

RURAL HIPOTECARIO V FONDO DE TITULIZACIÓN DE ACTIVOS

INFORMATION AS OF 30th NOV, 2004



DATE OF CONSTITUTION: 28 de octubre de 2003
MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T.

TREASURY C.:
LEAD MANAGERS:

BANCO COOPERATIVO
 BANCO COOPERATIVO, CREDIT AGRICOLE INDOSU
 DZ BANK., SOCIÉTÉ GÉNÉRALE
 BANCO COOPERATIVO
 AIAF MERCADO DE RENTA FIJA
 IBERCLEAR
 BANCO COOPERATIVO ESPAÑOL

ORIGINATOR/SERVICER:

CAIXA RURAL DE BALEARS	CAJA RURAL DE TOLEDO
CAJA RURAL ARAGONESA Y DE LOS PIRINEOS	CAJA RURAL DEL DUERO
CAJA RURAL DE ARAGÓN	CAJA RURAL DEL MEDITERRÁNEO, RURALCAJA
CAJA RURAL DE BURGOS	CAJA RURAL DEL SUR
CAJA RURAL DE NAVARRA	CAJA RURAL INTERMEDITERRÁNEA
CAJA RURAL DE TENERIFE	CAJA RURAL SAN VICENTE DE VALL DE UXO
CAJA RURAL DE TERUEL	

PAYING AGENT:

SECONDARY MARKET:

REGISTER OF BOOK SECURITIES:

DEPOSITORY:

AUDITORS:

SERVICER GUARANTEE:

BANCO COOPERATIVO

START-UP LOAN

AND SUBORDINATED LOAN:

CAIXA RURAL DE BALEARS	CAJA RURAL DE TOLEDO
CAJA RURAL ARAGONESA Y DE LOS PIRINEOS	CAJA RURAL DEL DUERO
CAJA RURAL DE ARAGÓN	CAJA RURAL DEL MEDITERRÁNEO, RURALCAJA
CAJA RURAL DE BURGOS	CAJA RURAL DEL SUR
CAJA RURAL DE NAVARRA	CAJA RURAL INTERMEDITERRÁNEA
CAJA RURAL DE TENERIFE	CAJA RURAL SAN VICENTE DE VALL DE UXO
CAJA RURAL DE TERUEL	

VALORES EMITIDOS: BONOS DE TITULIZACIÓN HIPOTECARIA (ESTRUCTURA PREFERENTE/SUBORDINADA)

SEIES ISIN CODE PRIORITY	ISSUE DATE	PRINCIPAL OUTSTANDING (UNIT /N° BONDS /TOTAL)		INTEREST TYPE REF. RATE AND MARGIN PAYMENT DATE	INTEREST RATE CURRENT (EUROS)	REDEMPTION (EUROS)		RATING MOODY'S	
		CURRENT	ORIGINAL			FINAL MATURITY FREQUENCY	NEXT UNIT%/OUTST.	CURRENT	ORIGINAL
A1 ES0358284000 SENIOR	31.10.2003	85.493,43 5.668 484.576.761,24	100.000,00 5.668 566.800.000,00	FLOATING EURIBOR 3M + 0,25% 15.03/06/06/12	2,366% NEXT COUPON: 15.12.2004 511,31 GROSS 434,61 NET	15.03.2035 QUARTERLY 15.03/06/06/12	15.12.2004 Amortization "pass-through"	Aaa	Aaa
A2 ES0358284018 SENIOR	31.10.2003	100.000,00 1.000 100.000.000,00	100.000,00 1.000 100.000.000,00	FLOATING BEI Rate Interest 15.03/06/06/12	2,080% NEXT COUPON: 15.12.2004 525,78 GROSS 446,91 NET	15.09.2013 QUARTERLY 15.03/06/06/12	15.12.2006 Amortization Predetermined	Aaa	Aaa
B ES0358284026 MEZZANINE	31.10.2003	100.000,00 188 18.800.000,00	100.000,00 188 18.800.000,00	FLOATING EURIBOR 3M + 0,65% 15.03/06/06/12	2,766% NEXT COUPON: 15.12.2004 699,18 GROSS 594,30 NET	15.03.2035 QUARTERLY 15.03/06/06/12	To be determined Amortization "pass-through"	A2	A2
C ES0358284034 MEZZANINE	31.10.2003	100.000,00 94 9.400.000,00	100.000,00 94 9.400.000,00	FLOATING EURIBOR 3M + 1,45% 15.03/06/06/12	3,566% NEXT COUPON: 15.12.2004 901,41 GROSS 766,20 NET	15.03.2035 QUARTERLY 15.03/06/06/12	To be determined Amortization "pass-through"	Baa3	Baa3
TOTALS		612.776.761,24	695.000.000,00						

