

RURAL HIPOTECARIO V Fondo de Titulización de Activos

Brief report

Date: 06/30/2006
Currency: EUR

Date of conclusion
10/28/2003

VAT Reg. no.
G83788398

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

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

Servicer
Caixa Rural de Balears
Caixa Rural Aragonesa y de los Pirineos
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Caixa Rural de Burgos
Caixa Rural de Navarra
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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

Caixa Rural de Balears
Caixa Rural Aragonesa y de los Pirineos
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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	57,238.03 324,425,154.04 57.24%	100,000.00 566,800,000.00	Floating 3-M Euribor + 0.250% 15.Mar/Jun/Sep/Dec	3.2090% 09/15/2006 469.40 Gross 398.99 Net	03/15/2035 Quarterly 15.Mar/Jun/Sep/Dec	09/15/2006 "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	2.9400% 09/15/2006 751.333333 Gross 638.633333 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	3.6090% 09/15/2006 922.30 Gross 783.95 Net	03/15/2035 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuntial	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	4.4090% 09/15/2006 1,126.74 Gross 957.73 Net	03/15/2035 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuntial	Baa3	Baa3
Total		452,625,154.04	695,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)						
				0,00	0,69	0,78	0,87	0,97	1,06	1,15
				% Annual equivalent CPR						
				0,00	8,00	9,00	10,00	11,00	12,00	13,00
Series A1	With optional redemption *	Average life	Years	11.14	5.88	5.50	5.13	4.77	4.53	4.27
		Final Maturity	Years	08/16/2017	05/16/2012	12/26/2011	08/16/2011	04/04/2011	01/09/2011	10/07/2010
	Without optional redemption *	Average life	Years	17.98	11.72	11.22	10.72	9.97	9.72	9.22
		Final Maturity	Years	06/17/2024	03/15/2018	09/15/2017	03/15/2017	06/15/2016	03/15/2016	09/15/2015
Series A2	With optional redemption *	Average life	Years	11.75	6.63	6.21	5.83	5.49	5.21	4.94
		Final Maturity	Years	03/27/2018	02/11/2013	09/13/2012	04/26/2012	12/26/2011	09/11/2011	06/07/2011
	Without optional redemption *	Average life	Years	26.98	26.98	26.98	26.98	26.98	26.98	26.98
		Final Maturity	Years	06/15/2033	06/15/2033	06/15/2033	06/15/2033	06/15/2033	06/15/2033	06/15/2033
Series B	With optional redemption *	Average life	Years	4.19	4.19	4.19	4.19	4.14	4.03	3.91
		Final Maturity	Years	09/05/2010	09/05/2010	09/05/2010	09/05/2010	08/17/2010	07/09/2010	05/28/2010
	Without optional redemption *	Average life	Years	7.22	7.22	7.22	7.22	7.22	7.22	6.97
		Final Maturity	Years	09/16/2013	09/16/2013	09/16/2013	09/16/2013	09/16/2013	09/16/2013	06/17/2013
Series C	With optional redemption *	Average life	Years	11.91	6.96	6.58	6.24	5.87	5.60	5.32
		Final Maturity	Years	05/24/2018	06/13/2013	01/26/2013	09/22/2012	05/11/2012	02/04/2012	10/24/2011
	Without optional redemption *	Average life	Years	17.98	11.72	11.22	10.72	9.97	9.72	9.22
		Final Maturity	Years	06/17/2024	03/15/2018	09/15/2017	03/15/2017	06/15/2016	03/15/2016	09/15/2015

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)					
Class		Current		At issue date	
		% CE	% CE	% CE	% CE
Class A	93.77%	424,425,154.04	9.76%	95.94%	666,800,000.00
Series A1	71.68%	324,425,154.04	81.55%		566,800,000.00
Series A2	22.09%	100,000,000.00	14.39%		100,000,000.00
Series B	4.15%	18,800,000.00	5.61%	2.71%	18,800,000.00
Series C	2.08%	9,400,000.00	3.53%	1.35%	9,400,000.00
Issue of Bonds		452,625,154.04			695,000,000.00
Reserve Fund	3.53%	15,985,000.00	2.30%		15,985,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	20,080,382.66	2.899%	
Servicer ppal collect not yet credited	1,878,109.30		
Servicer ints collect not yet credited	516,077.23		
Liabilities	Available	Balance	Interest
Start-up Loan		1,030,500.00	3.959%
Subordinated Loan		15,985,000.00	3.959%

