

BANCAJA 5 Fondo de Titulización de Activos

Brief report

Date: 10/31/2010
Currency: EUR



Date of constitution
04/14/2003

VAT Reg. no.
V83624684

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

Originator
Bancaja

Service
Bancaja

Lead Managers
JP Morgan
Bancaja

Bond Underwriters and Placement Agents
Crédit Foncier
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Bond Paying Agent
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Market
AIAF Mercado de Renta Fija

Register of Book Securities
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Treasury Account
Banco Popular Español S.A

Subordinated Loan
Bancaja

Start-up Loan
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Swap
Credit Suisse International

Assets Custodian
Bancaja

Fund Auditors
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

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	Fitch / Moody's / S&P	Current Original
Series A ES0312884002	04/17/2003 9,605	25,353.93 243,524,497.65 25.35%	100,000.00 960,500,000.00	Floating 3-M Euribor+0.270% 18.Jan/Apr/Jul/Oct	1.2570% 01/18/2011 81.45 Gross 65.97 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	01/18/2011 "Pass-Through"	AAA Aaa AAA	AAA Aaa AAA
Series B ES0312884010	04/17/2003 245	52,882.63 12,956,244.35 52.88%	100,000.00 24,500,000.00	Floating 3-M Euribor+0.650% 18.Jan/Apr/Jul/Oct	1.6370% 01/18/2011 221.23 Gross 179.20 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	52,882.63 7,932,394.50 52.88%	100,000.00 15,000,000.00	Floating 3-M Euribor+1.250% 18.Jan/Apr/Jul/Oct	2.2370% 01/18/2011 302.32 Gross 244.88 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		264,413,136.50	1,000,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series A	With optional redemption *	% Monthly CPR (SMM)		0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44
		% Annual equivalent CPR		2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00
		Average life	Years	5.35	4.66	4.14	3.65	3.30	2.98	2.78	2.49
Series A	Without optional redemption *	Final Maturity	Years	02/23/2016	06/16/2015	12/05/2014	06/12/2014	02/05/2014	10/10/2013	07/28/2013	04/14/2013
		Average life	Years	7.17	6.44	5.83	5.29	4.83	4.43	4.09	3.78
		Final Maturity	Years	12/16/2017	03/27/2017	08/13/2016	02/01/2016	08/17/2015	03/24/2015	11/17/2014	07/28/2014
Series B	With optional redemption *	Average life	Years	5.35	4.66	4.14	3.65	3.30	2.98	2.78	2.49
		Final Maturity	Years	02/23/2016	06/16/2015	12/05/2014	06/12/2014	02/05/2014	10/10/2013	07/28/2013	04/14/2013
		Average life	Years	7.17	6.44	5.83	5.29	4.83	4.43	4.09	3.78
Series B	Without optional redemption *	Final Maturity	Years	12/16/2017	03/27/2017	08/13/2016	02/01/2016	08/17/2015	03/24/2015	11/17/2014	07/28/2014
		Average life	Years	22.02	22.02	22.02	22.02	22.02	22.02	22.02	22.02
		Final Maturity	Years	10/18/2032	10/18/2032	10/18/2032	10/18/2032	10/18/2032	10/18/2032	10/18/2032	10/18/2032
Series C	With optional redemption *	Average life	Years	5.35	4.66	4.14	3.65	3.30	2.98	2.78	2.49
		Final Maturity	Years	02/23/2016	06/16/2015	12/05/2014	06/12/2014	02/05/2014	10/10/2013	07/28/2013	04/14/2013
		Average life	Years	7.17	6.44	5.83	5.29	4.83	4.43	4.09	3.78
Series C	Without optional redemption *	Final Maturity	Years	12/16/2017	03/27/2017	08/13/2016	02/01/2016	08/17/2015	03/24/2015	11/17/2014	07/28/2014
		Average life	Years	22.02	22.02	22.02	22.02	22.02	22.02	22.02	22.02
		Final Maturity	Years	10/18/2032	10/18/2032	10/18/2032	10/18/2032	10/18/2032	10/18/2032	10/18/2032	10/18/2032

