

RURAL HIPOTECARIO V Fondo de Titulización de Activos

Brief report

Date: 10/31/2009
Currency: EUR

Date of constitution
 10/28/2003

VAT Reg. no.
 V63788398

Management Company
 Europea 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
 Caixa Rural de Toledo
 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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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 N° 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	33,895.64 192,120,487.52 33.90%	100,000.00 566,800,000.00	Floating 3-M Euribor+0.250% 15.Mar/Jun/Sep/Dec	1.0230% 12/15/2009 87.65 Gross 71.87 Net	03/15/2035 Quarterly 15.Mar/Jun/Sep/Dec	12/15/2009 "Pass-Through"	Aaa	Aaa
Series A2 ES0358284018	10/31/2003 1,000	64,600.00 64,600,000.00 64.60%	100,000.00 100,000,000.00	Floating BEI Rate Interest+0.000% 15.Mar/Jun/Sep/Dec	0.9030% 12/15/2009 147.454883 Gross 120.913004 Net	09/15/2013 Quarterly 15.Mar/Jun/Sep/Dec	12/15/2009 Planned	Aaa	Aaa
Series B ES0358284026	10/31/2003 188	80,238.17 15,084,775.96 80.24%	100,000.00 18,800,000.00	Floating 3-M Euribor+0.650% 15.Mar/Jun/Sep/Dec	1.4230% 12/15/2009 288.62 Gross 236.67 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	80,238.17 7,542,387.98 80.24%	100,000.00 9,400,000.00	Floating 3-M Euribor+1.450% 15.Mar/Jun/Sep/Dec	2.2230% 12/15/2009 450.88 Gross 369.72 Net	03/15/2035 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secutorial	Baa3	Baa3
Total		279,347,651.46	695,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)																	
		% Monthly CPR (SMM)		0,17		0,34		0,51		0,69		0,87		1,06		1,25	
		% Annual equivalent CPR		2,00		4,00		6,00		8,00		10,00		12,00		14,00	
Series A1	With optional redemption *	Average life	Years	7.95	6.89	6.03	5.28	4.69	4.16	3.75							
		Final Maturity	Years	10/11/2017	09/17/2016	11/10/2015	02/09/2015	07/08/2014	12/26/2013	07/31/2013							
Series A2	With optional redemption *	Average life	Years	9.21	8.17	7.28	6.53	5.88	5.32	4.83							
		Final Maturity	Years	01/12/2019	12/29/2017	02/09/2017	05/10/2016	09/16/2015	02/23/2015	08/29/2014							
Series B	With optional redemption *	Average life	Years	6.48	5.68	5.04	4.48	4.04	3.64	3.33							
		Final Maturity	Years	04/22/2016	07/05/2015	11/14/2014	04/23/2014	11/12/2013	06/20/2013	03/01/2013							
Series C	With optional redemption *	Average life	Years	7.42	6.64	5.98	5.41	4.93	4.51	4.14							
		Final Maturity	Years	03/30/2017	06/19/2016	10/22/2015	03/30/2015	10/04/2014	05/03/2014	12/21/2013							

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	91.90%	256,720,487.52	12.70%	95.94%	666,800,000.00	6.36%
Series A1	68.77%	192,120,487.52		81.55%	566,800,000.00	
Series A2	23.13%	64,600,000.00		14.39%	100,000,000.00	
Series B	5.40%	15,084,775.96	7.30%	2.71%	18,800,000.00	3.65%
Series C	2.70%	7,542,387.98	4.60%	1.35%	9,400,000.00	2.30%
Issue of Bonds		279,347,651.46			695,000,000.00	
Reserve Fund	4.60%	12,849,991.98	2.30%		15,985,000.00	

Other financial operations (current)			
Assets		Balance Interest	
		Balance	Interest
Treasury Account		17,927,887.82	0.713%
Servicer ppal collect not yet credited		892,709.41	
Servicer ints collect not yet credited		278,313.82	
Liabilities	Available	Balance	Interest
Start-up Loan		0.00	
Subordinated Loan		12,849,991.98	1.773%

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Assets Custodian
Banco Cooperativo Español

