

RURAL HIPOTECARIO V Fondo de Titulización de Activos

Brief report

Date: 11/30/2008
Currency: EUR



Date of constitution
10/28/2003

VAT Reg. no.
G83788398

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

Originator
Caixa Rural de Balears
Caja Rural Aragonesa y de los Pirineos
Caja Rural de Aragón
Caja Rural de Burgos
Caja Rural de Navarra
Caja Rural de Tenerife
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Caja Rural de Toledo
Caja Rural del Duero
Caja Rural del Mediterráneo, Ruralcaja
Caja Rural del Sur
Caja Rural Intermediterránea
Caja Rural San Vicente de Vall de Uxo

Servicer
Caixa Rural de Balears
Caja Rural Aragonesa y de los Pirineos
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Caja Rural de Burgos
Caja Rural de Navarra
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Lead Managers
Banco Cooperativo
Crédit Agricole Indosuez
DZ Bank
Société Générale

Bond Underwriters and Placement Agents
Banco Cooperativo
Crédit Agricole Indosuez
DZ Bank
Société Générale
Ahorro Corp. Financiera, S.V. S.A.
Banesto
Cajamadrid
Dexia
EBN Banco
InverCaixa
Natexis Banques Populaires

Servicer Credit Support Provider
Banco Cooperativo Español

Bond Paying Agent
Banco Cooperativo

Market
AIAP Mercado de Renta Fija
Iberclear

Treasury Account
Banco Cooperativo

Start-up Loan
Caixa Rural de Balears
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Subordinated Loan
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Assets Custodian
Banco Cooperativo Español

Fund Auditors
Ernst&Young

Issued securities: Asset-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 Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A1 ES0358284000	10/31/2003 5,668	37,957.20 215,141,409.60 37.96%	100,000.00 566,800,000.00	Floating 3-M Euribor+0.250% 15.Mar/Jun/Sep/Dec	5.2080% 12/15/2008 499.69 Gross 409.75 Net	03/15/2035 Quarterly 15.Mar/Jun/Sep/Dec	12/15/2008 "Pass-Through"	Aaa	Aaa
Series A2 ES0358284018	10/31/2003 1,000	77,640.00 77,640,000.00 77.64%	100,000.00 100,000,000.00	Floating BEI Rate Interest+0.000% 15.Mar/Jun/Sep/Dec	4.9380% 12/15/2008 969.115420 Gross 794.674644 Net	09/15/2013 Quarterly 15.Mar/Jun/Sep/Dec	12/15/2008 Planned	Aaa	Aaa
Series B ES0358284026	10/31/2003 188	91,509.03 17,203,697.64 91.51%	100,000.00 18,800,000.00	Floating 3-M Euribor+0.650% 15.Mar/Jun/Sep/Dec	5.6080% 12/15/2008 1,297.21 Gross 1,063.71 Net	03/15/2035 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	A2	A2
Series C ES0358284034	10/31/2003 94	91,509.03 8,601,848.82 91.51%	100,000.00 9,400,000.00	Floating 3-M Euribor+1.450% 15.Mar/Jun/Sep/Dec	6.4080% 12/15/2008 1,482.26 Gross 1,215.45 Net	03/15/2035 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	Baa3	Baa3
Total		318,586,956.06	695,000,000.00						

