BANCAJA 5 Fondo de Titulización de Activos

Brief report

Date: 02/28/2010
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 Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current	Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	Next	Rating Fitch / Moody's / S&P Current	Original
Series A ES0312884002	04/17/2003 9,605	27,667.98 265,750,947.90 27.67%	100,000.00 960,500,000.00	Floating 3-M Euribor+0.270% 18.Jan/Apr/Jul/Oct	0.9520% 04/19/2010 66.58 Gross 53.93 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	04/19/2010 "Pass-Through"	AAA Aaa AAA	AAA Aaa AAA
Series B ES0312884010	04/17/2003 245	57,709.23 14,138,761.35 57.71%	100,000.00 24,500,000.00	Floating 3-M Euribor+0.650% 18.Jan/Apr/Jul/Oct	1.3320% 04/19/2010 194.31 Gross 157.39 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	AAA A2 AA-	A A2 A
Series C ES0312884028	04/17/2003 150	57,709.23 8,656,384.50 57.71%	100,000.00 15,000,000.00	Floating 3-M Euribor+1.250% 18.Jan/Apr/Jul/Oct	1.9320% 04/19/2010 281.83 Gross 228.28 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	A- Baa2 A-	BBB Baa2 BBB
Total		288,546,093.75	1,000,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

			% 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	5.83	5.11	4.47	3.98	3.61	3.20	2.98	2.70
			Date	12/27/2015	04/07/2015	08/17/2014	02/18/2014	10/08/2013	05/10/2013	02/19/2013	11/07/2012
		Final Maturity	Years	9.14	8.14	7.14	6.39	5.89	5.14	4.89	4.39
			Date	04/18/2019	04/18/2018	04/18/2017	07/18/2016	01/18/2016	04/18/2015	01/18/2015	07/18/2014
	Without optional redemption *	Average life	Years	7.38	6.61	5.95	5.38	4.89	4.47	4.11	3.78
			Date	07/16/2017	10/05/2016	02/07/2016	07/15/2015	01/19/2015	08/18/2014	04/06/2014	12/10/2013
		Final Maturity	Years	22.90	22.90	22.90	22.90	22.90	22.90	22.90	22.90
			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	Years	5.83	5.11	4.47	3.98	3.61	3.20	2.98	2.70
			Date	12/27/2015	04/07/2015	08/17/2014	02/18/2014	10/08/2013	05/10/2013	02/19/2013	11/07/2012
		Final Maturity	Years	9.14	8.14	7.14	6.39	5.89	5.14	4.89	4.39
			Date	04/18/2019	04/18/2018	04/18/2017	07/18/2016	01/18/2016	04/18/2015	01/18/2015	07/18/2014
	Without optional redemption *	Average life	Years	7.38	6.61	5.95	5.38	4.89	4.47	4.11	3.78
			Date	07/16/2017	10/05/2016	02/07/2016	07/15/2015	01/19/2015	08/18/2014	04/06/2014	12/10/2013
		Final Maturity	Years	22.90	22.90	22.90	22.90	22.90	22.90	22.90	22.90
			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	Years	5.83	5.11	4.47	3.98	3.61	3.20	2.98	2.70
			Date	12/27/2015	04/07/2015	08/17/2014	02/18/2014	10/08/2013	05/10/2013	02/19/2013	11/07/2012
		Final Maturity	Years	9.14	8.14	7.14	6.39	5.89	5.14	4.89	4.39
			Date	04/18/2019	04/18/2018	04/18/2017	07/18/2016	01/18/2016	04/18/2015	01/18/2015	07/18/2014
	Without optional redemption *	Average life	Years	7.38	6.61	5.95	5.38	4.89	4.47	4.11	3.78
			Date	07/16/2017	10/05/2016	02/07/2016	07/15/2015	01/19/2015	08/18/2014	04/06/2014	12/10/2013
		Final Maturity	Years	22.90	22.90	22.90	22.90	22.90	22.90	22.90	22.90
			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		% CE	At issue date		% CE
Series A	92.10%	265,750,947.90	9.70%	96.05%	960,500,000.00	4.85%
Series B	4.90%	14,138,761.35	4.80%	2.45%	24,500,000.00	2.40%
Series C	3.00%	8,656,384.50	1.80%	1.50%	15,000,000.00	0.90%
Issue of Bonds		288,546,093.75			1,000,000,000.00	
Reserve Fund	1.80%	5,193,829.69		0.90%	9,000,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		9,645,246.64	0.672%
Servicer ppal collect not yet credited		462,831.33	
Servicer ints collect not yet credited		111,561.46	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan L/T		4,790,917.31	1.672%
Subordinated Loan S/T		402,912.38	
Start-up Loan L/T		0.00	
Start-up Loan S/T		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	6,222	14,724
Principal		
Principal outstanding	284,744,408.10	1,000,011,381.36
Average loan	45,764.13	67,917.10
Minimum	20.61	44.03
Maximum	218,181.97	294,778.68
Interest rate		
Weighted average (wac)	2.51%	4.24%
Minimum	1.25%	3.00%
Maximum	6.36%	7.25%
Final maturity		
Weighted average (WARM) (months)	182	262
Minimum	03/04/2010	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	4.67%	5.54%
1-year EURIBOR/MIBOR (Mortgage Market)	85.21%	82.98%
Mortgage Market: Savings Banks	9.84%	11.18%
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.00%

