

RURAL HIPOTECARIO V FONDO DE TITULIZACIÓN DE ACTIVOS
INFORMATION AS OF 29th FEB, 2004



DATE OF CONSTITUTION: 28 de octubre de 2003
MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T.

TREASURY C.: BANCO COOPERATIVO
LEAD MANAGERS: BANCO COOPERATIVO, CREDIT AGRICOLE INDOSU

ORIGINATOR/SERVICER:	
CAIXA RURAL DE BALEARS	CAJA RURAL DE TOLEDO
CAJA RURAL ARAGONESA Y DE LOS PIRINEOS	CAJA RURAL DEL DUERO
CAJA RURAL DE ARAGÓN	CAJA RURAL DEL MEDITERRÁNEO, RURALCAJA
CAJA RURAL DE BURGOS	CAJA RURAL DEL SUR
CAJA RURAL DE NAVARRA	CAJA RURAL INTERMEDITERRÁNEA
CAJA RURAL DE TENERIFE	CAJA RURAL SAN VICENTE DE VALL DE UXO
CAJA RURAL DE TERUEL	

PAYING AGENT:
SECONDARY MARKET: AIAF MERCADO DE RENTA FIJA
REGISTER OF BOOK SECURITIES: IBERCLEAR
DEPOSITARY: BANCO COOPERATIVO ESPAÑOL
AUDITORS:

SERVICER GUARANTEE: BANCO COOPERATIVO
START-UP LOAN

AND SUBORDINATED LOAN:	
CAIXA RURAL DE BALEARS	CAJA RURAL DE TOLEDO
CAJA RURAL ARAGONESA Y DE LOS PIRINEOS	CAJA RURAL DEL DUERO
CAJA RURAL DE ARAGÓN	CAJA RURAL DEL MEDITERRÁNEO, RURALCAJA
CAJA RURAL DE BURGOS	CAJA RURAL DEL SUR
CAJA RURAL DE NAVARRA	CAJA RURAL INTERMEDITERRÁNEA
CAJA RURAL DE TENERIFE	CAJA RURAL SAN VICENTE DE VALL DE UXO
CAJA RURAL DE TERUEL	

VALORES EMITIDOS: BONOS DE TITULIZACIÓN HIPOTECARIA (ESTRUCTURA PREFERENTE/SUBORDINADA)

SEIES ISIN CODE PRIORITY	ISSUE DATE	PRINCIPAL OUTSTANDING (UNIT /N° BONDS /TOTAL)		INTEREST TYPE REF. RATE AND MARGIN PAYMENT DATE	INTEREST RATE CURRENT (EUROS)	REDEMPTION (EUROS)		RATING MOODY'S	
		CURRENT	ORIGINAL			FINAL MATURITY FREQUENCY	NEXT UNIT%/OUTST.	CURRENT	ORIGINAL
A1 ES0358284000 SENIOR	31.10.2003	98.120,04 5.668 556.144.386,72	100.000,00 5.668 566.800.000,00	FLOATING EURIBOR 3M + 0,25% 15.03/06/06/12	2,400% NEXT COUPON: 15.03.2004 595,26 GROSS 505,97 NET	15.03.2035 QUARTERLY 15.03/06/06/12	15.03.2004 Amortization "pass-through"	Aaa	Aaa
A2 ES0358284018 SENIOR	31.10.2003	100.000,00 1.000 100.000.000,00	100.000,00 1.000 100.000.000,00	FLOATING BEI Rate Interest 15.03/06/06/12	2,110% NEXT COUPON: 15.03.2004 533,36 GROSS 453,36 NET	15.09.2013 QUARTERLY 15.03/06/06/12	15.12.2006 Amortization Predetermined	Aaa	Aaa
B ES0358284026 MEZZANINE	31.10.2003	100.000,00 188 18.800.000,00	100.000,00 188 18.800.000,00	FLOATING EURIBOR 3M + 0,65% 15.03/06/06/12	2,800% NEXT COUPON: 15.03.2004 707,78 GROSS 601,61 NET	15.03.2035 QUARTERLY 15.03/06/06/12	To be determined Amortization "pass-through"	A2	A2
C ES0358284034 MEZZANINE	31.10.2003	100.000,00 94 9.400.000,00	100.000,00 94 9.400.000,00	FLOATING EURIBOR 3M + 1,45% 15.03/06/06/12	3,600% NEXT COUPON: 15.03.2004 910,00 GROSS 773,50 NET	15.03.2035 QUARTERLY 15.03/06/06/12	To be determined Amortization "pass-through"	Baa3	Baa3
TOTALS		684.344.386,72	695.000.000,00						

