BANCAJA 5 Fondo de Titulización de Activos

Brief report

Date: 05/31/2006
Currency: EUR

Date of constitution
04/14/2003

VAT Reg. no.
G83624684

Management Company
Europea 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) Current	 Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	 Next	Rating Fitch / Moody's / S&P Current	 Original
Series A ES0312884002	04/17/2003 9,605	51,427.45 493,960,657.25 51.43%	100,000.00 960,500,000.00	Floating 3-M Euribor + 0.270% 18.Jan/Apr/Jul/Oct	3.0320% 07/18/2006 394.15 Gross 335.03 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	07/18/2006 "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	3.4120% 07/18/2006 862.48 Gross 733.11 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	4.0120% 07/18/2006 1,014.14 Gross 862.02 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		533,460,657.25	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	0,51	0,69	0,87	1,06	1,25	1,44	1,64
			% Annual equivalent CPR	0,00	6,00	8,00	10,00	12,00	14,00	16,00	18,00
Series A	With optional redemption *	Average life	Years	9.51	6.07	5.36	4.74	4.24	3.84	3.52	3.20
			Date	11/30/2015	06/25/2012	10/07/2011	02/23/2011	08/24/2010	03/31/2010	12/07/2009	08/11/2009
		Final Maturity	Years	17.39	12.14	10.89	9.64	8.64	7.89	7.39	6.64
			Date	10/18/2023	07/18/2018	04/18/2017	01/18/2016	01/18/2015	04/18/2014	10/18/2013	01/18/2013
	Without optional redemption *	Average life	Years	10.16	6.85	6.10	5.48	4.95	4.50	4.12	3.78
			Date	07/26/2016	04/02/2013	07/05/2012	11/20/2011	05/12/2011	11/29/2010	07/11/2010	03/11/2010
		Final Maturity	Years	26.65	26.65	26.65	26.65	26.65	26.65	26.65	26.65
			Date	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033	01/18/2033
Series B	With optional redemption *	Average life	Years	10.18	6.50	5.74	5.07	4.54	4.11	3.78	3.44
			Date	08/01/2016	11/28/2012	02/22/2012	06/26/2011	12/12/2010	07/10/2010	03/10/2010	11/05/2009
		Final Maturity	Years	17.39	12.14	10.89	9.64	8.64	7.89	7.39	6.64
			Date	10/18/2023	07/18/2018	04/18/2017	01/18/2016	01/18/2015	04/18/2014	10/18/2013	01/18/2013
	Without optional redemption *	Average life	Years	10.88	7.33	6.54	5.87	5.31	4.83	4.42	4.06
			Date	04/14/2017	09/26/2013	12/10/2012	04/11/2012	09/18/2011	03/28/2011	10/28/2010	06/21/2010
		Final Maturity	Years	26.65	26.65	26.65	26.65	26.65	26.65	26.65	26.65
			Date	01/18/2033	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	10.18	6.50	5.74	5.07	4.54	4.11	3.78	3.44
			Date	08/01/2016	11/28/2012	02/22/2012	06/26/2011	12/12/2010	07/10/2010	03/10/2010	11/05/2009
		Final Maturity	Years	17.39	12.14	10.89	9.64	8.64	7.89	7.39	6.64
			Date	10/18/2023	07/18/2018	04/18/2017	01/18/2016	01/18/2015	04/18/2014	10/18/2013	01/18/2013
	Without optional redemption *	Average life	Years	10.88	7.33	6.54	5.87	5.31	4.83	4.42	4.06
			Date	04/14/2017	09/26/2013	12/10/2012	04/11/2012	09/18/2011	03/28/2011	10/28/2010	06/21/2010
		Final Maturity	Years	26.65	26.65	26.65	26.65	26.65	26.65	26.65	26.65
			Date	01/18/2033	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	% CE		At issue date	% CE
Series A	92.60%	493,960,657.25	9.09%	96.05%	960,500,000.00	4.85%
Series B	4.59%	24,500,000.00	4.50%	2.45%	24,500,000.00	2.40%
Series C	2.81%	15,000,000.00	1.69%	1.50%	15,000,000.00	0.90%
Issue of Bonds		533,460,657.25			1,000,000,000.00	
Reserve Fund	1.69%	9,000,000.00		0.90%	9,000,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		23,847,041.33	2.762%
Servicer ppal collect not yet credited		6,245,291.97	
Servicer ints collect not yet credited		565,832.19	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan		9,000,000.00	3.762%
Start-up Loan		294,843.04	3.762%

