

RURAL HIPOTECARIO V Fondo de Titulización de Activos



Brief report

Date: 07/31/2011
Currency: EUR

Date of constitution
10/28/2003

VAT Reg. no.
V83786398

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

Originator
Caixa Rural de Balears
Caja Rural Aragonesa y de los Pirineos
Caja Rural de Aragón
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Caja Rural del Sur
Caja Rural Intermediterránea
Caja Rural San Vicente de Vall de Uxo

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

Service Credit Support Provider
Banco Cooperativo Español

Bond Paying Agent
Banco Cooperativo

Market
AIASF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Cooperativo

Start-up Loan
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Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Issued securities: Asset-Backed Bonds

Bonds issue									
Series ISIN Code	Issue date N° 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	29,503.05 167,223,287.40 29.50%	100,000.00 566,800,000.00	Floating 3-M Euribor+0.250% 15.Mar/Jun/Sep/Dec	1.7210% 09/15/2011 129.76 Gross 105.11 Net	03/15/2035 Quarterly 15.Mar/Jun/Sep/Dec	09/15/2011 "Pass-Through"	Aaa	Aaa
Series A2 ES0358284018	10/31/2003 1,000	38,680.00 38,680,000.00 38.68%	100,000.00 100,000,000.00	Floating BEI Rate Interest+0.000% 15.Mar/Jun/Sep/Dec	1.6010% 09/15/2011 158.257071 Gross 128.188228 Net	09/15/2013 Quarterly 15.Mar/Jun/Sep/Dec	09/15/2011 Planned	Aaa	Aaa
Series B ES0358284026	10/31/2003 188	64,355.21 12,098,779.48 64.36%	100,000.00 18,800,000.00	Floating 3-M Euribor+0.650% 15.Mar/Jun/Sep/Dec	2.1210% 09/15/2011 348.83 Gross 282.55 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	64,355.21 6,049,389.74 64.36%	100,000.00 9,400,000.00	Floating 3-M Euribor+1.450% 15.Mar/Jun/Sep/Dec	2.9210% 09/15/2011 480.40 Gross 389.12 Net	03/15/2035 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	Baa3	Baa3
Total		224,051,456.62	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
		Average life	Years	6.55	5.75	5.12	4.56	4.05	3.67	3.41
Series A1	With optional redemption *	Final Maturity	Years	02/14/2018	04/27/2017	09/11/2016	02/18/2016	08/17/2015	03/31/2015	12/27/2014
				9.13	8.13	7.39	6.63	5.88	5.38	5.13
			Date	09/15/2020	09/16/2019	12/17/2018	03/15/2018	06/15/2017	12/15/2016	09/15/2016
	Without optional redemption *	Average life	Years	8.03	7.23	6.53	5.94	5.42	4.96	4.56
		Final Maturity	Years	08/08/2019	10/19/2018	02/09/2018	07/05/2017	12/28/2016	07/15/2016	02/20/2016
				21.89	21.89	21.89	21.89	21.89	21.89	21.89
Series A2	With optional redemption *	Average life	Years	1.16	1.16	1.16	1.16	1.16	1.16	1.16
		Final Maturity	Years	09/25/2012	09/25/2012	09/25/2012	09/25/2012	09/25/2012	09/25/2012	09/25/2012
			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	1.16	1.16	1.16	1.16	1.16	1.16	1.16
		Final Maturity	Years	09/25/2012	09/25/2012	09/25/2012	09/25/2012	09/25/2012	09/25/2012	09/25/2012
			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	5.54	4.88	4.38	3.92	3.51	3.20	2.99
		Final Maturity	Years	02/10/2017	06/16/2016	12/14/2015	06/30/2015	01/30/2015	10/10/2014	07/25/2014
			Date	09/15/2020	09/16/2019	12/17/2018	03/15/2018	06/15/2017	12/15/2016	09/15/2016
	Without optional redemption *	Average life	Years	6.74	6.09	5.52	5.04	4.62	4.25	3.92
		Final Maturity	Years	04/24/2018	08/29/2017	02/05/2017	08/12/2016	03/11/2016	10/28/2015	07/01/2015
			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	5.54	4.88	4.38	3.92	3.51	3.20	2.99
		Final Maturity	Years	02/10/2017	06/16/2016	12/14/2015	06/30/2015	01/30/2015	10/10/2014	07/25/2014
			Date	09/15/2020	09/16/2019	12/17/2018	03/15/2018	06/15/2017	12/15/2016	09/15/2016
	Without optional redemption *	Average life	Years	6.74	6.09	5.52	5.04	4.62	4.25	3.92
		Final Maturity	Years	04/24/2018	08/29/2017	02/05/2017	08/12/2016	03/11/2016	10/28/2015	07/01/2015
			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%	205,903,287.40	12.70%	95.94%	666,800,000.00	6.36%
Series A1	74.64%	167,223,287.40		81.56%	566,800,000.00	
Series A2	17.26%	38,680,000.00		14.39%	100,000,000.00	
Series B	5.40%	12,098,779.48	7.30%	2.71%	18,800,000.00	3.65%
Series C	2.70%	6,049,389.74	4.60%	1.35%	9,400,000.00	2.30%
Issue of Bonds		224,051,456.62			695,000,000.00	
Reserve Fund	4.60%	10,306,367.00	2.30%		15,985,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		13,997,210.04	1.442%
Serviceer ppal collect not yet credited		559,213.66	
Serviceer ints collect not yet credited		149,554.08	
Liabilities		Available	Balance
Subordinated Loan L/T			9,460,540.78
Subordinated Loan S/T			845,826.22
Start-up Loan L/T			0.00
Start-up Loan S/T			0.00