AVERAGE LIFE (IN YEARS) AND MATURITY ACCORDING TO DIFFERENT HYPOTHESIS OF PREPAYMENT RATES

			0,00%	0,50%	0,60%	0,70%	0,80%	0,90%	1,00%	
% CONSTANT MONTHLY (SMM)			0,00%	5,84%	6,97%	8,08%	9,19%	10,28%	11,36%	
% ANNUAL EQUIVALENT (CPR)			0,00%	5,84%	6,97%	8,08%	9,19%	10,28%	11,36%	
CLASS A1 BONDS										
With optional redemption	Averag life	years	11,45	5,38	4,97	4,60	4,33	4,07	3,85	
	Final maturity	date	09/08/15	13/07/09	14/02/09	05/10/08	29/06/08	22/03/08	02/01/08	
Without optional redemption	Averag life	years	11,75	5,79	5,38	5,02	4,73	4,47	4,24	
	Final maturity	date	27/11/15	12/12/09	15/07/09	06/03/09	20/11/08	17/08/08	24/05/08	
CLASS A2 BONDS										
With optional redemption	Averag life	years	6,52	6,52	6,52	6,47	6,24	6,00	5,77	
	Final maturity	date	04/09/10	04/09/10	04/09/10	17/08/10	24/05/10	26/02/10	05/12/09	
Without optional redemption	Averag life	years	9,55	9,55	9,55	9,55	9,30	9,30	9,05	
	Final maturity	date	15/09/13	15/09/13	15/09/13	15/09/13	15/06/13	15/06/13	15/06/13	
CLASS B BONDS										
With optional redemption	Averag life	years	16,64	9,25	8,69	8,18	7,75	7,30	6,94	
	Final maturity	date	16/10/20	27/05/13	05/11/12	02/05/12	27/11/11	18/06/11	03/02/11	
Without optional redemption	Averag life	years	21,81	13,80	13,05	12,30	11,80	11,05	10,55	
	Final maturity	date	15/12/25	15/12/17	15/03/17	15/06/16	15/12/15	15/03/15	15/09/14	
CLASS C BONDS										
With optional redemption	Averag life	years	17,17	9,97	9,41	8,90	8,44	8,01	7,62	
	Final maturity	date	25/04/21	15/02/14	25/07/13	20/01/13	03/08/12	01/03/12	11/10/11	
Without optional redemption	Averag life	years	29,31	29,31	29,31	29,31	29,31	29,31	29,31	
	Final maturity	date	15/06/33	15/06/33	15/06/33	15/06/33	15/06/33	15/06/33	15/06/33	

(1) Optional Clean up call when the amount of the Outstanding Balance of the Mortgage Loans is less than 10 per 100 of the initial Outstanding Balance.
Hypothesis of delinquency and default assumptions of the Mortgage Loans: 0%.

RURAL HIPOTECARIO V FONDO DE TITULIZACIÓN DE ACTIVOS
INFORMATION AS OF 29th FEB, 2004



COLLATERAL: 100% POOL OF MORTGAGE LOANS
(MORTGAGE CERTIFICATES AND THE PASS-THROUGH CERTIFICATES)

GENERAL		CURRENT	AT CONSTITUTION DATE
NÚMERO		9.528	9.794
PRINCIPAL:	TOTAL OUTSTANDING	661.395.490,54	695.013.382,53
(EUROS)	AVERAGE LOAN	69.415,98	70.963,18
	MINIMUM	410,97	5.243,43
	MAXIMUM	291.365,61	295.064,76
INTEREST	AVERAGE LOAN	3,35%	3,54%
RATE:	MINIMUM	2,47%	2,51%
	MAXIMUM	9,50%	9,50%
REMAINING			
MATURITY	AVERAGE LOAN (MONTHS):	244	248
	MINIMUM	05:08:05	16:06:04
	MAXIMUM	31:03:33	31:03:33
INDEX (DISTRIBUTION)			
	EURIBOR / MIBOR 1 YEAR	89,73%	89,43%
	MH BANKS	0,07%	0,07%
	MH SAVINGS BANKS	6,61%	6,86%
	MH BANKS & SAVINGS BANKS	3,59%	3,63%

