

RURAL HIPOTECARIO V Fondo de Titulización de Activos

Brief report

Date: 05/31/2005
Currency: EUR

Date of constitution
10/28/2003

VAT Reg. no.
G83788398

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

Originator
Caixa Rural de Balears
Caja Rural Aragonesa y de los Pirineos
Caja Rural de Aragón
Caja Rural de Burgos
Caja Rural de Navarra
Caja Rural de Tenerife
Caja Rural de Teruel
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Caja Rural del Mediterráneo, Ruralcaja
Caja Rural del Sur
Caja Rural Intermediterránea
Caja Rural San Vicente de Vall de Uxo

Servicer
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Lead Managers

Banco Cooperativo
Crédit Agricole Indosuez
DZ Bank
Société Générale

Bond Underwriters and Placement Agents

Banco Cooperativo
Crédit Agricole Indosuez
DZ Bank
Société Générale
Ahorro Corp. Financiera, S.V. S.A.
Banesto
Cajamadrid
Dexia
EBN Banco
InverCaixa
Natexis Banques Populaires

Servicer Credit Support Provider

Banco Cooperativo Español

Bond Paying Agent

Banco Cooperativo

Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

Treasury Account

Banco Cooperativo

Start-up Loan

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Subordinated Loan

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Assets Custodian

Banco Cooperativo Español

Fund Auditors

Ernst&Young

Issued securities: Asset-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 Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A1 ES0358284000	10/31/2003 5,668	77,183.10 437,473,810.80 77.18%	100,000.00 566,800,000.00	Floating 3-M Euribor + 0.250% 15.Mar/Jun/Sep/Dec	2.3850% 06/15/2005 470.43 Gross 399.87 Net	03/15/2035 Quarterly 15.Mar/Jun/Sep/Dec	06/15/2005 "Pass-Through"	Aaa	Aaa
Series A2 ES0358284018	10/31/2003 1,000	100,000.00 100,000,000.00 100.00%	100,000.00 100,000,000.00	Floating BEI Rate Interest + 0.000% 15.Mar/Jun/Sep/Dec	2.1100% 06/15/2005 539.22222 Gross 458.33889 Net	09/15/2013 Quarterly 15.Mar/Jun/Sep/Dec	12/15/2006 Planned	Aaa	Aaa
Series B ES0358284026	10/31/2003 188	100,000.00 18,800,000.00 100.00%	100,000.00 18,800,000.00	Floating 3-M Euribor + 0.650% 15.Mar/Jun/Sep/Dec	2.7850% 06/15/2005 711.72 Gross 604.96 Net	03/15/2035 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Sequential	A2	A2
Series C ES0358284034	10/31/2003 94	100,000.00 9,400,000.00 100.00%	100,000.00 9,400,000.00	Floating 3-M Euribor + 1.450% 15.Mar/Jun/Sep/Dec	3.5850% 06/15/2005 916.17 Gross 778.74 Net	03/15/2035 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Sequential	Baa3	Baa3
Total		565,673,810.80	695,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series	Option	Average life Years	Final Maturity Date	% Monthly CPR (SMM)							
				0,00	0,80	0,90	1,00	1,10	1,20	1,30	
				% Annual equivalent CPR							
				0,00	0,19	0,28	0,36	0,43	0,50	0,57	0,63
Series A1	With optional redemption *	Average life	11.30	11.30	11.30	11.30	11.30	11.30	11.30	11.30	11.30
		Final Maturity	09/14/2016	09/14/2016	09/14/2016	09/14/2016	09/14/2016	09/14/2016	09/14/2016	09/14/2016	09/14/2016
Series A2	With optional redemption *	Average life	10.88	10.88	10.88	10.88	10.88	10.88	10.88	10.88	10.88
		Final Maturity	04/14/2016	04/14/2016	04/14/2016	04/14/2016	04/14/2016	04/14/2016	04/14/2016	04/14/2016	04/14/2016
Series B	With optional redemption *	Average life	14.77	14.77	14.77	14.77	14.77	14.77	14.77	14.77	14.77
		Final Maturity	03/04/2020	03/04/2020	03/04/2020	03/04/2020	03/04/2020	03/04/2020	03/04/2020	03/04/2020	03/04/2020
Series C	With optional redemption *	Average life	14.77	14.77	14.77	14.77	14.77	14.77	14.77	14.77	14.77
		Final Maturity	03/04/2020	03/04/2020	03/04/2020	03/04/2020	03/04/2020	03/04/2020	03/04/2020	03/04/2020	03/04/2020

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%.