* 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	
Series A	92.10%	243,524,497.65	9.79%	96.05%	960,500,000.00
Series B	4.90%	12,956,244.35	4.89%	2.45%	24,500,000.00
Series C	3.00%	7,932,394.50	1.89%	1.50%	15,000,000.00
Issue of Bonds		264,413,136.50			1,000,000,000.00
Reserve Fund	1.89%	5,000,000.00	0.90%		9,000,000.00

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		5,913,021.68	0.987%
Servicer ppal collect not yet credited		339,090.75	
Servicer ints collect not yet credited		58,454.04	
Liabilities		Available	Balance
Subordinated Loan L/T			5,000,000.00
Subordinated Loan S/T			0.00
Start-up Loan L/T			0.00
Start-up Loan S/T			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		5,988	14,724
Principal			
Principal outstanding		263,593,748.07	1,000,011,381.36
Average loan		44,020.33	67,917.10
Minimum		63.06	44.03
Maximum		212,984.44	294,778.68
Interest rate			
Weighted average (wac)		2.26%	4.24%
Minimum		1.00%	3.00%
Maximum		4.88%	7.25%
Final maturity			
Weighted average (WARM) (months)		177	262
Minimum		11/05/2010	05/01/2003
Maximum		11/14/2032	11/14/2032
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR		0.28%	0.29%
1-year EURIBOR/MIBOR		4.57%	5.54%
1-year EURIBOR/MIBOR (Mortgage Market)		85.46%	82.98%
Mortgage Market: Savings Banks		9.69%	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%	1.26	6.79	0.23	7.30
10.01 - 20%	4.67	15.49	0.86	15.81
20.01 - 30%	8.72	25.42	1.99	25.69
30.01 - 40%	12.39	35.38	3.40	35.46
40.01 - 50%	15.45	45.05	6.65	45.37
50.01 - 60%	23.84	55.02	10.10	55.46
60.01 - 70%	27.83	64.77	14.89	65.52
70.01 - 80%	5.85	71.83	32.44	76.25
80.01 - 90%			29.42	83.99
90.01 - 100%			0.01	93.34
Weighted average (WALT)		49.71		69.70
Minimum		0.09		0.07
Maximum		74.81		94.75

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.
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Additional information

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.21%	0.23%	0.34%	0.37%	1.03%
Annual Percentage Rate (CPR)	2.51%	2.67%	4.02%	4.30%	11.69%

Geographic distribution

	Current	At constitution date
Andalucia	2.24%	2.41%
Aragon	0.85%	0.92%
Asturias	0.04%	0.02%
Balearic Islands	3.36%	4.35%
Basque Country	1.12%	0.89%
Canary Islands	4.14%	4.07%
Cantabria	0.02%	0.03%
Castilla-La Mancha	3.96%	3.79%
Castilla-Leon	1.03%	1.09%
Catalonia	8.97%	9.03%
Extremadura	0.10%	0.05%
Galicia	0.66%	0.49%
La Rioja	0.03%	0.03%
Madrid	16.70%	17.44%
Murcia	0.97%	0.82%
Navarra	0.52%	0.55%
Valencia	55.30%	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	161	35,420.93	8,100.54	0.00	43,521.47	13.84	7,528,484.02	7,572,005.49	61.20	44.00
from > 1 to ≤ 2 months	48	19,101.50	5,976.93	0.00	25,078.43	7.98	2,160,228.27	2,185,306.70	17.66	45.83
from > 2 to ≤ 3 months	16	15,328.70	5,099.07	0.00	20,427.77	6.50	1,077,579.70	1,098,007.47	8.88	56.17
from > 3 to ≤ 6 months	6	5,866.26	2,303.90	0.00	8,170.16	2.60	332,418.34	340,588.50	2.75	49.95
from > 6 to < 12 months	11	22,114.78	10,705.62	0.00	32,820.40	10.44	545,938.64	578,759.04	4.68	54.43
from ≥ 12 to < 18 months	1	2,598.14	1,297.62	0.00	3,895.76	1.24	41,545.47	45,441.23	0.37	57.61
from ≥ 2 years	13	105,127.56	75,362.65	0.00	180,490.21	57.41	371,314.13	551,804.34	4.46	41.27
Subtotal	256	205,557.87	108,846.33	0.00	314,404.20	100.00	12,057,508.57	12,371,912.77	100.00	45.67
<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	256	205,557.87	108,846.33	0.00	314,404.20		12,057,508.57	12,371,912.77		45.67