

RURAL HIPOTECARIO V Fondo de Titulización de Activos

Brief report

Date: 08/31/2006
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
Caja Rural de Toledo
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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

Caixa Rural de Balears
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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 751.33333 Gross 638.63333 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 / Secutorial	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 / Secutorial	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)

		% Monthly CPR (SMM)							
		0,69	0,78	0,87	0,97	1,06	1,15	1,25	
		% Annual equivalent CPR							
		8,00	9,00	10,00	11,00	12,00	13,00	14,00	
Series A1	With optional redemption *	Average life Years	5.72	5.34	4.99	4.68	4.40	4.15	3.91
	Final Maturity	Date	05/18/2012	01/02/2012	08/27/2011	05/04/2011	01/24/2011	10/24/2010	07/29/2010
Series A2	With optional redemption *	Average life Years	6.46	6.06	5.69	5.37	5.08	4.83	4.59
	Final Maturity	Date	02/14/2013	09/21/2012	05/09/2012	01/10/2012	09/29/2011	06/27/2011	04/02/2011
Series B	With optional redemption *	Average life Years	6.79	6.42	6.08	5.77	5.46	5.18	4.92
	Final Maturity	Date	06/13/2013	01/29/2013	09/27/2012	06/04/2012	02/14/2012	11/04/2011	08/01/2011
Series C	With optional redemption *	Average life Years	6.79	6.42	6.08	5.77	5.46	5.18	4.92
	Final Maturity	Date	06/13/2013	01/29/2013	09/27/2012	06/04/2012	02/14/2012	11/04/2011	08/01/2011

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
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%	81.55%	566,800,000.00
Series A2	22.09%	100,000,000.00	14.39%	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	35,144,944.76
Servicer ppal collect not yet credited	1,205,254.08		
Servicer ints collect not yet credited	464,298.59		
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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Fund Auditors
Ernst&Young

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	7,303	9,794	
Principal			
Principal outstanding	435,453,277.14	695,013,382.53	
Average loan	59,626.63	70,963.18	
Minimum	45.77	5,243.43	
Maximum	272,935.94	295,064.76	
Interest rate			
Weighted average (wac)	3.82%	3.54%	
Minimum	2.67%	2.51%	
Maximum	9.50%	9.50%	
Final maturity			
Weighted average (WARM) (months)	215	248	
Minimum	09/22/2006	08/15/2005	
Maximum	03/31/2033	03/31/2033	
Index (distribution)			
1-year EURIBOR/MIBOR	1.14	1.23	
1-year EURIBOR/MIBOR (Mortgage Market)	89.51	88.34	
Mortgage Market: Banks	0.05	0.07	
Mortgage Market: Savings Banks	5.73	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)	0.67%	0.97%	1.01%	1.06%	0.96%
Annual Percentage Rate (CPR)	7.71%	11.01%	11.51%	11.96%	10.96%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.39	7.39	0.07	8.77
10.01 - 20%	2.57	15.99	0.93	16.47
20.01 - 30%	6.14	25.60	3.30	25.76
30.01 - 40%	10.84	35.28	6.14	35.47
40.01 - 50%	15.42	45.52	10.24	45.31
50.01 - 60%	20.29	55.06	15.89	55.30
60.01 - 70%	25.05	65.16	20.98	65.19
70.01 - 80%	16.46	73.16	35.23	75.70
80.01 - 90%	2.49	84.31	5.28	84.19
90.01 - 100%	0.35	91.29	1.93	94.23
Weighted average (WALTV)	54.81		63.24	
Minimum	0.06		4.32	
Maximum	92.94		98.98	

Geographic distribution		
	Current	At constitution date
Andalucía	14.60%	15.28%
Aragón	13.32%	12.80%
Asturias	0.01%	0.01%
Balearic Islands	2.67%	3.14%
Basque Country	5.45%	4.77%
Canary Islands	3.27%	3.43%
Cantabria	0.57%	0.51%
Castilla-La Mancha	3.85%	3.48%
Castilla-León	9.24%	8.52%
Catalonia	7.30%	8.33%
Ceuta	0.03%	0.04%
Extremadura	0.03%	0.03%
Galicia	0.02%	0.02%
La Rioja	2.93%	2.67%
Madrid	8.81%	7.77%
Melilla	0.01%	0.02%
Murcia	7.66%	8.55%
Navarra	7.70%	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	578	128,990.71	85,852.99	0.00	214,843.70	59.24	32,035,569.57	32,250,413.27	84.08	50.95
1 to 2 months	42	23,794.81	15,987.32	0.00	39,782.13	10.97	3,069,634.29	3,109,416.42	8.11	53.85
2 to 3 months	20	13,987.00	10,740.83	0.00	24,727.83	6.82	1,308,331.80	1,333,059.63	3.48	58.53
3 to 6 months	10	11,866.74	10,567.51	0.00	22,434.25	6.19	805,779.38	828,213.63	2.16	56.34
6 to 12 months	8	15,173.16	13,494.22	0.00	28,667.38	7.90	498,358.09	527,025.47	1.37	61.82
12 to 18 months	4	8,686.84	7,821.36	0.00	16,508.20	4.55	146,987.97	163,476.17	0.43	49.57
18 to 24 months	1	6,088.05	9,632.96	0.00	15,721.01	4.33	130,253.43	145,974.44	0.38	96.11
Total	663	208,587.31	154,097.19	0.00	362,684.50		37,994,894.53	38,357,579.03		51.73