

Brief report

Date: 12/31/2009
Currency: EUR

Date of constitution
04/14/2003

VAT Reg. no.
V83624684

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
Banco Cooperativo

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
Credit Suisse International

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	Current	Original	
Series A ES0312884002	04/17/2003 9,605	28,583.60 274,545,478.00	100,000.00 960,500,000.00	Floating 3-M Euribor+0.270% 18.Jan/Apr/Jul/Oct	1.0100% 01/18/2010 72.98 Gross 59.84 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	01/18/2010 "Pass-Through"	AAA Aaa AAA	AAA Aaa AAA	
Series B ES0312884010	04/17/2003 245	59,619.01 14,606,657.45	100,000.00 24,500,000.00	Floating 3-M Euribor+0.650% 18.Jan/Apr/Jul/Oct	1.3900% 01/18/2010 209.48 Gross 171.77 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	59,619.01 8,942,851.50	100,000.00 15,000,000.00	Floating 3-M Euribor+1.250% 18.Jan/Apr/Jul/Oct	1.9900% 01/18/2010 299.90 Gross 245.92 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		298,094,986.95		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)							
				0.17	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	5.95	5.22	4.57	4.07	3.62	3.29	3.06	2.78
		Final Maturity	Years	12/30/2015	04/06/2015	08/14/2014	02/12/2014	08/31/2013	05/01/2013	02/08/2013	10/27/2012
				04/18/2019	04/18/2018	04/18/2017	07/18/2016	10/18/2015	04/18/2015	01/18/2015	07/18/2014
Series B	With optional redemption *	Average life	Years	7.51	6.72	6.05	5.47	4.98	4.55	4.18	3.85
		Final Maturity	Years	07/21/2017	10/05/2016	02/03/2016	07/08/2015	01/09/2015	08/06/2014	03/23/2014	11/24/2013
				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	Years	5.95	5.22	4.57	4.07	3.62	3.29	3.06	2.78
		Final Maturity	Years	12/30/2015	04/06/2015	08/14/2014	02/12/2014	08/31/2013	05/01/2013	02/08/2013	10/27/2012
				04/18/2019	04/18/2018	04/18/2017	07/18/2016	10/18/2015	04/18/2015	01/18/2015	07/18/2014
Series A	Without optional redemption *	Average life	Years	7.51	6.72	6.05	5.47	4.98	4.55	4.18	3.85
		Final Maturity	Years	07/21/2017	10/05/2016	02/03/2016	07/08/2015	01/09/2015	08/06/2014	03/23/2014	11/24/2013
				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	Without optional redemption *	Average life	Years	7.51	6.72	6.05	5.47	4.98	4.55	4.18	3.85
		Final Maturity	Years	07/21/2017	10/05/2016	02/03/2016	07/08/2015	01/09/2015	08/06/2014	03/23/2014	11/24/2013
				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	Without optional redemption *	Average life	Years	7.51	6.72	6.05	5.47	4.98	4.55	4.18	3.85
		Final Maturity	Years	07/21/2017	10/05/2016	02/03/2016	07/08/2015	01/09/2015	08/06/2014	03/23/2014	11/24/2013
				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	% CE		
Series A	92.10%	274,545,478.00	9.70%	96.05%	960,500,000.00	4.85%
Series B	4.90%	14,606,657.45	4.80%	2.45%	24,500,000.00	2.40%
Series C	3.00%	8,942,851.50	1.80%	1.50%	15,000,000.00	0.90%
Issue of Bonds		298,094,986.95			1,000,000,000.00	
Reserve Fund	1.80%	5,365,709.77	0.90%		9,000,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	14,837,231.95	0.740%	
Servicer ppal collect not yet credited	552,660.42		
Servicer ints collect not yet credited	77,747.36		
Liabilities	Available	Balance	Interest
Subordinated Loan		4,941,490.80	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	6,282	14,724	
Principal			
Principal outstanding	290,291,266.39	1,000,011,381.36	
Average loan	46,210.01	67,917.10	
Minimum	10.89	44.03	
Maximum	219,469.77	294,778.68	
Interest rate			
Weighted average (wac)	2.92%	4.24%	
Minimum	1.25%	3.00%	
Maximum	6.77%	7.25%	
Final maturity			
Weighted average (WARM) (months)	184	262	
Minimum	01/01/2010	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	4.70%	5.54%	
1-year EURIBOR/MIBOR (Mortgage Market)	85.15%	82.98%	
Mortgage Market: Savings Banks	9.87%	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%	0.99	6.63	0.23	7.30
10.01 - 20%	4.20	15.58	0.86	15.81
20.01 - 30%	7.65	25.32	1.99	25.69
30.01 - 40%	11.27	35.21	3.40	35.46
40.01 - 50%	15.46	45.11	6.65	45.37
50.01 - 60%	22.26	55.71	10.10	55.46
60.01 - 70%	27.93	65.29	14.89	65.52
70.01 - 80%	10.25	72.66	32.44	76.25
80.01 - 90%			29.42	83.99
90.01 - 100%			0.01	93.34
Weighted average (WALTV)	51.68		69.70	
Minimum	0.01		0.07	
Maximum	77.03		94.75	

BANCAJA 5 Fondo de Titulización de Activos

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.70%	0.49%	0.49%	0.54%	1.12%
Annual Percentage Rate (CPR)	8.14%	5.68%	5.77%	6.30%	12.60%

Geographic distribution		
	Current	At constitution date
Andalucia	2.21%	2.41%
Aragon	0.86%	0.92%
Asturias	0.04%	0.02%
Balearic Islands	3.29%	4.35%
Basque Country	1.13%	0.89%
Canary Islands	4.07%	4.07%
Cantabria	0.02%	0.03%
Castilla-La Mancha	3.98%	3.79%
Castilla-Leon	1.05%	1.09%
Catalonia	8.78%	9.03%
Extremadura	0.09%	0.05%
Galicia	0.65%	0.49%
La Rioja	0.03%	0.03%
Madrid	16.64%	17.44%
Murcia	0.98%	0.82%
Navarra	0.55%	0.55%
Valencia	55.65%	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	146	25,382.70	10,449.04	0.00	35,831.74	11.17	7,032,178.38	7,068,010.12	56.28	45.76
from > 1 to ≤ 2 months	40	21,703.48	8,315.59	0.00	30,019.07	9.36	2,146,639.74	2,176,658.81	17.33	48.81
from > 2 to ≤ 3 months	22	18,342.14	7,579.07	0.00	25,921.21	8.08	1,285,509.28	1,311,430.49	10.44	44.39
from > 3 to ≤ 6 months	15	11,777.58	7,433.27	0.00	19,210.85	5.99	661,443.94	680,654.79	5.42	41.35
from > 6 to < 12 months	7	18,585.41	17,512.82	0.00	36,098.23	11.26	624,577.49	660,675.72	5.26	50.58
from ≥ 12 to < 18 months	5	11,892.28	6,862.32	0.00	18,754.60	5.85	109,157.64	127,912.24	1.02	31.86
from ≥ 18 to < 24 months	4	14,198.95	19,280.13	0.00	33,479.08	10.44	200,478.36	233,957.44	1.86	51.55
from ≥ 24 months	8	73,342.41	48,036.44	0.00	121,378.85	37.85	177,413.57	298,792.42	2.38	40.11
Subtotal	247	195,224.95	125,468.68	0.00	320,693.63	100.00	12,237,398.40	12,558,092.03	100.00	45.81
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	247	195,224.95	125,468.68	0.00	320,693.63		12,237,398.40	12,558,092.03		45.81