

BANCAJA 5 Fondo de Titulización de Activos

Brief report

Date: 05/31/2009
Currency: EUR

Date of constitution
04/14/2003

VAT Reg. no.
V83624684

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
Banco Popular Español S.A

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	30,335.22 291,369,788.10 30.34%	100,000.00 960,500,000.00	Floating 3-M Euribor+0.270% 18.Jan/Apr/Jul/Oct	1.6800% 07/20/2009 128.82 Gross 105.63 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	07/20/2009 "Pass-Through"	AAA Aaa Aaa	AAA Aaa AAA
Series B ES0312884010	04/17/2003 245	63,272.51 15,501,764.95 63.27%	100,000.00 24,500,000.00	Floating 3-M Euribor+0.650% 18.Jan/Apr/Jul/Oct	2.0600% 07/20/2009 329.47 Gross 270.17 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	63,272.51 9,490,876.50 63.27%	100,000.00 15,000,000.00	Floating 3-M Euribor+1.250% 18.Jan/Apr/Jul/Oct	2.6600% 07/20/2009 425.44 Gross 348.86 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		316,362,429.55	1,000,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)												
Series	Option	Average life	Years	% Monthly CPR (SMM)								
				0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44	
				% Annual equivalent CPR								
				2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00	
Series A	With optional redemption *	Average life	Years	6.61	5.74	4.97	4.45	3.98	3.55	3.23	3.02	
		Final Maturity	Years	01/06/2016	02/22/2015	05/20/2014	11/08/2013	05/21/2013	12/16/2012	08/22/2012	06/04/2012	
Series B	With optional redemption *	Average life	Years	6.61	5.74	4.97	4.45	3.98	3.55	3.23	3.02	
		Final Maturity	Years	01/06/2016	02/22/2015	05/20/2014	11/08/2013	05/21/2013	12/16/2012	08/22/2012	06/04/2012	
Series C	With optional redemption *	Average life	Years	6.61	5.74	4.97	4.45	3.98	3.55	3.23	3.02	
		Final Maturity	Years	01/06/2016	02/22/2015	05/20/2014	11/08/2013	05/21/2013	12/16/2012	08/22/2012	06/04/2012	

* 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	% CE	% CE
Series A	92.10%	291,369,788.10	9.70%	96.05%	960,500,000.00	4.85%
Series B	4.90%	15,501,764.95	4.80%	2.45%	24,500,000.00	2.40%
Series C	3.00%	9,490,876.50	1.80%	1.50%	15,000,000.00	0.90%
Issue of Bonds		316,362,429.55			1,000,000,000.00	
Reserve Fund	1.80%	5,694,523.74	0.90%		9,000,000.00	

Other financial operations (current)			
Assets		Available	Interest
Treasury Account		11,432,155.24	1.410%
Servicer ppal collect not yet credited		323,747.31	
Servicer ints collect not yet credited		170,807.59	
Liabilities			
Subordinated Loan		5,694,523.74	3.312%
Start-up Loan		0.00	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash			0.00
Securities			0.00

* Credit Support Amount in favour of the Fund

Collateral: Residential mortgage loans

General			
		Current	At constitution date
		Count	Count
Principal		6,533	14,724
Principal outstanding		312,129,173.22	1,000,011,381.36
Average loan		47,777.31	67,917.10
Minimum		0.38	44.03
Maximum		222,901.59	294,778.68
Interest rate			
Weighted average (wac)		4.79%	4.24%
Minimum		1.99%	3.00%
Maximum		7.75%	7.25%
Final maturity			
Weighted average (WARM) (months)		189	262
Minimum		06/04/2009	05/01/2003
Maximum		11/14/2032	11/14/2032
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR		0.26%	0.29%
1-year EURIBOR/MIBOR		4.84%	5.54%
1-year EURIBOR/MIBOR (Mortgage Market)		84.79%	82.98%
Mortgage Market: Savings Banks		10.10%	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%	0.89	6.66	0.23	7.30
10.01 - 20%	3.71	15.82	0.86	15.81
20.01 - 30%	7.16	25.19	1.99	25.69
30.01 - 40%	10.93	35.45	3.40	35.46
40.01 - 50%	14.52	45.24	6.65	45.37
50.01 - 60%	20.09	55.66	10.10	55.46
60.01 - 70%	29.01	65.28	14.89	65.52
70.01 - 80%	13.68	73.12	32.44	76.25
80.01 - 90%			29.42	83.99
90.01 - 100%			0.01	93.34
Weighted average (WALTV)	53.02		69.70	
Minimum	0.00		0.07	
Maximum	78.04		94.75	

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.50%	0.53%	0.69%	0.67%	1.17%
Annual Percentage Rate (CPR)	5.78%	6.21%	8.00%	7.71%	13.22%

Geographic distribution

	Current	At constitution date
Andalucia	2.24%	2.41%
Aragon	0.86%	0.92%
Asturias	0.04%	0.02%
Balearic Islands	3.33%	4.35%
Basque Country	1.11%	0.89%
Canary Islands	3.99%	4.07%
Cantabria	0.02%	0.03%
Castilla-La Mancha	3.90%	3.79%
Castilla-Leon	1.07%	1.09%
Catalonia	8.50%	9.03%
Extremadura	0.09%	0.05%
Galicia	0.65%	0.49%
La Rioja	0.03%	0.03%
Madrid	16.47%	17.44%
Murcia	0.95%	0.82%
Navarra	0.57%	0.55%
Valencia	56.19%	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	199	35,240.45	24,254.48	0.00	59,494.93	19.33	9,803,612.69	9,863,107.62	61.68	47.72
from > 1 to ≤ 2 months	52	19,577.20	20,574.50	0.00	40,151.70	13.04	2,911,490.59	2,951,642.29	18.46	47.41
from > 2 to ≤ 3 months	23	18,390.04	19,764.00	0.00	38,154.04	12.40	1,572,554.96	1,610,709.00	10.07	48.73
from > 3 to ≤ 6 months	12	8,925.89	17,018.02	0.00	25,943.91	8.43	842,223.50	868,167.41	5.43	56.24
from > 6 to < 12 months	5	7,663.99	6,245.36	0.00	13,909.35	4.52	159,607.17	173,516.52	1.09	34.89
from ≥ 12 to < 18 months	4	9,032.17	14,428.14	0.00	23,460.31	7.62	205,645.14	229,105.45	1.43	50.48
from ≥ 2 years	8	62,662.08	44,027.52	0.00	106,689.60	34.66	188,093.90	294,783.50	1.84	39.57
Subtotal	303	161,491.82	146,312.02	0.00	307,803.84	100.00	15,683,227.95	15,991,031.79	100.00	47.82
Doubt debts (subjectives)										
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	303	161,491.82	146,312.02	0.00	307,803.84					47.82

Additional information