LTV Distribution

	Current % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	1.05	6.73	0.23	7.30
10.01 - 20%	4.29	15.54	0.86	15.81
20.01 - 30%	7.81	25.39	1.99	25.69
30.01 - 40%	11.24	35.14	3.40	35.46
40.01 - 50%	15.59	44.94	6.65	45.37
50.01 - 60%	23.15	55.60	10.10	55.46
60.01 - 70%	27.64	65.26	14.89	65.52
70.01 - 80%	9.24	72.52	32.44	76.25
80.01 - 90%			29.42	83.99
90.01 - 100%			0.01	93.34
Weighted average (WALTV)		51.28		69.70
Minimum		0.03		0.07
Maximum		76.59		94.75

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.
Only the information communicated by Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 +34 91 411 84 68 www.edt-sg.com info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com

BANCAJA 5 Fondo de Titulización de Activos

Brief report

Date: 02/28/2010
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

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.35%	0.47%	0.42%	0.48%	1.10%
Annual Percentage Rate (CPR)	4.16%	5.46%	4.98%	5.61%	12.41%

Geographic distribution

	Current	At constitution date
Andalucia	2.21%	2.41%
Aragon	0.84%	0.92%
Asturias	0.04%	0.02%
Balearic Islands	3.32%	4.35%
Basque Country	1.11%	0.89%
Canary Islands	4.07%	4.07%
Cantabria	0.02%	0.03%
Castilla-La Mancha	3.92%	3.79%
Castilla-Leon	1.05%	1.09%
Catalonia	8.86%	9.03%
Extremadura	0.09%	0.05%
Galicia	0.65%	0.49%
La Rioja	0.03%	0.03%
Madrid	16.59%	17.44%
Murcia	0.99%	0.82%
Navarra	0.56%	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	221	45,136.08	14,091.64	0.00	59,227.72	18.78	10,662,373.36	10,721,601.08	69.91	44.00
from > 1 to ≤ 2 months	38	18,477.04	6,272.51	0.00	24,749.55	7.85	1,893,593.04	1,918,342.59	12.51	49.54
from > 2 to ≤ 3 months	20	17,788.00	6,065.12	0.00	23,853.12	7.56	1,135,036.15	1,158,889.27	7.56	44.61
from > 3 to ≤ 6 months	15	12,858.45	7,667.03	0.00	20,525.48	6.51	502,331.81	522,857.29	3.41	38.70
from > 6 to < 12 months	7	19,282.02	13,857.85	0.00	33,139.87	10.51	434,141.32	467,281.19	3.05	52.69
from ≥ 12 to < 18 months	2	10,101.50	5,466.00	0.00	15,567.50	4.94	81,574.53	97,142.03	0.63	50.39
from ≥ 18 to < 24 months	2	7,423.05	12,182.46	0.00	19,605.51	6.22	122,196.54	141,802.05	0.92	64.51
from ≥ 2 years	9	66,359.17	52,374.53	0.00	118,733.70	37.65	188,786.90	307,520.60	2.01	33.27
Subtotal	314	197,425.31	117,977.14	0.00	315,402.45	100.00	15,020,033.65	15,335,436.10	100.00	44.57
Doubt debts (subjectives)										
	0	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	314	197,425.31	117,977.14	0.00	315,402.45		15,020,033.65	15,335,436.10		44.57

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 Fax +34 91 411 84 68 www.edt-sg.com ✉ info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com