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
		% Annual equivalent CPR		2,00	4,00	6,00	8,00	10,00	12,00	14,00
Series A1	With optional redemption *	Average life	Years	9.16	7.90	6.82	5.95	5.20	4.61	4.07
			Date	02/11/2018	11/05/2016	10/08/2015	11/27/2014	02/26/2014	07/23/2013	01/08/2013
		Final Maturity	Years	13.01	11.76	10.51	9.50	8.50	7.76	7.00
		Date	12/15/2021	09/15/2020	06/17/2019	06/15/2018	06/15/2017	09/15/2016	12/15/2015	
	Without optional redemption *	Average life	Years	10.33	9.06	7.99	7.09	6.32	5.66	5.09
			Date	04/13/2019	01/03/2018	12/09/2016	01/14/2016	04/08/2015	08/10/2014	01/14/2014
Final Maturity		Years	24.52	24.52	24.52	24.52	24.52	24.52	24.52	
	Date	06/15/2033	06/15/2033	06/15/2033	06/15/2033	06/15/2033	06/15/2033	06/15/2033		
Series A2	With optional redemption *	Average life	Years	2.65	2.65	2.65	2.65	2.65	2.65	2.65
			Date	08/08/2011	08/08/2011	08/08/2011	08/08/2011	08/08/2011	08/08/2011	08/08/2011
		Final Maturity	Years	4.76	4.76	4.76	4.76	4.76	4.76	4.76
		Date	09/16/2013	09/16/2013	09/16/2013	09/16/2013	09/16/2013	09/16/2013	09/16/2013	
	Without optional redemption *	Average life	Years	2.65	2.65	2.65	2.65	2.65	2.65	2.65
			Date	08/08/2011	08/08/2011	08/08/2011	08/08/2011	08/08/2011	08/08/2011	08/08/2011
Final Maturity		Years	4.76	4.76	4.76	4.76	4.76	4.76	4.76	
	Date	09/16/2013	09/16/2013	09/16/2013	09/16/2013	09/16/2013	09/16/2013	09/16/2013		
Series B	With optional redemption *	Average life	Years	7.46	6.52	5.73	5.09	4.53	4.09	3.70
			Date	05/28/2016	06/22/2015	09/05/2014	01/15/2014	06/26/2013	01/16/2013	08/25/2012
		Final Maturity	Years	13.01	11.76	10.51	9.50	8.50	7.76	7.00
		Date	12/15/2021	09/15/2020	06/17/2019	06/15/2018	06/15/2017	09/15/2016	12/15/2015	
	Without optional redemption *	Average life	Years	8.32	7.38	6.59	5.92	5.35	4.87	4.45
			Date	04/08/2017	04/30/2016	07/17/2015	11/15/2014	04/22/2014	10/26/2013	05/26/2013
Final Maturity		Years	24.52	24.52	24.52	24.52	24.52	24.52	24.52	
	Date	06/15/2033	06/15/2033	06/15/2033	06/15/2033	06/15/2033	06/15/2033	06/15/2033		
Series C	With optional redemption *	Average life	Years	7.46	6.52	5.73	5.09	4.53	4.09	3.70
			Date	05/28/2016	06/22/2015	09/05/2014	01/15/2014	06/26/2013	01/16/2013	08/25/2012
		Final Maturity	Years	13.01	11.76	10.51	9.50	8.50	7.76	7.00
		Date	12/15/2021	09/15/2020	06/17/2019	06/15/2018	06/15/2017	09/15/2016	12/15/2015	
	Without optional redemption *	Average life	Years	8.32	7.38	6.59	5.92	5.35	4.87	4.45
			Date	04/08/2017	04/30/2016	07/17/2015	11/15/2014	04/22/2014	10/26/2013	05/26/2013
Final Maturity		Years	24.52	24.52	24.52	24.52	24.52	24.52	24.52	
	Date	06/15/2033	06/15/2033	06/15/2033	06/15/2033	06/15/2033	06/15/2033	06/15/2033		

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	
Class A	91.90%	292,781,409.60	12.70%	95.94%	666,800,000.00
Series A1	67.53%	215,141,409.60	81.55%		566,800,000.00
Series A2	24.37%	77,640,000.00	14.39%		100,000,000.00
Series B	5.40%	17,203,697.64	7.30%	2.71%	18,800,000.00
Series C	2.70%	8,601,848.82	4.60%	1.35%	9,400,000.00
Issue of Bonds		318,586,956.06			695,000,000.00
Reserve Fund	4.60%	14,654,999.98	2.30%		15,985,000.00

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		25,772,403.44	4.898%
Servicer ppal collect not yet credited		1,108,040.70	
Servicer ints collect not yet credited		616,666.86	
Liabilities		Available	Balance
Start-up Loan			0.00
Subordinated Loan		14,654,999.98	5.958%

