BANCAJA 5 Fondo de Titulización de Activos

Brief report

Date: 02/29/2012
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
Banco Cooperativo

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Santander

Subordinated Loan
Bancaja

Start-up Loan
Bancaja

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) Current	Original	Interest type / Reference rate and margin / Payment Date	Interest Rate / Next coupon	Redemption: Final maturity (legal)	Redemption: Next	Rating Fitch / Moody´s / S&P: Current	Original
Series A ES0312884002	04/17/2003 9,605	21,779.21 209,189,312.05 21.78%	100,000.00 960,500,000.00	Floating 3-M Euribor+0.270% 18.Jan/Apr/Jul/Oct	1.4920% 04/18/2012 82.14 Gross 66.53 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	04/18/2012 "Pass-Through"	AAA Aa2sf AAA	AAA Aaa AAA
Series B ES0312884010	04/17/2003 245	45,426.57 11,129,509.65 45.43%	100,000.00 24,500,000.00	Floating 3-M Euribor+0.650% 18.Jan/Apr/Jul/Oct	1.8720% 04/18/2012 214.96 Gross 174.12 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	45,426.57 6,813,985.50 45.43%	100,000.00 15,000,000.00	Floating 3-M Euribor+1.250% 18.Jan/Apr/Jul/Oct	2.4720% 04/18/2012 283.86 Gross 229.93 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		227,132,807.20	1,000,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

			% Monthly CPR (SMM)	0,17	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
Series A	With optional redemption *	Average life	Years	4.77	4.21	3.70	3.33	2.99	2.78	2.48	2.30
			Date	10/25/2016	04/02/2016	09/28/2015	05/17/2015	01/13/2015	10/29/2014	07/10/2014	05/05/2014
		Final Maturity	Years	6.75	6.01	5.25	4.75	4.25	4.00	3.50	3.25
			Date	10/18/2018	01/18/2018	04/18/2017	10/18/2016	04/18/2016	01/18/2016	07/18/2015	04/18/2015
	Without optional redemption *	Average life	Years	6.91	6.25	5.68	5.18	4.75	4.38	4.05	3.76
			Date	12/13/2018	04/15/2018	09/19/2017	03/23/2017	10/17/2016	06/02/2016	02/03/2016	10/19/2015
		Final Maturity	Years	20.76	20.76	20.76	20.76	20.76	20.76	20.76	20.76
			Date	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 B	With optional redemption *	Average life	Years	4.77	4.21	3.70	3.33	2.99	2.78	2.48	2.30
			Date	10/25/2016	04/02/2016	09/28/2015	05/17/2015	01/13/2015	10/29/2014	07/10/2014	05/05/2014
		Final Maturity	Years	6.75	6.01	5.25	4.75	4.25	4.00	3.50	3.25
			Date	10/18/2018	01/18/2018	04/18/2017	10/18/2016	04/18/2016	01/18/2016	07/18/2015	04/18/2015
	Without optional redemption *	Average life	Years	6.91	6.25	5.68	5.18	4.75	4.38	4.05	3.76
			Date	12/13/2018	04/15/2018	09/19/2017	03/23/2017	10/17/2016	06/02/2016	02/03/2016	10/19/2015
		Final Maturity	Years	20.76	20.76	20.76	20.76	20.76	20.76	20.76	20.76
			Date	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	4.77	4.21	3.70	3.33	2.99	2.78	2.48	2.30
			Date	10/25/2016	04/02/2016	09/28/2015	05/17/2015	01/13/2015	10/29/2014	07/10/2014	05/05/2014
		Final Maturity	Years	6.75	6.01	5.25	4.75	4.25	4.00	3.50	3.25
			Date	10/18/2018	01/18/2018	04/18/2017	10/18/2016	04/18/2016	01/18/2016	07/18/2015	04/18/2015
	Without optional redemption *	Average life	Years	6.91	6.25	5.68	5.18	4.75	4.38	4.05	3.76
			Date	12/13/2018	04/15/2018	09/19/2017	03/23/2017	10/17/2016	06/02/2016	02/03/2016	10/19/2015
		Final Maturity	Years	20.76	20.76	20.76	20.76	20.76	20.76	20.76	20.76
			Date	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	% CE		At issue date	% CE
Series A	92.10%	209,189,312.05	10.10%	96.05%	960,500,000.00	4.85%
Series B	4.90%	11,129,509.65	5.20%	2.45%	24,500,000.00	2.40%
Series C	3.00%	6,813,985.50	2.20%	1.50%	15,000,000.00	0.90%
Issue of Bonds		227,132,807.20			1,000,000,000.00	
Reserve Fund	2.20%	5,000,000.00		0.90%	9,000,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		8,508,618.35	1.222%
Servicer ppal collect not yet credited		254,214.75	
Servicer ints collect not yet credited		64,915.44	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan L/T		5,000,000.00	2.222%
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	5,538	14,724
Principal		
Principal outstanding	224,386,714.28	1,000,011,381.36
Average loan	40,517.64	67,917.10
Minimum	0.00	44.03
Maximum	202,624.90	294,778.68
Interest rate		
Weighted average (wac)	2.98%	4.24%
Minimum	1.79%	3.00%
Maximum	4.82%	7.25%
Final maturity		
Weighted average (WARM) (months)	167	262
Minimum	03/01/2012	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	4.37%	5.54%
1-year EURIBOR/MIBOR (Mortgage Market)	85.76%	82.98%
Mortgage Market: Savings Banks	9.59%	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%	1.54	6.59	0.23	7.30
10.01 - 20%	5.84	15.74	0.86	15.81
20.01 - 30%	9.64	25.20	1.99	25.69
30.01 - 40%	14.08	35.08	3.40	35.46
40.01 - 50%	20.70	45.61	6.65	45.37
50.01 - 60%	24.36	55.31	10.10	55.46
60.01 - 70%	23.08	64.32	14.89	65.52
70.01 - 80%	0.76	70.59	32.44	76.25
80.01 - 90%			29.42	83.99
90.01 - 100%			0.01	93.34
Weighted average (WALTV)		46.69		69.70
Minimum		0.00		0.07
Maximum		71.28		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.
Only the information communicated by Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

