

RURAL HIPOTECARIO V Fondo de Titulización de Activos



Brief report

Date: 08/31/2012
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
Caja Rural de Burgos
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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
Barclays Bank PLC

Market
AIAP Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Barclays Bank PLC

Start-up Loan
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Banco Cooperativo Español

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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	28,125.02 159,412,613.36 28.13%	100,000.00 566,800,000.00	Floating 3-M Euribor+0.250% 15.Mar/Jun/Sep/Dec	0.9120% 09/17/2012 66.98 Gross 54.25 Net	03/15/2035 Quarterly 15.Mar/Jun/Sep/Dec	09/17/2012 "Pass-Through"	A3sf	Aaa
Series A2 ES0358284018	10/31/2003 1,000	22,230.00 22,230,000.00 22.23%	100,000.00 100,000,000.00	Floating BEI Rate Interest+0.000% 15.Mar/Jun/Sep/Dec	0.7920% 09/17/2012 44.993520 Gross 36.444751 Net	09/15/2013 Quarterly 15.Mar/Jun/Sep/Dec	09/17/2012 Planned	A3sf	Aaa
Series B ES0358284026	10/31/2003 188	56,772.52 10,673,233.76 56.77%	100,000.00 18,800,000.00	Floating 3-M Euribor+0.650% 15.Mar/Jun/Sep/Dec	1.3120% 09/17/2012 194.49 Gross 157.54 Net	03/15/2035 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	A3sf	A2
Series C ES0358284034	10/31/2003 94	56,772.52 5,336,616.88 56.77%	100,000.00 9,400,000.00	Floating 3-M Euribor+1.450% 15.Mar/Jun/Sep/Dec	2.1120% 09/17/2012 313.08 Gross 253.59 Net	03/15/2035 Quarterly 15.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Pro rata deferred start / Secuential	Baa3	Baa3
Total		197,652,464.00	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	
		% Annual equivalent CPR		2,00		4,00		6,00	
Series A1	With optional redemption *	Average life	Years	5.78	5.06	4.51	4.10	3.74	3.39
		Final Maturity	Years	8.01	7.00	6.25	5.75	5.25	4.75
			Date	06/15/2020	06/15/2019	09/15/2018	03/15/2018	09/15/2017	03/15/2017
	Without optional redemption *	Average life	Years	7.41	6.73	6.14	5.63	5.19	4.79
		Final Maturity	Years	11/10/2019	03/08/2019	08/05/2018	01/31/2018	08/20/2017	03/29/2017
			Date	20.52	20.52	20.52	20.52	20.52	20.52
Series A2	With optional redemption *	Average life	Years	0.76	0.76	0.76	0.76	0.76	0.76
		Final Maturity	Years	03/18/2013	03/18/2013	03/18/2013	03/18/2013	03/18/2013	03/18/2013
			Date	1.25	1.25	1.25	1.25	1.25	1.25
	Without optional redemption *	Average life	Years	0.76	0.76	0.76	0.76	0.76	0.76
		Final Maturity	Years	03/18/2013	03/18/2013	03/18/2013	03/18/2013	03/18/2013	03/18/2013
			Date	1.25	1.25	1.25	1.25	1.25	1.25
Series B	With optional redemption *	Average life	Years	5.17	4.54	4.05	3.69	3.37	3.07
		Final Maturity	Years	08/14/2017	12/27/2016	07/03/2016	02/23/2016	10/28/2015	07/10/2015
			Date	8.01	7.00	6.25	5.75	5.25	4.75
	Without optional redemption *	Average life	Years	6.60	6.00	5.49	5.04	4.64	4.30
		Final Maturity	Years	01/17/2019	06/14/2018	12/08/2017	06/27/2017	02/03/2017	09/30/2016
			Date	20.52	20.52	20.52	20.52	20.52	20.52
Series C	With optional redemption *	Average life	Years	5.17	4.54	4.05	3.69	3.37	3.07
		Final Maturity	Years	08/14/2017	12/27/2016	07/03/2016	02/23/2016	10/28/2015	07/10/2015
			Date	8.01	7.00	6.25	5.75	5.25	4.75
	Without optional redemption *	Average life	Years	6.60	6.00	5.49	5.04	4.64	4.30
		Final Maturity	Years	01/17/2019	06/14/2018	12/08/2017	06/27/2017	02/03/2017	09/30/2016
			Date	20.52	20.52	20.52	20.52	20.52	20.52

