	17.44%
Murcia	0.92%	0.82%
Navarra	0.56%	0.55%
Valencia	56.57%	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	193	30,123.61	28,585.69	0.00	58,709.30	21.83	10,681,833.01	10,740,542.31	66.42	53.14	
from > 1 to ≤ 2 months	50	16,577.95	22,013.60	0.00	38,591.55	14.35	2,976,713.77	3,015,305.32	18.65	50.21	
Bancaja	15	8,201.70	10,854.52	0.00	19,056.22	7.09	851,804.83	870,861.05	5.39	46.84	
from > 3 to ≤ 6 months	9	11,401.41	12,568.08	0.00	23,969.49	8.91	650,496.54	674,466.03	4.17	54.36	
Start-up Loan	6	10,769.51	22,059.56	0.00	32,829.07	12.21	546,559.35	579,388.42	3.58	47.10	
Bancaja	2	5,234.39	10,024.64	0.00	15,259.03	5.67	34,740.19	49,999.22	0.31	30.84	
Swap	6	50,227.78	30,260.96	0.00	80,488.74	29.93	160,553.62	241,042.36	1.49	41.35	
Bancaja											
	Subtotal	281	132,536.35	136,367.05	0.00	268,903.40	100.00	15,902,701.31	16,171,604.71	100.00	51.68
<i>Doubt debts (subjectives)</i>											
Bancaja	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	
Total		281	132,536.35	136,367.05	0.00	268,903.40		15,902,701.31		16,171,604.71	51.68

Additional information