LTV DISTRIBUTION		CURRENT		AT CONSTITUTION DATE	
		% POOL	% LTV	% POOL	% LTV
OVER 90%		1,63	93,94	1,93	94,23
80,01 - 90%		4,66	84,24	5,28	84,19
70,01 - 80%		33,72	75,25	35,28	75,70
60,01 - 70%		21,10	65,12	20,94	65,17
50,01 - 60%		16,73	55,24	15,90	55,29
40,01 - 50%		10,69	45,25	10,22	45,30
30,01 - 40%		6,62	35,49	6,14	35,47
30% & BELOW		4,85	23,26	4,31	23,48
WEIGHTED AVERAGE (WALTV)			62,13		63,23
MINIMUM			0,81		4,32
MAXIMUM			98,39		98,98

PREPAYMENTS					
	CURRENT	LAST 3	LAST 6	LAST 12	HISTORICAL
	MONTH	MONTHS	MONTHS	MONTHS	
SINGLE MONTHLY MORTALITY (SMM)	0,72%	0,86%			0,92%
ANNUAL EQUIVALENT (CPR)	8,34%	9,82%			10,45%

GEOGRAPHIC DISTRIBUTION		
	ACTUAL	A LA CONSTITUCIÓN
ANDALUCÍA	15,26%	15,28%
NAVARRA	6,82%	6,77%
MURCIA	8,52%	8,55%
ARAGÓN	12,84%	12,80%
CATALUÑA	8,40%	8,29%
COMUNIDAD VALENCIANA	13,76%	13,85%
OTHER 12 REGIONS	34,41%	34,45%

CURRENT DELINQUENCY (EURO)									
AGING	NUMBER MORTGAGE PARTICIPATIONS	UNPAID AMOUNTS				REMAINING DEBT TO MATURE	TOTAL DEBT		% LOAN TO VALUE
		PRINCIPAL	INTEREST AND OTHERS	TOTALS	%			%	
• Hasta 1 mes	487	106.124,81	72.675,70	178.800,51	66,04	33.547.029,72	33.725.830,23	83,11	59,98
• De 1 a 2 meses	69	30.853,66	24.762,00	55.615,66	20,54	4.817.376,99	4.872.992,65	12,01	63,10
• De 2 a 3 meses	22	13.639,87	15.311,04	28.950,91	10,69	1.950.320,90	1.979.271,81	4,88	72,80
• De 3 a 6 meses	6	3.368,62	4.003,17	7.371,79	2,72	307.865,51		0,00	65,26
• De 6 a 12 meses	0	0,00	0,00	0,00	0,00	0,00		0,00	0,00
• Más de 1 año	0	0,00	0,00	0,00	0,00	0,00		0,00	0,00
TOTALES	584	153.986,96	116.751,91	270.738,87	100,00	40.622.593,12	40.578.094,69	100,00	60,90

CREDIT ENHANCEMENT AND FINANCIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)						
	CURRENT		AT ISSUE DATE			
		% CE			% CE	
SERIES A1	81,27%	556.144.386,72	21,07%	81,55%	566.800.000,00	20,75%
SERIES A2	14,61%	100.000.000,00	6,46%	14,39%	100.000.000,00	6,36%
SERIES B	2,75%	18.800.000,00	3,71%	2,71%	18.800.000,00	3,65%
SERIES C	1,37%	9.400.000,00	2,34%	1,35%	9.400.000,00	2,30%
ISSUE BONDS		684.344.386,72			695.000.000,00	
RESERVE FUND	2,34%	15.985.000,00		2,30%	15.985.000,00	

OTHER FINANCIAL OPERATIONS (CURRENT) (EUROS)		
ASSETS	BALANCE	INTEREST
TREASURY C.	41.762.664,77	2,090%
SERVICER PPAL COLLECT NOT YET CREDITE	1.642.751,43	
SERVICER INTS COLLECT NOT YET CREDITEI	781.028,14	
LIABILITIES	BALANCE	INTEREST
STARTING EXPENSES LOAN	2.175.500,00	3,150%
SUBORDINATED LOAN	15.985.000,00	3,150%

ADDITIONAL INFORMATION

MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T

- C/ Lagasca, 120 -MADRID - Phone 3491 411 84 67 - Fax 3491 411 84 68

E-mail: info@eurotitulizacion.com

OFFICIAL REGISTER: COMISIÓN NACIONAL DEL MERCADO DE VALORES

- Pº de la Castellana, 19 -MADRID - Phone 341 585 15 00