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: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com

BANCAJA 5 Fondo de Titulización de Activos

Brief report

Date: 02/29/2012
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
Banco Cooperativo

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Santander

Subordinated Loan
Bancaja

Start-up Loan
Bancaja

Swap
Credit Suisse International

Assets Custodian
Bancaja

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

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.28%	0.40%	0.32%	0.30%	0.93%
Annual Percentage Rate (CPR)	3.28%	4.66%	3.74%	3.51%	10.58%

Geographic distribution

	Current	At constitution date
Andalucia	2.30%	2.41%
Aragon	0.85%	0.92%
Asturias	0.05%	0.02%
Balearic Islands	3.42%	4.35%
Basque Country	1.08%	0.89%
Canary Islands	4.33%	4.07%
Cantabria	0.03%	0.03%
Castilla-La Mancha	4.04%	3.79%
Castilla-Leon	0.96%	1.09%
Catalonia	9.43%	9.03%
Extremadura	0.05%	0.05%
Galicia	0.67%	0.49%
La Rioja	0.03%	0.03%
Madrid	16.98%	17.44%
Murcia	1.00%	0.82%
Navarra	0.46%	0.55%
Valencia	54.34%	54.03%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	181	36,431.52	10,178.66	0.00	46,610.18	11.09	7,740,872.05	7,787,482.23	56.40	39.97
from > 1 to ≤ 2 months	54	25,691.52	9,981.06	0.00	35,672.58	8.49	2,690,960.63	2,726,633.21	19.75	39.73
from > 2 to ≤ 3 months	14	10,854.02	4,809.29	0.00	15,663.31	3.73	799,461.11	815,124.42	5.90	42.66
from > 3 to ≤ 6 months	11	13,070.55	5,402.33	0.00	18,472.88	4.40	497,215.59	515,688.47	3.73	35.73
from > 6 to < 12 months	11	26,573.78	17,077.04	0.00	43,650.82	10.39	760,910.51	804,561.33	5.83	54.67
from ≥ 12 to < 18 months	6	37,639.76	12,098.29	0.00	49,738.05	11.84	362,179.37	411,917.42	2.98	46.96
from ≥ 18 to < 24 months	4	17,743.99	13,140.12	0.00	30,884.11	7.35	289,520.80	320,404.91	2.32	62.08
from ≥ 2 years	10	112,190.77	67,356.70	0.00	179,547.47	42.73	246,287.13	425,834.60	3.08	42.44
Subtotal	291	280,195.91	140,043.49	0.00	420,239.40	100.00	13,387,407.19	13,807,646.59	100.00	41.13
Doubt debts (subjectives)										
from ≥ 18 to < 24 months	1	7,997.09	400.14	0.00	8,397.23	100.00	0.00	8,397.23	100.00	12.44
Subtotal	1	7,997.09	400.14	0.00	8,397.23	100.00	0.00	8,397.23	100.00	12.44
Total	292	288,193.00	140,443.63	0.00	428,636.63		13,387,407.19	13,816,043.82		41.08

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: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com