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%	181,642,613.36	12.70%	95.94%	666,800,000.00
Series A1	80.65%	159,412,613.36		81.56%	566,800,000.00
Series A2	11.25%	22,230,000.00		14.39%	100,000,000.00
Series B	5.40%	10,673,233.76	7.30%	2.71%	18,800,000.00
Series C	2.70%	5,336,616.88	4.60%	1.35%	9,400,000.00
Issue of Bonds		197,652,464.00			695,000,000.00
Reserve Fund	4.60%	9,092,013.34	2.30%		15,985,000.00

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		14,804,145.40	0.382%
Serviceer ppal collect not yet credited		704,109.20	
Serviceer ints collect not yet credited		147,634.85	
Liabilities		Available	Balance
Subordinated Loan L/T			8,247,175.29
Subordinated Loan S/T			844,838.05
Start-up Loan L/T			0.00
Start-up Loan S/T			0.00

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Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	4,670	9,794
Principal		
Principal outstanding	193,032,198.28	695,013,382.53
Average loan	41,334.52	70,963.18
Minimum	129.58	5,243.43
Maximum	229,076.87	295,064.76
Interest rate		
Weighted average (wac)	2.75%	3.54%
Minimum	1.06%	2.51%
Maximum	6.00%	9.50%
Final maturity		
Weighted average (WARM) (months)	159	248
Minimum	09/05/2012	08/15/2005
Maximum	03/31/2033	03/31/2033
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	0.96%	1.23%
1-year EURIBOR/MIBOR (Mortgage Market)	89.51%	88.34%
Mortgage Market: Banks	0.03%	0.07%
Mortgage Market: Savings Banks	5.88%	6.72%
Mortgage Market: All Institutions	3.61%	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)	0.23%	0.27%	0.27%	0.35%	0.69%
Annual Percentage Rate (CPR)	2.68%	3.18%	3.21%	4.09%	7.98%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	2.31	6.81	0.07	8.77
10.01 - 20%	7.61	15.58	0.93	16.47
20.01 - 30%	13.43	25.36	3.30	25.76
30.01 - 40%	18.16	35.48	6.14	35.47
40.01 - 50%	24.28	44.99	10.24	45.31
50.01 - 60%	22.12	54.91	15.89	55.30
60.01 - 70%	10.90	63.15	20.98	65.19
70.01 - 80%	1.20	73.57	35.23	75.70
80.01 - 90%			5.28	84.19
90.01 - 100%			1.93	94.23
Weighted average (WALTV)	42.03			63.24
Minimum	0.08			4.32
Maximum	79.80			98.98

Geographic distribution		
	Current	At constitution date
Andalucia	15.18%	15.28%
Aragon	11.76%	12.80%
Asturias		0.01%
Balearic Islands	2.46%	3.14%
Basque Country	5.49%	4.77%
Canary Islands	3.08%	3.43%
Cantabria	0.46%	0.51%
Castilla-La Mancha	4.53%	3.48%
Castilla-Leon	8.94%	8.52%
Catalonia	8.23%	8.33%
Ceuta	0.00%	0.04%
Extremadura	0.04%	0.03%
Galicia		0.02%
La Rioja	2.83%	2.67%
Madrid	9.85%	7.77%
Melilla	0.01%	0.02%
Murcia	8.66%	8.55%
Navarra	7.19%	6.77%
Valencia	11.28%	13.85%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	285	76,066.05	20,965.36	0.00	97,031.41	16.14	12,451,599.80	12,548,631.21	64.69	34.66
from > 1 to ≤ 2 months	61	38,327.00	13,716.94	0.00	52,043.94	8.66	2,788,182.99	2,840,226.93	14.64	40.55
from > 2 to ≤ 3 months	27	24,046.34	11,361.45	0.00	35,407.79	5.89	1,711,327.99	1,746,735.78	9.00	46.62
from > 3 to ≤ 6 months	4	6,399.31	4,157.06	0.00	10,556.37	1.76	370,419.95	380,976.32	1.96	62.16
from > 6 to < 12 months	9	23,631.25	10,113.89	0.00	33,745.14	5.61	380,265.95	414,011.09	2.13	46.98
from ≥ 12 to < 18 months	3	18,248.44	11,441.54	0.00	29,689.98	4.94	224,489.22	254,179.20	1.31	61.68
from ≥ 18 to < 24 months	2	16,431.78	2,904.25	0.00	19,336.03	3.22	38,926.55	58,262.58	0.30	28.66
from ≥ 2 years	16	186,083.60	137,259.15	0.00	323,342.75	53.79	833,071.79	1,156,414.54	5.96	60.98
Subtotal	407	389,233.77	211,919.64	0.00	601,153.41	100.00	18,798,284.24	19,399,437.65	100.00	38.07
Doubt debts (subjectives)										
	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	407	389,233.77	211,919.64	0.00	601,153.41		18,798,284.24	19,399,437.65		38.07