

Brief report

Date: 08/31/2010
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
 Deloitte (ejercicios 2009 a actual)
 Ernst & Young (hasta ejercicio 2008)

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	26,066.57 250,369,404.85 26.07%	100,000.00 960,500,000.00	Floating 3-M Euribor+0.270% 18.Jan/Apr/Jul/Oct	1.1160% 10/18/2010 73.53 Gross 59.56 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	10/18/2010 "Pass-Through"	AAA Aaa AAA	AAA Aaa AAA	
Series B ES0312884010	04/17/2003 245	54,369.05 13,320,417.25 54.37%	100,000.00 24,500,000.00	Floating 3-M Euribor+0.650% 18.Jan/Apr/Jul/Oct	1.4960% 10/18/2010 205.60 Gross 166.54 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	54,369.05 8,155,357.50 54.37%	100,000.00 15,000,000.00	Floating 3-M Euribor+1.250% 18.Jan/Apr/Jul/Oct	2.0960% 10/18/2010 288.06 Gross 233.33 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		271,845,179.60	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		
Series A	With optional redemption *	Average life	5.46	4.77	4.25	3.77	3.42	3.10	2.80	2.62			
		Final Maturity	01/02/2016	04/26/2015	10/16/2014	04/24/2014	12/18/2013	08/24/2013	05/07/2013	02/27/2013			
	Without optional redemption *	Average life	7.23	6.50	5.88	5.35	4.89	4.49	4.14	3.83			
		Final Maturity	10/07/2017	01/15/2017	06/03/2016	11/21/2015	08/07/2015	01/12/2015	09/07/2014	05/18/2014			
	Series B	With optional redemption *	Average life	5.46	4.77	4.25	3.77	3.42	3.10	2.80	2.62		
			Final Maturity	01/02/2016	04/26/2015	10/16/2014	04/24/2014	12/18/2013	08/24/2013	05/07/2013	02/27/2013		
Without optional redemption *		Average life	7.23	6.50	5.88	5.35	4.89	4.49	4.14	3.83			
		Final Maturity	10/07/2017	01/15/2017	06/03/2016	11/21/2015	08/07/2015	01/12/2015	09/07/2014	05/18/2014			
Series C		With optional redemption *	Average life	5.46	4.77	4.25	3.77	3.42	3.10	2.80	2.62		
			Final Maturity	01/02/2016	04/26/2015	10/16/2014	04/24/2014	12/18/2013	08/24/2013	05/07/2013	02/27/2013		
	Without optional redemption *	Average life	7.23	6.50	5.88	5.35	4.89	4.49	4.14	3.83			
		Final Maturity	10/07/2017	01/15/2017	06/03/2016	11/21/2015	08/07/2015	01/12/2015	09/07/2014	05/18/2014			

* 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%	250,369,404.85	9.74%	96.05%	960,500,000.00
Series B	4.90%	13,320,417.25	4.84%	2.45%	24,500,000.00
Series C	3.00%	8,155,357.50	1.84%	1.50%	15,000,000.00
Issue of Bonds		271,845,179.60			1,000,000,000.00
Reserve Fund	1.84%	5,000,000.00	0.90%		9,000,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	9,357,389.15	0.846%	
Servicer ppal collect not yet credited	234,416.06		
Servicer ints collect not yet credited	50,088.86		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		5,000,000.00	1.644%
Subordinated Loan S/T		0.00	
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	6,035	14,724	
Principal			
Principal outstanding	268,201,097.25	1,000,011,381.36	
Average loan	44,440.94	67,917.10	
Minimum	63.58	44.03	
Maximum	214,292.58	294,778.68	
Interest rate			
Weighted average (wac)	2.24%	4.24%	
Minimum	1.14%	3.00%	
Maximum	4.88%	7.25%	
Final maturity			
Weighted average (WARM) (months)	179	262	
Minimum	09/01/2010	05/01/2003	
Maximum	11/14/2032	11/14/2032	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.28%	0.29%	
1-year EURIBOR/MIBOR	4.59%	5.54%	
1-year EURIBOR/MIBOR (Mortgage Market)	85.46%	82.98%	
Mortgage Market: Savings Banks	9.68%	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%	1.21	6.81	0.23	7.30
10.01 - 20%	4.59	15.50	0.86	15.81
20.01 - 30%	8.45	25.36	1.99	25.69
30.01 - 40%	12.14	35.31	3.40	35.46
40.01 - 50%	15.28	44.97	6.65	45.37
50.01 - 60%	23.82	55.15	10.10	55.46
60.01 - 70%	27.94	64.94	14.89	65.52
70.01 - 80%	6.57	72.06	32.44	76.25
80.01 - 90%			29.42	83.99
90.01 - 100%			0.01	93.34
Weighted average (WALTV)	50.11		69.70	
Minimum	0.09		0.07	
Maximum	75.26		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)	0.23%	0.41%	0.37%	0.40%	1.05%
Annual Percentage Rate (CPR)	2.75%	4.85%	4.32%	4.65%	11.88%

Geographic distribution

	Current	At constitution date
Andalucia	2.25%	2.41%
Aragon	0.85%	0.92%
Asturias	0.04%	0.02%
Balearic Islands	3.34%	4.35%
Basque Country	1.11%	0.89%
Canary Islands	4.11%	4.07%
Cantabria	0.02%	0.03%
Castilla-La Mancha	3.94%	3.79%
Castilla-Leon	1.03%	1.09%
Catalonia	8.93%	9.03%
Extremadura	0.10%	0.05%
Galicia	0.66%	0.49%
La Rioja	0.03%	0.03%
Madrid	16.68%	17.44%
Murcia	0.96%	0.82%
Navarra	0.52%	0.55%
Valencia	55.43%	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	158	32,540.51	7,913.07	0.00	40,453.58	13.03	7,753,309.79	7,793,763.37	60.82	45.21
from > 1 to ≤ 2 months	42	25,471.44	7,880.68	0.00	33,352.12	10.74	2,640,896.51	2,674,248.63	20.87	46.46
from > 2 to ≤ 3 months	17	10,534.59	3,540.88	0.00	14,075.47	4.53	842,749.69	856,825.16	6.69	45.82
from > 3 to ≤ 6 months	9	8,792.01	3,121.29	0.00	11,913.30	3.84	360,162.80	372,076.10	2.90	43.54
from > 6 to < 12 months	9	17,915.24	8,721.71	0.00	26,636.95	8.58	464,266.36	490,903.31	3.83	55.35
from ≥ 12 to < 18 months	2	7,615.52	2,627.54	0.00	10,243.06	3.30	65,199.47	75,442.53	0.59	38.96
from ≥ 18 to < 24 months	2	14,062.12	6,424.74	0.00	20,486.86	6.60	77,613.91	98,100.77	0.77	50.88
from ≥ 2 years	11	85,718.12	67,584.22	0.00	153,302.34	49.38	299,047.54	452,349.88	3.53	39.53
Subtotal	250	202,649.55	107,814.13	0.00	310,463.68	100.00	12,503,246.07	12,813,709.75	100.00	45.54
Doubt debts (subjectives)										
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	0.00
Total	250	202,649.55	107,814.13	0.00	310,463.68		12,503,246.07	12,813,709.75		45.54

Additional information