

BANCAJA 5 Fondo de Titulización de Activos

Brief report

Date: 10/31/2009
Currency: EUR

Date of constitution
04/14/2003

VAT Reg. no.
V83624684

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
Banco Popular Español S.A

Subordinated Loan
Bancaja

Start-up Loan
Bancaja

Swap
Credit Suisse International

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 Fitch / Moody's / S&P	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0312884002	04/17/2003 9,605	28,583.60 274,545,478.00 28.58%	100,000.00 960,500,000.00	Floating 3-M Euribor+0.270% 18.Jan/Apr/Jul/Oct	1.0100% 01/18/2010 72.98 Gross 59.84 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	01/18/2010 "Pass-Through"	AAA Aaa AAA	AAA Aaa AAA
Series B ES0312884010	04/17/2003 245	59,619.01 14,606,657.45 59.62%	100,000.00 24,500,000.00	Floating 3-M Euribor+0.650% 18.Jan/Apr/Jul/Oct	1.3900% 01/18/2010 209.48 Gross 171.77 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	AAA A2 AA-	A A2 A
Series C ES0312884028	04/17/2003 150	59,619.01 8,942,851.50 59.62%	100,000.00 15,000,000.00	Floating 3-M Euribor+1.250% 18.Jan/Apr/Jul/Oct	1.9900% 01/18/2010 299.90 Gross 245.92 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	A- Baa2 A-	BBB Baa2 BBB
Total		298,094,986.95	1,000,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
				% Monthly CPR (SMM)							
				% Annual equivalent CPR							
Series A	With optional redemption *	Average life	Years	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44
		Date	01/01/2016	03/04/2015	08/06/2014	01/04/2014	08/20/2013	03/20/2013	12/27/2012	09/14/2012	
		Final Maturity	Years	9.72	8.47	7.72	6.72	6.22	5.47	5.22	4.72
	Without optional redemption *	Average life	Years	07/18/2019	04/18/2018	07/18/2017	07/18/2016	01/18/2016	04/18/2015	01/18/2015	07/18/2014
		Date	06/28/2017	09/04/2016	12/27/2015	05/26/2015	11/23/2014	06/17/2014	01/29/2014	10/01/2013	
		Final Maturity	Years	23.23	23.23	23.23	23.23	23.23	23.23	23.23	23.23
Series B	With optional redemption *	Average life	Years	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44
		Date	01/01/2016	03/04/2015	08/06/2014	01/04/2014	08/20/2013	03/20/2013	12/27/2012	09/14/2012	
		Final Maturity	Years	9.72	8.47	7.72	6.72	6.22	5.47	5.22	4.72
	Without optional redemption *	Average life	Years	07/18/2019	04/18/2018	07/18/2017	07/18/2016	01/18/2016	04/18/2015	01/18/2015	07/18/2014
		Date	06/28/2017	09/04/2016	12/27/2015	05/26/2015	11/23/2014	06/17/2014	01/29/2014	10/01/2013	
		Final Maturity	Years	23.23	23.23	23.23	23.23	23.23	23.23	23.23	23.23
Series C	With optional redemption *	Average life	Years	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44
		Date	01/01/2016	03/04/2015	08/06/2014	01/04/2014	08/20/2013	03/20/2013	12/27/2012	09/14/2012	
		Final Maturity	Years	9.72	8.47	7.72	6.72	6.22	5.47	5.22	4.72
	Without optional redemption *	Average life	Years	07/18/2019	04/18/2018	07/18/2017	07/18/2016	01/18/2016	04/18/2015	01/18/2015	07/18/2014
		Date	06/28/2017	09/04/2016	12/27/2015	05/26/2015	11/23/2014	06/17/2014	01/29/2014	10/01/2013	
		Final Maturity	Years	23.23	23.23	23.23	23.23	23.23	23.23	23.23	23.23

* 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	92.10%	274,545,478.00	9.70%	96.05%	960,500,000.00
Series B	4.90%	14,606,657.45	4.80%	2.45%	24,500,000.00
Series C	3.00%	8,942,851.50	1.80%	1.50%	15,000,000.00
Issue of Bonds		298,094,986.95			1,000,000,000.00
Reserve Fund	1.80%	5,365,709.77	0.90%		9,000,000.00