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	9,014	14,724
Principal		
Principal outstanding	514,393,164.18	1,000,011,381.36
Average loan	57,066.03	67,917.10
Minimum	10.94	44.03
Maximum	267,539.52	294,778.68
Interest rate		
Weighted average (wac)	3.63%	4.24%
Minimum	2.60%	3.00%
Maximum	5.25%	7.25%
Final maturity		
Weighted average (WARM) (months)	222	262
Minimum	06/01/2006	05/01/2003
Maximum	11/14/2032	11/14/2032
Index (distribution)		
3-month EURIBOR/MIBOR	0.31	0.29
1-year EURIBOR/MIBOR	5.30	5.54
1-year EURIBOR/MIBOR (Mortgage Market)	84.27	82.98
Mortgage Market: Savings Banks	10.11	11.18
Savings Banks Lending Rate (CECA Indicator)	0.00	0.00

LTV Distribution

	Current % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	0.47	6.97	0.23	7.30
10.01 - 20%	1.90	15.85	0.86	15.81
20.01 - 30%	4.17	25.55	1.99	25.69
30.01 - 40%	7.00	35.37	3.40	35.46
40.01 - 50%	11.15	45.42	6.65	45.37
50.01 - 60%	14.89	55.09	10.10	55.46
60.01 - 70%	24.47	65.41	14.89	65.52
70.01 - 80%	32.20	74.58	32.44	76.25
80.01 - 90%	3.75	81.27	29.42	83.99
90.01 - 100%			0.01	93.34
Weighted average (WALTV)		60.21		69.70
Minimum		0.01		0.07
Maximum		83.01		94.75

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 +34 91 411 84 68 www.edt-sg.com info@eurotitulizacion.com
Official register CNMV: Pº de la Castellana, 19 - 28046 Madrid ☎ +34 91 585 15 00 www.cnmv.com

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.80%	1.70%	1.66%	1.59%	1.39%
Annual Percentage Rate (CPR)	19.56%	18.61%	18.18%	17.48%	15.48%

Geographic distribution

	Current	At constitution date
Andalucia	2.19%	2.41%
Aragon	0.85%	0.92%
Asturias	0.02%	0.02%
Balearic Islands	3.91%	4.35%
Basque Country	1.03%	0.89%
Canary Islands	4.15%	4.07%
Cantabria	0.01%	0.03%
Castilla-La Mancha	3.71%	3.79%
Castilla-Leon	1.12%	1.09%
Catalonia	8.50%	9.03%
Extremadura	0.06%	0.05%
Galicia	0.60%	0.49%
La Rioja	0.03%	0.03%
Madrid	16.25%	17.44%
Murcia	0.83%	0.82%
Navarra	0.51%	0.55%
Valencia	56.25%	54.03%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Up to 1 month	288	47,846.35	29,990.36	0.00	77,836.71	44.13	17,804,566.91	17,882,403.62	79.06	57.05
1 to 2 months	56	21,779.82	16,594.69	0.00	38,374.51	21.75	3,591,561.42	3,629,935.93	16.05	53.90
2 to 3 months	13	4,629.89	4,301.27	0.00	8,931.16	5.06	542,741.56	551,672.72	2.44	65.26
3 to 6 months	6	3,427.29	2,163.86	0.00	5,591.15	3.17	183,983.04	189,574.19	0.84	44.23
6 to 12 months	5	5,067.51	4,174.35	0.00	9,241.86	5.24	184,980.38	194,222.24	0.86	54.97
18 to 24 months	1	0.59	3,524.58	0.00	3,525.17	2.00	73.79	3,598.96	0.02	4.90
Over 2 years	3	20,413.22	12,486.63	0.00	32,899.85	18.65	133,304.46	166,204.31	0.73	51.10
Total	372	103.164,67	73,235.74	0.00	176,400.41		22,441,211.56	22,617,611.97		56.40

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