

MBS BANCAJA 5 Fondo de Titulización de Activos

Brief report

Date: 09/30/2009
Currency: EUR

Date of constitution
05/08/2008

VAT Reg. no.
V85433803

Management Company
Europa de Titulización, S.G.F.T

Originator
Bancaja

Servicer
Bancaja

Lead Managers
Bancaja
BNP Paribas

Suscriber
Bancaja

Bond Paying Agent
Bancaja

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Popular Español S.A

Start-up Loan
Bancaja

Subordinated Loan
Bancaja

Swap
BNP Paribas

Assets Custodian
Bancaja

Fund Auditors
Ernst & Young

Issued securities: Mortgage-Backed Bonds

Bonds Issue									
Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating S&P	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0361798004	05/12/2008 17,806	84,456.59 1,503,834,041.54 84.46%	100,000.00 1,780,600,000.00	Floating 3M Euribor+0.350% 21.Feb/May/Aug/Nov	1.2040% 11/23/2009 265.512751 Gross 217.720456 Net	08/21/2051 Quarterly 21.Feb/May/Aug/Nov	11/23/2009 "Pass-Through"	AAA	AAA
Series B ES0361798012	05/12/2008 370	100,000.00 37,000,000.00 100.00%	100,000.00 37,000,000.00	Floating 3M Euribor+0.600% 21.Feb/May/Aug/Nov	1.4540% 11/23/2009 379.655566 Gross 311.317556 Net	08/21/2051 Quarterly 21.Feb/May/Aug/Nov	To be determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A	A
Series C ES0361798020	05/12/2008 185	100,000.00 18,500,000.00 100.00%	100,000.00 18,500,000.00	Floating 3M Euribor+1.200% 21.Feb/May/Aug/Nov	2.0540% 11/23/2009 536.322222 Gross 439.784222 Net	08/21/2051 Quarterly 21.Feb/May/Aug/Nov	To be determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BBB	BBB
Series D ES0361798038	05/12/2008 139	100,000.00 13,900,000.00 100.00%	100,000.00 13,900,000.00	Floating 3M Euribor+2.000% 21.Feb/May/Aug/Nov	2.8540% 11/23/2009 745.211111 Gross 611.073111 Net	08/21/2051 Quarterly 21.Feb/May/Aug/Nov	To be determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BB	BB
Total		1,573,234,041.54	1,850,000,000.00						

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

Series	Option	Average life Years	Date	% 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	10.83	9.08	7.73	6.69	5.86	5.19	4.64	4.20		
		Final Maturity	Years	22.52	19.76	17.26	15.26	13.51	12.01	10.76	9.75		
	Without optional redemption *	Average life	Years	11.37	9.64	8.30	7.24	6.39	5.70	5.13	4.65		
		Final Maturity	Years	22.29/2020	04/10/2019	12/06/2017	11/15/2016	11/10/2016	05/02/2015	10/05/2014	04/13/2014		
Series B	With optional redemption *	Average life	Years	15.93	13.52	11.59	10.07	8.84	7.83	7.00	6.32		
		Final Maturity	Years	22.52	19.76	17.26	15.26	13.51	12.01	10.76	9.75		
	Without optional redemption *	Average life	Years	16.87	14.52	12.60	11.05	9.77	8.72	7.85	7.11		
		Final Maturity	Years	06/30/2026	02/22/2024	03/25/2022	09/03/2020	05/27/2019	05/09/2018	06/23/2017	09/27/2016		
Series C	With optional redemption *	Average life	Years	15.93	13.52	11.59	10.07	8.84	7.83	7.00	6.32		
		Final Maturity	Years	22.52	19.76	17.26	15.26	13.51	12.01	10.76	9.75		
	Without optional redemption *	Average life	Years	16.87	14.52	12.60	11.05	9.77	8.72	7.85	7.11		
		Final Maturity	Years	06/30/2026	02/22/2024	03/25/2022	09/03/2020	05/27/2019	05/09/2018	06/23/2017	09/27/2016		
Series D	With optional redemption *	Average life	Years	15.93	13.52	11.59	10.07	8.84	7.83	7.00	6.32		
		Final Maturity	Years	22.52	19.76	17.26	15.26	13.51	12.01	10.76	9.75		
	Without optional redemption *	Average life	Years	16.87	14.52	12.60	11.05	9.77	8.72	7.85	7.11		
		Final Maturity	Years	06/30/2026	02/22/2024	03/25/2022	09/03/2020	05/27/2019	05/09/2018	06/23/2017	09/27/2016		

