

RURAL HIPOTECARIO V Fondo de Titulización de Activos



Brief report

Date: 05/31/2012
Currency: EUR

Date of constitution
10/28/2003

VAT Reg. no.
V83785398

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
Caja Rural de Burgos
Caja Rural de Navarra
Caja Rural de Tenerife
Caja Rural de Teruel
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

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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Assets Custodian
Banco Cooperativo Español

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

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	28,356.77 160,726,172.36 28.36%	100,000.00 566,800,000.00	Floating 3-M Euribor+0.250% 15.Mar/Jun/Sep/Dec	1.1260% 06/15/2012 81.60 Gross 66.10 Net	03/15/2035 Quarterly 15.Mar/Jun/Sep/Dec	06/15/2012 "Pass-Through"	Aa2sf	Aaa
Series A2 ES0358284018	10/31/2003 1,000	26,420.00 26,420,000.00 26.42%	100,000.00 100,000,000.00	Floating BEI Rate Interest+0.000% 15.Mar/Jun/Sep/Dec	1.0060% 06/15/2012 67.922884 Gross 55.017536 Net	09/15/2013 Quarterly 15.Mar/Jun/Sep/Dec	06/15/2012 Planned	Aa2sf	Aaa
Series B ES0358284026	10/31/2003 188	58,492.66 10,996,620.08 58.49%	100,000.00 18,800,000.00	Floating 3-M Euribor+0.650% 15.Mar/Jun/Sep/Dec	1.5260% 06/15/2012 228.11 Gross 184.77 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	58,492.66 5,498,310.04 58.49%	100,000.00 9,400,000.00	Floating 3-M Euribor+1.450% 15.Mar/Jun/Sep/Dec	2.3260% 06/15/2012 347.69 Gross 281.63 Net	03/15/2035 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	Baa3	Baa3
Total		203,641,102.48	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	6.07	5.43	4.86	4.34	3.96	3.60	3.27								
			Date	04/07/2018	08/18/2017	01/21/2017	07/14/2016	02/26/2016	10/20/2015	06/22/2015								
		Final Maturity	Years	8.26	7.51	6.76	6.00	5.51	5.00	4.51								
		Date	06/15/2020	09/15/2019	12/15/2018	03/15/2018	09/15/2017	03/15/2017	09/15/2016									
	Without optional redemption *	Average life	Years	7.72	7.02	6.41	5.87	5.40	4.99	4.63								
			Date	11/30/2019	03/21/2019	08/09/2018	01/25/2018	08/08/2017	03/11/2017	10/30/2016								
Final Maturity		Years	21.01	21.01	21.01	21.01	21.01	21.01	21.01									
	Date	03/15/2033	03/15/2033	03/15/2033	03/15/2033	03/15/2033	03/15/2033	03/15/2033	03/15/2033									
Series A2	With optional redemption *	Average life	Years	0.89	0.89	0.89	0.89	0.89	0.89	0.89								
			Date	02/02/2013	02/02/2013	02/02/2013	02/02/2013	02/02/2013	02/02/2013	02/02/2013	02/02/2013							
		Final Maturity	Years	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50							
		Date	09/15/2013	09/15/2013	09/15/2013	09/15/2013	09/15/2013	09/15/2013	09/15/2013	09/15/2013								
	Without optional redemption *	Average life	Years	0.89	0.89	0.89	0.89	0.89	0.89	0.89								
			Date	02/02/2013	02/02/2013	02/02/2013	02/02/2013	02/02/2013	02/02/2013	02/02/2013	02/02/2013							
Final Maturity		Years	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50								
	Date	09/15/2013	09/15/2013	09/15/2013	09/15/2013	09/15/2013	09/15/2013	09/15/2013	09/15/2013									
Series B	With optional redemption *	Average life	Years	5.34	4.79	4.30	3.85	3.52	3.22	2.94								
			Date	07/16/2017	12/27/2016	06/30/2016	01/19/2016	09/21/2015	06/02/2015	02/20/2015								
		Final Maturity	Years	8.26	7.51	6.76	6.00	5.51	5.00	4.51								
		Date	06/15/2020	09/15/2019	12/15/2018	03/15/2018	09/15/2017	03/15/2017	09/15/2016									
	Without optional redemption *	Average life	Years	6.77	6.16	5.63	5.17	4.77	4.41	4.10								
			Date	12/18/2018	05/09/2018	10/29/2017	05/14/2017	12/18/2016	08/11/2016	04/20/2016								
Final Maturity		Years	21.01	21.01	21.01	21.01	21.01	21.01	21.01									
	Date	03/15/2033	03/15/2033	03/15/2033	03/15/2033	03/15/2033	03/15/2033	03/15/2033	03/15/2033									
Series C	With optional redemption *	Average life	Years	5.34	4.79	4.30	3.85	3.52	3.22	2.94								
			Date	07/16/2017	12/27/2016	06/30/2016	01/19/2016	09/21/2015	06/02/2015	02/20/2015								
		Final Maturity	Years	8.26	7.51	6.76	6.00	5.51	5.00	4.51								
		Date	06/15/2020	09/15/2019	12/15/2018	03/15/2018	09/15/2017	03/15/2017	09/15/2016									
	Without optional redemption *	Average life	Years	6.77	6.16	5.63	5.17	4.77	4.41	4.10								
			Date	12/18/2018	05/09/2018	10/29/2017	05/14/2017	12/18/2016	08/11/2016	04/20/2016								
Final Maturity		Years	21.01	21.01	21.01	21.01	21.01	21.01	21.01									
	Date	03/15/2033	03/15/2033	03/15/2033	03/15/2033	03/15/2033	03/15/2033	03/15/2033	03/15/2033									