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Ernst&Young

Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	5,988	9,794
Principal		
Principal outstanding	310,034,968.54	695,013,382.53
Average loan	51,776.05	70,963.18
Minimum	1.95	5,243.43
Maximum	259,561.33	295,064.76
Interest rate		
Weighted average (wac)	5.79%	3.54%
Minimum	4.50%	2.51%
Maximum	8.25%	9.50%
Final maturity		
Weighted average (WARM) (months)	191	248
Minimum	12/05/2008	08/15/2005
Maximum	03/31/2033	03/31/2033
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	1.09%	1.23%
1-year EURIBOR/MIBOR (Mortgage Market)	89.34%	88.34%
Mortgage Market: Banks	0.05%	0.07%
Mortgage Market: Savings Banks	5.78%	6.72%
Mortgage Market: All Institutions	3.73%	3.59%
Savings Banks Lending Rate (CECA Indicator)	0.01%	0.02%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.60%	0.53%	0.57%	0.67%	0.88%
Annual Percentage Rate (CPR)	6.98%	6.21%	6.64%	7.79%	10.11%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.96	7.13	0.07	8.77
10.01 - 20%	4.43	15.66	0.93	16.47
20.01 - 30%	9.13	25.60	3.30	25.76
30.01 - 40%	12.81	35.12	6.14	35.47
40.01 - 50%	19.43	45.48	10.24	45.31
50.01 - 60%	21.06	55.00	15.89	55.30
60.01 - 70%	23.92	64.96	20.98	65.19
70.01 - 80%	6.96	72.69	35.23	75.70
80.01 - 90%	1.31	83.28	5.28	84.19
90.01 - 100%			1.93	94.23
Weighted average (WALTV)	49.70		63.24	
Minimum	0.00		4.32	
Maximum	88.84		98.98	

Geographic distribution		
	Current	At constitution date
Andalucia	14.55%	15.28%
Aragon	12.80%	12.80%
Asturias		0.01%
Balearic Islands	2.55%	3.14%
Basque Country	5.48%	4.77%
Canary Islands	3.19%	3.43%
Cantabria	0.53%	0.51%
Castilla-La Mancha	4.29%	3.48%
Castilla-Leon	9.33%	8.52%
Catalonia	7.44%	8.33%
Ceuta	0.02%	0.04%
Extremadura	0.04%	0.03%
Galicia	0.03%	0.02%
La Rioja	3.02%	2.67%
Madrid	9.34%	7.77%
Melilla	0.01%	0.02%
Murcia	7.80%	8.55%
Navarra	7.82%	6.77%
Valencia	11.76%	13.85%

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	266	57,134.83	44,920.03	0.00	102,054.86	25.97	14,868,734.99	14,970,789.85	71.65	46.37
from > 1 to ≤ 2 months	39	20,326.18	24,089.35	0.00	44,415.53	11.30	2,528,627.09	2,573,042.62	12.32	55.63
from > 2 to ≤ 3 months	21	16,635.27	16,541.26	0.00	33,176.53	8.44	1,192,591.36	1,225,767.89	5.87	46.99
from > 3 to ≤ 6 months	8	10,168.87	11,117.04	0.00	21,285.91	5.42	493,895.29	515,181.20	2.47	45.59
from > 6 to < 12 months	10	18,618.92	25,691.54	0.00	44,310.46	11.28	556,986.20	601,296.66	2.88	52.00
from ≥ 12 to < 18 months	6	21,201.60	30,303.25	0.00	51,504.85	13.11	445,942.53	497,447.38	2.38	56.83
from ≥ 18 to < 24 months	1	5,496.63	3,815.49	0.00	9,312.12	2.37	41,540.56	50,852.68	0.24	56.00
from ≥ 2 years	7	31,843.17	55,090.58	0.00	86,933.75	22.12	372,009.29	458,943.04	2.20	59.23
Subtotal	358	181,425.47	211,568.54	0.00	392,994.01	100.00	20,500,327.31	20,893,321.32	100.00	47.98
<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	358	181,425.47	211,568.54	0.00	392,994.01		20,500,327.31	20,893,321.32		47.98