* 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	95.59%	1,503,834,041.54	6.00%	96.25%	1,780,600,000.00	5.10%
Series B	2.35%	37,000,000.00	3.65%	2.00%	37,000,000.00	3.10%
Series C	1.18%	18,500,000.00	2.47%	1.00%	18,500,000.00	2.10%
Series D	0.88%	13,900,000.00	1.59%	0.75%	13,900,000.00	1.35%
Issue of Bonds		1,573,234,041.54			1,850,000,000.00	
Reserve Fund	1.59%	24,975,000.00		1.35%	24,975,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	44,190,739.46	0.854%	
Servicer ppal collect not yet credited	682,179.83		
Servicer mts collect not yet credited	233,515.38		
Liabilities	Available	Balance	Interest
Start-up Loan		4,875,000.00	2.854%
Subordinated Loan		24,975,000.00	2.354%

Collateral: Mortgage loans

General			
	Current	At constitution date	
Count	13,644	15,269	
Principal			
Principal outstanding	1,558,322,392.58	1,850,066,338.53	
Average loan	114,213.02	121,164.87	
Minimum	9.07	6.37	
Maximum	897,825.85	980,064.17	
Interest rate			
Weighted average (wac)	3.76%	5.39%	
Minimum	1.86%	4.40%	
Maximum	7.57%	7.56%	
Final maturity			
Weighted average (WARM) (months)	284	298	
Minimum	10/05/2009	07/05/2008	
Maximum	02/05/2048	02/05/2048	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	100.00%	100.00%	

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% Pool
0.01 - 10%	0.23	7.57	0.15
10.01 - 20%	2.10	16.10	1.60
20.01 - 30%	5.07	25.48	4.42
30.01 - 40%	8.75	35.39	7.91
40.01 - 50%	12.89	45.28	11.69
50.01 - 60%	18.12	55.28	16.79
60.01 - 70%	29.19	65.27	29.85
70.01 - 80%	19.11	74.95	22.27
80.01 - 90%	2.38	84.73	2.61
90.01 - 100%	2.17	94.55	2.68
Weighted average (WALT)	58.04	60.20	
Minimum	0.00	0.00	
Maximum	99.60	100.00	

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.40%	0.43%	0.72%	0.90%	0.80%
Annual Percentage Rate (CPR)	4.73%	5.08%	8.29%	10.28%	9.23%

Geographic distribution		
	Current	At constitution date
Andalucia	6.75%	6.64%
Aragon	0.87%	0.87%
Asturias	0.56%	0.50%
Balearic Islands	5.61%	5.53%
Basque Country	1.79%	1.78%
Canary Islands	5.04%	5.02%
Cantabria	0.18%	0.19%
Castilla-La Mancha	2.02%	1.92%
Castilla-Leon	3.28%	3.43%
Catalonia	8.94%	9.09%
Ceuta	0.01%	0.01%
Extremadura	0.34%	0.33%
Galicia	2.17%	2.15%
La Rioja	0.24%	0.23%
Madrid	7.54%	7.35%
Mejilla	0.02%	0.02%
Murcia	3.07%	2.92%
Navarra	5.13%	5.17%
Valencia	46.44%	46.83%

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	816	206,286.15	184,145.59	0.00	390,431.74	12.05	93,633,289.43	94,023,721.17	48.52	52.77
from > 1 to ≤ 2 months	331	170,056.69	216,953.65	0.00	387,010.34	11.94	40,964,099.54	41,351,109.88	21.34	53.41
from > 2 to ≤ 3 months	156	142,900.28	193,946.18	0.00	336,846.46	10.40	19,340,909.26	19,677,755.72	10.15	54.49
from > 3 to ≤ 6 months	121	157,835.65	260,150.21	0.00	417,985.86	12.90	14,051,631.02	14,469,616.88	7.47	55.51
from > 6 to < 12 months	109	305,626.64	605,693.01	0.00	911,319.65	28.12	14,361,158.63	15,272,478.28	7.88	60.15
from ≥ 12 to < 18 months	55	239,694.09	557,004.71	0.00	796,698.80	24.59	8,187,631.59	8,984,330.39	4.64	67.26
Subtotal	1,588	1,222,399.50	2,017,893.35	0.00	3,240,292.85	100.00	190,538,719.47	193,779,012.32	100.00	54.35
<i>Doubt debts (subjectives)</i>										
	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	1,588	1,222,399.50	2,017,893.35	0.00	3,240,292.85		190,538,719.47	193,779,012.32		54.35