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%	187,146,172.36	12.70%	95.94%	666,800,000.00	6.36%	
Series A1	78.93%	160,726,172.36		81.56%	566,800,000.00		
Series A2	12.97%	26,420,000.00		14.39%	100,000,000.00		
Series B	5.40%	10,996,620.08	7.30%	2.71%	18,800,000.00	3.65%	
Series C	2.70%	5,498,310.04	4.60%	1.35%	9,400,000.00	2.30%	
Issue of Bonds		203,641,102.48			695,000,000.00		
Reserve Fund	4.60%	9,367,490.71	2.30%		15,985,000.00		

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		15,117,247.55	0.816%
Service prpal collect not yet credited		784,509.38	
Service ints collect not yet credited		181,261.51	
Liabilities		Available	Balance Interest
Subordinated Loan L/T			8,532,567.76 1.876%
Subordinated Loan S/T			834,922.95
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	4,755	9,794
Principal		
Principal outstanding	198,895,472.41	695,013,382.53
Average loan	41,828.70	70,963.18
Minimum	21.14	5,243.43
Maximum	231,296.90	295,064.76
Interest rate		
Weighted average (wac)	2.95%	3.54%
Minimum	1.37%	2.51%
Maximum	6.00%	9.50%
Final maturity		
Weighted average (WARM) (months)	161	248
Minimum	05/31/2012	08/15/2005
Maximum	03/31/2033	03/31/2033
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	0.97%	1.23%
1-year EURIBOR/MIBOR (Mortgage Market)	89.38%	88.34%
Mortgage Market: Banks	0.03%	0.07%
Mortgage Market: Savings Banks	5.96%	6.72%
Mortgage Market: All Institutions	3.66%	3.59%
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.02%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.36%	0.27%	0.42%	0.34%	0.70%
Annual Percentage Rate (CPR)	4.21%	3.24%	4.89%	4.06%	8.11%

LTV Distribution			
	Current		At constitution date
	% Pool	% LTV	% Pool % LTV
0.01 - 10%	2.16	6.72	0.07 8.77
10.01 - 20%	7.64	15.69	0.93 16.47
20.01 - 30%	12.78	25.42	3.30 25.76
30.01 - 40%	18.10	35.42	6.14 35.47
40.01 - 50%	24.27	45.13	10.24 45.31
50.01 - 60%	22.46	55.14	15.89 55.30
60.01 - 70%	11.04	63.36	20.98 65.19
70.01 - 80%	1.54	73.23	35.23 75.70
80.01 - 90%	0.02	80.46	5.28 84.19
90.01 - 100%			1.93 94.23
Weighted average (WALTV)	42.48		63.24
Minimum	0.02		4.32
Maximum	80.46		98.98

Geographic distribution		
	Current	At constitution date
Andalucia	15.20%	15.28%
Aragon	11.78%	12.80%
Asturias		0.01%
Balearic Islands	2.45%	3.14%
Basque Country	5.45%	4.77%
Canary Islands	3.11%	3.43%
Cantabria	0.46%	0.51%
Castilla-La Mancha	4.51%	3.48%
Castilla-Leon	8.94%	8.52%
Catalonia	8.15%	8.33%
Ceuta	0.00%	0.04%
Extremadura	0.04%	0.03%
Galicia		0.02%
La Rioja	2.84%	2.67%
Madrid	9.84%	7.77%
Melilla	0.01%	0.02%
Murcia	8.70%	8.55%
Navarra	7.18%	6.77%
Valencia	11.34%	13.85%

Current delinquency									
Aging	Assets	Overdue debt				Outstanding debt		Total debt	
		Principal	Interest	Other	Total %			%	% Total debt / Appraisal Value
<i>Delinquencies</i>									
Up to 1 month	250	64,775.92	18,290.82	0.00	83,066.74 14.71	11,930,284.07	12,013,350.81	62.73	37.61
from > 1 to ≤ 2 months	55	37,374.22	14,356.85	0.00	51,731.07 9.16	3,017,712.41	3,069,443.48	16.03	43.98
from > 2 to ≤ 3 months	31	30,539.70	14,767.27	0.00	45,306.97 8.02	1,947,671.05	1,992,978.02	10.41	44.92
from > 3 to ≤ 6 months	9	10,689.62	2,991.32	0.00	13,680.94 2.42	241,381.18	255,062.12	1.33	28.90
from > 6 to < 12 months	7	17,446.01	7,990.49	0.00	25,436.50 4.50	334,808.21	360,244.71	1.88	36.76
from ≥ 12 to < 18 months	3	15,284.60	9,642.06	0.00	24,926.66 4.41	227,611.94	252,538.60	1.32	61.28
from ≥ 18 to < 24 months	3	19,969.20	6,797.07	0.00	26,766.27 4.74	110,636.99	137,403.26	0.72	43.86
from ≥ 2 years	15	167,728.07	126,231.88	0.00	293,959.95 52.04	776,179.46	1,070,139.41	5.59	59.91
Subtotal	373	363,807.34	201,067.76	0.00	564,875.10 100.00	18,586,285.31	19,151,160.41	100.00	40.12
<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	373	363,807.34	201,067.76	0.00	564,875.10	18,586,285.31	19,151,160.41		40.12