Additional information

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Banco Cooperativo Español
Fund Auditors
Ernst&Young

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	7,422	9,794	
Principal			
Principal outstanding	447,166,652.50	695,013,382.53	
Average loan	60,248.81	70,963.18	
Minimum	41.13	5,243.43	
Maximum	274,153.27	295,064.76	
Interest rate			
Weighted average (wac)	3.63%	3.54%	
Minimum	2.60%	2.51%	
Maximum	9.50%	9.50%	
Final maturity			
Weighted average (WARM) (months)	217	248	
Minimum	07/04/2006	08/15/2005	
Maximum	03/31/2033	03/31/2033	
Index (distribution)			
1-year EURIBOR/MIBOR	1.17	1.23	
1-year EURIBOR/MIBOR (Mortgage Market)	89.40	88.34	
Mortgage Market: Banks	0.05	0.07	
Mortgage Market: Savings Banks	5.81	6.72	
Mortgage Market: All Institutions	3.55	3.59	
Savings Banks Lending Rate (CECA Indicator)	0.01	0.02	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.19%	1.02%	1.13%	1.07%	0.97%
Annual Percentage Rate (CPR)	13.34%	11.56%	12.75%	12.07%	11.03%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.37	7.40	0.07	8.77
10.01 - 20%	2.47	16.08	0.93	16.47
20.01 - 30%	5.94	25.63	3.30	25.76
30.01 - 40%	10.54	35.33	6.14	35.47
40.01 - 50%	15.29	45.58	10.24	45.31
50.01 - 60%	20.10	55.12	15.89	55.30
60.01 - 70%	24.64	65.20	20.98	65.19
70.01 - 80%	17.71	73.24	35.23	75.70
80.01 - 90%	2.54	84.45	5.28	84.19
90.01 - 100%	0.39	91.49	1.93	94.23
Weighted average (WALTV)	55.26		63.24	
Minimum	0.03		4.32	
Maximum	93.29		98.98	

Geographic distribution		
	Current	At constitution date
Andalucia	14.72%	15.28%
Aragon	13.28%	12.80%
Asturias	0.01%	0.01%
Balearic Islands	2.63%	3.14%
Basque Country	5.40%	4.77%
Canary Islands	3.31%	3.43%
Cantabria	0.56%	0.51%
Castilla-La Mancha	3.80%	3.48%
Castilla-Leon	9.16%	8.52%
Catalonia	7.40%	8.33%
Ceuta	0.03%	0.04%
Extremadura	0.03%	0.03%
Galicia	0.02%	0.02%
La Rioja	2.89%	2.67%
Madrid	8.75%	7.77%
Meililla	0.01%	0.02%
Murcia	7.76%	8.55%
Navarra	7.72%	6.77%
Valencia	12.52%	13.85%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Up to 1 month	301	69,736.11	37,189.00	0.00	106,925.11	43.22	18,296,443.60	18,403,368.71	75.39	52.07
1 to 2 months	41	21,685.93	15,885.82	0.00	37,571.75	15.19	3,201,543.83	3,239,115.58	13.27	57.86
2 to 3 months	19	16,024.09	10,151.69	0.00	26,175.78	10.58	1,283,646.44	1,309,822.22	5.37	54.91
3 to 6 months	7	10,031.48	9,162.30	0.00	19,193.78	7.76	727,367.21	746,560.99	3.06	63.98
6 to 12 months	8	11,341.91	10,843.90	0.00	22,185.81	8.97	371,748.07	393,933.88	1.61	55.09
12 to 18 months	3	6,866.59	6,105.73	0.00	12,972.32	5.24	120,120.61	133,092.93	0.55	58.47
18 to 24 months	2	9,982.15	12,401.00	0.00	22,383.15	9.05	161,035.15	183,418.30	0.75	92.10
Total	381	145,668.26	101,739.44	0.00	247,407.70		24,161,904.91	24,409,312.61		53.49