

BANCAJA 5 Fondo de Titulización de Activos

Brief report

Date: 06/30/2005
Currency: EUR



Date of constitution
04/14/2003

VAT Reg. no.
G83624684

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

Originator
Bancaja

Servicer
Bancaja

Lead Managers
JP Morgan
Bancaja

Bond Underwriters and Placement Agents
Crédit Foncier
JP Morgan

Bond Paying Agent
Bancaja

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Bancaja

Subordinated Loan
Bancaja

Start-up Loan
Bancaja

Swap
Bancaja

Assets Custodian
Bancaja

Fund Auditors
Ernst&Young

Issued securities: Residential Mortgages 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	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0312884002	04/17/2003 9,605	66,445.07 638,204,897.35 66.45%	100,000.00 960,500,000.00	Floating 3-M Euribor + 0.270% 18.Jan/Apr/Jul/Oct	2.4070% 07/18/2005 404.280000 Gross 343.640000 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	07/18/2005 "Pass-Through"	AAA Aaa AAA	AAA Aaa AAA
Series B ES0312884010	04/17/2003 245	100,000.00 24,500,000.00 100.00%	100,000.00 24,500,000.00	Floating 3-M Euribor + 0.650% 18.Jan/Apr/Jul/Oct	2.7870% 07/18/2005 704.490000 Gross 598.820000 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	A A2 A	A A2 A
Series C ES0312884028	04/17/2003 150	100,000.00 15,000,000.00 100.00%	100,000.00 15,000,000.00	Floating 3-M Euribor + 1.250% 18.Jan/Apr/Jul/Oct	3.3870% 07/18/2005 856.160000 Gross 727.740000 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	BBB Baa2 BBB	BBB Baa2 BBB
Total		677,704,897.35	1,000,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
		% Monthly CPR (SMM)								
		0.00	0.80							
Series A		% Annual equivalent CPR								
		0.00	9.19							
Series A	With optional redemption *	Average life	Years	9.85	5.11	4.78	4.51	4.26	4.03	3.82
		Final Maturity	Years	05/04/2015	08/06/2010	04/08/2010	12/31/2009	10/02/2009	07/11/2009	04/25/2009
				19.32	11.56	10.81	10.31	9.81	9.31	8.81
			Date	10/18/2024	01/18/2017	04/18/2016	10/18/2015	04/18/2015	10/18/2014	04/18/2014
	Without optional redemption *	Average life	Years	10.32	5.67	5.35	5.05	4.79	4.54	4.33
		Final Maturity	Years	10/23/2015	03/01/2011	11/02/2010	07/17/2010	04/11/2010	01/13/2010	10/26/2009
				27.57	27.57	27.57	27.57	27.57	27.57	27.57
			Date	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033
	Series B	Average life	Years	12.91	6.78	6.34	5.98	5.66	5.36	5.07
		Final Maturity	Years	05/24/2018	04/07/2012	11/01/2011	06/22/2011	02/24/2011	11/07/2010	07/24/2010
				19.32	11.56	10.81	10.31	9.81	9.31	8.81
			Date	10/18/2024	01/18/2017	04/18/2016	10/18/2015	04/18/2015	10/18/2014	04/18/2014
	Without optional redemption *	Average life	Years	13.56	7.56	7.13	6.74	6.39	6.07	5.77
		Final Maturity	Years	01/17/2019	01/18/2013	08/15/2012	03/23/2012	11/16/2011	07/24/2011	04/05/2011
				27.57	27.57	27.57	27.57	27.57	27.57	27.57
			Date	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033
Series C	With optional redemption *	Average life	Years	12.91	6.78	6.34	5.98	5.66	5.36	5.07
		Final Maturity	Years	05/24/2018	04/07/2012	11/01/2011	06/22/2011	02/24/2011	11/07/2010	07/24/2010
				19.32	11.56	10.81	10.31	9.81	9.31	8.81
			Date	10/18/2024	01/18/2017	04/18/2016	10/18/2015	04/18/2015	10/18/2014	04/18/2014
	Without optional redemption *	Average life	Years	13.56	7.56	7.13	6.74	6.39	6.07	5.77
		Final Maturity	Years	01/17/2019	01/18/2013	08/15/2012	03/23/2012	11/16/2011	07/24/2011	04/05/2011
				27.57	27.57	27.57	27.57	27.57	27.57	27.57
			Date	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033