Credit enhancement and financial operations

Credit enhancement (CE)						Other financial operations (current)					
		Current		At issue date		Assets		Balance		Interest	
		% CE		% CE							
Class A	95.01%	537,473,810.80	7.81%	95.94%	666,800,000.00	6.36%	Treasury Account	37,987,006.91	2.075%		
Series A1	77.34%	437,473,810.80	81.55%	566,800,000.00	6.36%	Servicer ppal collect not yet credited	2,203,639.43				
Series A2	17.68%	100,000,000.00	14.39%	100,000,000.00			Servicer ints collect not yet credited	550,244.04			
Series B	3.32%	18,800,000.00	4.49%	18,800,000.00			Liabilities		Available	Balance	Interest
Series C	1.66%	9,400,000.00	2.83%	9,400,000.00			Start-up Loan	1,603,000.00	3.135%		
Issue of Bonds		565,673,810.80		695,000,000.00			Subordinated Loan	15,985,000.00	3.135%		
Reserve Fund	2.83%	15,985,000.00	2.30%	15,985,000.00							

Additional information

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Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	8,429	9,794	
Principal			
Principal outstanding	544,997,211.28	695,013,382.53	
Average loan	64,657.40	70,963.18	
Minimum	0.00	5,243.43	
Maximum	281,849.58	295,064.76	
Interest rate			
Weighted average (wac)	3.28%	3.54%	
Minimum	2.52%	2.51%	
Maximum	9.50%	9.50%	
Final maturity			
Weighted average (WARM) (months)	230	248	
Minimum	06/13/2005	08/15/2005	
Maximum	03/31/2033	03/31/2033	
Index (distribution)			
1-year EURIBOR/MIBOR	1.10	1.23	
1-year EURIBOR/MIBOR (Mortgage Market)	89.06	88.34	
Mortgage Market: Banks	0.07	0.07	
Mortgage Market: Savings Banks	6.13	6.72	
Mortgage Market: All Institutions	3.63	3.59	
Savings Banks Lending Rate (CECA Indicator)	0.02	0.02	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.94%	0.98%	1.00%	0.92%	0.90%
Annual equivalente (CPR)	10.72%	11.11%	11.38%	10.48%	10.33%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.21	7.87	0.07	8.77
10.01 - 20%	1.79	16.12	0.93	16.47
20.01 - 30%	4.45	25.49	3.30	25.76
30.01 - 40%	8.94	35.41	6.14	35.47
40.01 - 50%	12.56	45.37	10.24	45.31
50.01 - 60%	19.53	55.10	15.89	55.30
60.01 - 70%	22.64	65.27	20.98	65.19
70.01 - 80%	25.61	73.94	35.23	75.70
80.01 - 90%	3.37	84.04	5.28	84.19
90.01 - 100%	0.90	92.51	1.93	94.23
Weighted average (WALTV)	58.45		63.24	
Minimum	0.00		4.32	
Maximum	95.60		98.98	

Geographic distribution		
	Current	At constitution date
Andalucia	14.94%	15.28%
Aragon	12.98%	12.80%
Asturias	0.01%	0.01%
Balearic Islands	2.82%	3.14%
Basque Country	5.20%	4.77%
Canary Islands	3.49%	3.43%
Cantabria	0.53%	0.51%
Castilla-La Mancha	3.66%	3.48%
Castilla-Leon	8.84%	8.52%
Catalonia	7.78%	8.33%
Ceuta	0.04%	0.04%
Extremadura	0.03%	0.03%
Galicia	0.02%	0.02%
La Rioja	2.64%	2.67%
Madrid	8.35%	7.77%
Melilla	0.03%	0.02%
Murcia	8.20%	8.55%
Navarra	7.46%	6.77%
Valencia	12.98%	13.85%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		%	%	
Up to 1 month	422	88,760.39	50,590.23	0.00	139,350.62	48.79	27,155,041.64	27,294,392.26	78.80	57.10
1 to 2 months	57	27,503.82	17,720.58	0.00	45,224.40	15.83	3,795,643.40	3,840,867.80	11.09	58.58
2 to 3 months	25	16,128.32	10,945.10	0.00	29,073.42	10.18	1,599,497.24	1,628,570.66	4.70	57.10
3 to 6 months	15	19,614.27	13,560.52	0.00	33,174.79	11.61	1,051,966.09	1,085,140.88	3.13	55.61
6 to 12 months	7	17,976.10	20,824.48	0.00	38,800.58	13.58	747,704.28	766,504.86	2.27	63.66
Total	526	171,982.90	113,640.91	0.00	285,623.81		34,349,852.65	34,635,476.46		57.34