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Servicer
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Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	5,047	9,794
Principal		
Principal outstanding	221,059,825.95	695,013,382.53
Average loan	43,800.24	70,963.18
Minimum	12.20	5,243.43
Maximum	238,812.59	295,064.76
Interest rate		
Weighted average (wac)	2.65%	3.54%
Minimum	0.99%	2.51%
Maximum	6.38%	9.50%
Final maturity		
Weighted average (WARM) (months)	167	248
Minimum	08/01/2011	08/15/2005
Maximum	03/31/2033	03/31/2033
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	0.99%	1.23%
1-year EURIBOR/MIBOR (Mortgage Market)	89.17%	88.34%
Mortgage Market: Banks	0.03%	0.07%
Mortgage Market: Savings Banks	6.07%	6.72%
Mortgage Market: All Institutions	3.72%	3.59%
Savings Banks Lending Rate (CECA Indicator)	0.03%	0.02%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.31%	0.29%	0.26%	0.34%	0.74%
Annual Percentage Rate (CPR)	3.70%	3.40%	3.03%	3.96%	8.52%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.95	6.90	0.07	8.77
10.01 - 20%	6.55	15.67	0.93	16.47
20.01 - 30%	12.01	25.17	3.30	25.76
30.01 - 40%	16.22	35.30	6.14	35.47
40.01 - 50%	23.09	44.93	10.24	45.31
50.01 - 60%	23.32	55.05	15.89	55.30
60.01 - 70%	14.48	63.65	20.98	65.19
70.01 - 80%	2.27	73.64	35.23	75.70
80.01 - 90%	0.11	81.60	5.28	84.19
90.01 - 100%			1.93	94.23
Weighted average (WALTV)	44.10			63.24
Minimum	0.02			4.32
Maximum	82.63			98.98

Geographic distribution		
	Current	At constitution date
Andalucia	15.13%	15.28%
Aragon	12.10%	12.80%
Asturias		0.01%
Balearic Islands	2.50%	3.14%
Basque Country	5.40%	4.77%
Canary Islands	3.20%	3.43%
Cantabria	0.47%	0.51%
Castilla-La Mancha	4.43%	3.48%
Castilla-Leon	9.03%	8.52%
Catalonia	7.96%	8.33%
Ceuta	0.01%	0.04%
Extremadura	0.04%	0.03%
Galicia		0.02%
La Rioja	2.85%	2.67%
Madrid	9.57%	7.77%
Melilla	0.01%	0.02%
Murcia	8.54%	8.55%
Navarra	7.35%	6.77%
Valencia	11.42%	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	606	190,412.48	53,282.03	0.00	243,694.51	37.08	33,678,259.10	33,921,953.61	83.09	39.19
from > 1 to ≤ 2 months	48	35,249.02	12,051.71	0.00	47,300.73	7.20	2,517,938.13	2,565,238.86	6.28	39.32
from > 2 to ≤ 3 months	32	28,512.82	14,598.55	0.00	43,111.37	6.56	2,286,881.12	2,329,992.49	5.71	54.61
from > 3 to ≤ 6 months	8	10,043.19	4,723.70	0.00	14,766.89	2.25	389,056.72	403,823.61	0.99	31.47
from > 6 to < 12 months	6	24,758.19	7,075.91	0.00	31,834.10	4.84	240,022.30	271,856.40	0.67	47.59
from ≥ 12 to < 18 months	3	12,632.29	5,081.48	0.00	17,713.77	2.70	119,338.32	137,052.09	0.34	45.68
from ≥ 18 to < 24 months	4	32,055.94	21,170.97	0.00	53,226.91	8.10	254,682.41	307,909.32	0.75	61.19
from ≥ 2 years	12	105,052.01	100,529.00	0.00	205,581.01	31.28	684,062.65	889,643.66	2.18	56.47
Subtotal	719	438,715.94	218,513.35	0.00	657,229.29	100.00	40,170,240.75	40,827,470.04	100.00	40.19
<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	719	438,715.94	218,513.35	0.00	657,229.29		40,170,240.75	40,827,470.04		40.19