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		6,920,424.50	0.733%
Servicer ppal collect not yet credited		331,847.11	
Servicer ints collect not yet credited		98,380.42	
Liabilities		Available	Balance
Subordinated Loan			5,365,709.77
Start-up Loan			0.00
Swap collateralized amount		Amount	Credited
CSA *		0.00	
Cash			0.00
Securities			0.00
* Credit Support Amount in favour of the Fund			

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		6,343	14,724
Principal			
Principal outstanding		296,735,955.89	1,000,011,381.36
Average loan		46,781.64	67,917.10
Minimum		0.84	44.03
Maximum		220,753.27	294,778.68
Interest rate			
Weighted average (wac)		3.48%	4.24%
Minimum		1.25%	3.00%
Maximum		7.34%	7.25%
Final maturity			
Weighted average (WARM) (months)		185	262
Minimum		11/02/2009	05/01/2003
Maximum		11/14/2032	11/14/2032
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR		0.27%	0.29%
1-year EURIBOR/MIBOR		4.72%	5.54%
1-year EURIBOR/MIBOR (Mortgage Market)		85.15%	82.98%
Mortgage Market: Savings Banks		9.86%	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%	0.96	6.74	0.23
10.01 - 20%	4.06	15.73	0.86
20.01 - 30%	7.38	25.29	1.99
30.01 - 40%	11.12	35.21	3.40
40.01 - 50%	15.26	45.11	6.65
50.01 - 60%	21.65	55.71	10.10
60.01 - 70%	28.28	65.27	14.89
70.01 - 80%	11.28	72.80	32.44
80.01 - 90%			29.42
90.01 - 100%			0.01
Weighted average (WALTV)	52.11		69.70
Minimum	0.00		0.07
Maximum	77.38		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)	0.41%	0.40%	0.49%	0.59%	1.13%
Annual Percentage Rate (CPR)	4.82%	4.67%	5.68%	6.81%	12.76%

Geographic distribution		
	Current	At constitution date
Andalucia	2.21%	2.41%
Aragon	0.85%	0.92%
Asturias	0.04%	0.02%
Balearic Islands	3.29%	4.35%
Basque Country	1.13%	0.89%
Canary Islands	4.06%	4.07%
Cantabria	0.02%	0.03%
Castilla-La Mancha	3.95%	3.79%
Castilla-Leon	1.08%	1.09%
Catalonia	8.70%	9.03%
Extremadura	0.09%	0.05%
Galicia	0.64%	0.49%
La Rioja	0.03%	0.03%
Madrid	16.55%	17.44%
Murcia	0.97%	0.82%
Navarra	0.56%	0.55%
Valencia	55.83%	54.03%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
<i>Delinquencies</i>										
Up to 1 month	181	28,689.90	14,258.21	0.00	42,948.11	13.14	9,362,930.64	9,405,878.75	59.28	44.27
from > 1 to ≤ 2 months	46	19,382.70	11,838.46	0.00	31,221.16	9.55	2,504,379.32	2,535,600.48	15.98	45.81
from > 2 to ≤ 3 months	29	26,864.71	13,900.31	0.00	40,765.02	12.47	1,819,894.59	1,860,659.61	11.73	49.66
from > 3 to ≤ 6 months	16	19,765.05	13,340.06	0.00	33,105.11	10.13	1,086,844.05	1,119,949.16	7.06	49.81
from > 6 to < 12 months	7	6,484.01	10,126.81	0.00	16,610.82	5.08	290,047.26	306,658.08	1.93	39.36
from ≥ 12 to < 18 months	4	10,370.09	8,252.70	0.00	18,622.79	5.70	130,439.75	149,062.54	0.94	42.42
from ≥ 18 to < 24 months	3	11,360.16	15,070.36	0.00	26,430.52	8.09	164,347.67	190,778.19	1.20	52.59
from ≥ 2 years	8	70,246.72	46,934.73	0.00	117,181.45	35.85	180,509.26	297,690.71	1.88	39.96
Subtotal	294	193,163.34	133,721.64	0.00	326,884.98	100.00	15,539,392.54	15,866,277.52	100.00	45.32
<i>Doubt debts (subjectives)</i>										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	294	193,163.34	133,721.64	0.00	326,884.98		15,539,392.54	15,866,277.52		45.32