* 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
Series A	94.17%	638,204,897.35	7.16%	96.05%	960,500,000.00
Series B	3.62%	24,500,000.00	3.54%	2.45%	24,500,000.00
Series C	2.21%	15,000,000.00	1.33%	1.50%	15,000,000.00
Issue of Bonds		677,704,897.35			1,000,000,000.00
Reserve Fund	1.33%	9,000,000.00	0.90%		9,000,000.00

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		44,820,351.73	2.137%
Servicer ppal collect not yet credited		7,527,969.85	
Servicer ints collect not yet credited		675,124.98	
Liabilities	Available	Balance	Interest
Subordinated Loan		9,000,000.00	3.137%
Start-up Loan		442,264.52	3.137%

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		10,588	14,724
Principal			
Principal outstanding		638,646,500.63	1,000,011,381.36
Average loan		60,317.95	67,917.10
Minimum		29.98	44.03
Maximum		275,331.17	294,778.68
Interest rate			
Weighted average (wac)		3.40%	4.24%
Minimum		2.30%	3.00%
Maximum		5.00%	7.25%
Final maturity			
Weighted average (WARM) (months)		234	262
Minimum		07/02/2005	05/01/2003
Maximum		11/14/2032	11/14/2032
Index (distribution)			
3-month EURIBOR/MIBOR		0.28%	0.29%
1-year EURIBOR/MIBOR		5.31%	5.54%
1-year EURIBOR/MIBOR (Mortgage Market)		84.08%	82.98%
Mortgage Market: Savings Banks		10.32%	11.18%
Savings Banks Lending Rate (CECA Indicator)		0.00%	0.00%

LTV Distribution			
		Current	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		0.35	6.99
10.01 - 20%		1.53	15.76
20.01 - 30%		3.20	25.37
30.01 - 40%		5.64	35.33
40.01 - 50%		9.36	45.20
50.01 - 60%		13.51	55.11
60.01 - 70%		20.82	65.44
70.01 - 80%		36.57	75.04
80.01 - 90%		9.01	81.97
90.01 - 100%			0.01
Weighted average (WALT)		63.20	69.70
Minimum		0.03	0.07
Maximum		84.84	94.75

Additional information

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month, mort. (SMM)	2.05%	1.69%	1.60%	1.47%	1.33%
Annual equivalente (CPR)	21.98%	18.50%	17.60%	16.27%	14.83%

Geographic distribution		
	Current	At constitution date
Andalucia	2.33%	2.41%
Aragon	0.85%	0.92%
Asturias	0.03%	0.02%
Balearic Islands	4.17%	4.35%
Basque Country	1.01%	0.89%
Canary Islands	4.14%	4.07%
Cantabria	0.03%	0.03%
Castilla-La Mancha	3.71%	3.79%
Castilla-Leon	1.02%	1.09%
Catalonia	8.87%	9.03%
Extremadura	0.05%	0.05%
Galicia	0.55%	0.49%
La Rioja	0.02%	0.03%
Madrid	16.45%	17.44%
Murcia	0.84%	0.82%
Navarra	0.55%	0.55%
Valencia	55.40%	54.03%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Up to 1 month	333	53,622.07	32,329.94	0.00	85,952.01	46.22	21,253,877.31	21,339,829.32	78.20	58.46
1 to 2 months	61	22,891.57	19,174.49	0.00	42,066.06	22.62	4,417,944.92	4,460,010.98	16.34	59.73
2 to 3 months	14	5,938.35	4,416.01	0.00	10,354.36	5.57	630,708.51	641,062.87	2.35	63.30
3 to 6 months	8	4,815.74	4,519.52	0.00	9,335.26	5.02	397,771.71	407,106.97	1.49	60.66
6 to 12 months	4	7,750.56	5,051.63	0.00	12,802.19	6.88	198,398.81	211,201.00	0.77	53.78
12 to 18 months	3	11,771.72	8,090.08	0.00	19,861.80	10.68	178,703.22	198,565.02	0.73	51.50
18 to 24 months	2	1,855.78	3,747.03	0.00	5,602.81	3.01	23,819.72	29,422.53	0.11	32.21
Total	425	108,645.79	77,328.70	0.00	185,974.49		27,101,224.20	27,287,198.69		58.66