Fund Auditors
Ernst&Young

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	5,611	9,794	
Principal			
Principal outstanding	275,162,813.74	695,013,382.53	
Average loan	49,039.89	70,963.18	
Minimum	1.84	5,243.43	
Maximum	254,734.13	295,064.76	
Interest rate			
Weighted average (wac)	3.41%	3.54%	
Minimum	1.33%	2.51%	
Maximum	7.34%	9.50%	
Final maturity			
Weighted average (WARM) (months)	182	248	
Minimum	11/04/2009	08/15/2005	
Maximum	03/31/2033	03/31/2033	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	1.09%	1.23%	
1-year EURIBOR/MIBOR (Mortgage Market)	89.35%	88.34%	
Mortgage Market: Banks	0.03%	0.07%	
Mortgage Market: Savings Banks	5.88%	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)	0.40%	0.40%	0.52%	0.58%	0.84%
Annual Percentage Rate (CPR)	4.69%	4.72%	6.03%	6.69%	9.60%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.27	7.25	0.07	8.77
10.01 - 20%	5.08	15.66	0.93	16.47
20.01 - 30%	10.28	25.53	3.30	25.76
30.01 - 40%	13.18	35.26	6.14	35.47
40.01 - 50%	20.85	45.24	10.24	45.31
50.01 - 60%	22.37	55.14	15.89	55.30
60.01 - 70%	22.70	65.06	20.98	65.19
70.01 - 80%	3.52	74.31	35.23	75.70
80.01 - 90%	0.74	82.80	5.28	84.19
90.01 - 100%			1.93	94.23
Weighted average (WALTV)	47.93		63.24	
Minimum	0.00		4.32	
Maximum	87.09		98.98	

Geographic distribution		
	Current	At constitution date
Andalucía	14.82%	15.28%
Aragón	12.43%	12.80%
Asturias		0.01%
Balearic Islands	2.58%	3.14%
Basque Country	5.49%	4.77%
Canary Islands	3.12%	3.43%
Cantabria	0.51%	0.51%
Castilla-La Mancha	4.33%	3.48%
Castilla-León	9.29%	8.52%
Catalonia	7.56%	8.33%
Ceuta	0.01%	0.04%
Extremadura	0.04%	0.03%
Galicia	0.03%	0.02%
La Rioja	3.06%	2.67%
Madrid	9.26%	7.77%
Melilla	0.01%	0.02%
Murcia	8.13%	8.55%
Navarra	7.63%	6.77%
Valencia	11.68%	13.85%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Delinquencies										
Iberclear	321	82,192.32	28,739.25	0.00	110,931.57	24.47	16,061,660.57	16,172,592.14	71.58	41.36
Up to 1 month	35	20,899.43	11,570.85	0.00	32,470.28	7.16	2,248,843.04	2,281,313.32	10.10	53.67
from > 2 to ≤ 3 months	28	21,108.44	16,390.41	0.00	37,498.85	8.27	1,513,693.14	1,551,191.99	6.87	42.15
from > 3 to ≤ 6 months	7	10,121.28	8,485.74	0.00	18,607.02	4.10	459,730.21	478,337.23	2.12	52.55
from > 6 to < 12 months	9	21,124.26	29,265.47	0.00	50,389.73	11.11	841,025.57	891,415.30	3.95	46.95
from ≥ 12 to < 18 months	6	21,040.11	25,376.82	0.00	46,416.93	10.24	387,633.06	434,049.99	1.92	51.45
from ≥ 18 to < 24 months	4	22,693.62	22,989.41	0.00	45,683.03	10.08	237,280.81	282,963.84	1.25	56.71
from ≥ 2 years	8	43,612.09	67,779.98	0.00	111,392.07	24.57	390,047.22	501,439.29	2.22	61.74
Subtotal	418	242,791.55	210,597.93	0.00	453,389.48	100.00	22,139,913.62	22,593,303.10	100.00	43.45
Doubt debts (subjectives)										
Caja Rural de Teruel	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Caja Rural de Toledo	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Caja Rural del Duero	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Caja Rural del Mediterráneo, Ruralcaja	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Caja Rural del Sur	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Caja Rural Intermediterránea	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Caja Rural San Vicente de Vall de Uxo	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	418	242,791.55	210,597.93	0.00	453,389.48		22,139,913.62	22,593,303.10		43.45