AVERAGE LIFE (IN YEARS) AND MATURITY ACCORDING TO DIFFERENT HYPOTHESIS OF PREPAYMENT RATES

% CONSTANT MONTHLY (SMM)			0,00%	0,80%	0,90%	1,00%	1,10%	1,20%	1,30%
% ANNUAL EQUIVALENT (CPR)			0,00%	9,19%	10,28%	11,36%	12,43%	13,49%	14,53%
CLASS A1 BONDS									
With optional redemption	Averag life	years	11,14	5,29	4,91	4,55	4,28	4,04	3,82
	Final maturity	date	18/01/16	13/03/10	28/10/09	16/06/09	10/03/09	12/12/08	22/09/08
Without optional redemption	Averag life	years	20,55	12,80	12,30	11,55	11,05	10,55	10,05
	Final maturity	date	15/06/25	15/09/17	15/03/17	15/08/16	15/12/15	15/06/15	15/12/14
With optional redemption	Averag life	years	11,51	5,78	5,38	5,02	4,74	4,48	4,25
	Final maturity	date	02/06/16	11/09/10	17/04/10	07/12/09	24/08/09	23/05/09	27/02/09
Without optional redemption	Averag life	years	28,56	28,56	28,56	28,56	28,56	28,56	28,56
	Final maturity	date	15/06/33	15/06/33	15/06/33	15/06/33	15/06/33	15/06/33	15/06/33
CLASS A2 BONDS									
With optional redemption	Averag life	years	5,77	5,77	5,77	5,76	5,57	5,37	5,18
	Final maturity	date	04/09/10	04/09/10	04/09/10	01/09/10	23/06/10	12/04/10	02/02/10
Without optional redemption	Averag life	years	8,80	8,80	8,80	8,80	8,80	8,80	8,80
	Final maturity	date	15/09/13	15/09/13	15/09/13	15/09/13	15/09/13	15/09/13	15/09/13
With optional redemption	Averag life	years	5,77	5,77	5,77	5,76	5,57	5,37	5,18
	Final maturity	date	04/09/10	04/09/10	04/09/10	01/09/10	23/06/10	12/04/10	02/02/10
Without optional redemption	Averag life	years	8,80	8,80	8,80	8,80	8,80	8,80	8,80
	Final maturity	date	15/09/13	15/09/13	15/09/13	15/09/13	15/09/13	15/09/13	15/09/13
CLASS B BONDS									
With optional redemption	Averag life	years	15,22	8,40	7,94	7,46	7,06	6,70	6,37
	Final maturity	date	16/02/20	24/04/13	04/11/12	14/05/12	22/12/11	10/08/11	12/04/11
Without optional redemption	Averag life	years	20,55	12,80	12,30	11,55	11,05	10,55	10,05
	Final maturity	date	15/06/25	15/09/17	15/03/17	15/08/16	15/12/15	15/06/15	15/12/14
With optional redemption	Averag life	years	15,79	9,16	8,65	8,18	7,76	7,37	7,02
	Final maturity	date	09/09/20	24/01/14	22/07/13	02/02/13	31/08/12	11/04/12	07/12/11
Without optional redemption	Averag life	years	28,56	28,56	28,56	28,56	28,56	28,56	28,56
	Final maturity	date	15/06/33	15/06/33	15/06/33	15/06/33	15/06/33	15/06/33	15/06/33
CLASS C BONDS									
With optional redemption	Averag life	years	15,22	8,40	7,94	7,46	7,06	6,70	6,37
	Final maturity	date	16/02/20	24/04/13	04/11/12	14/05/12	22/12/11	10/08/11	12/04/11
Without optional redemption	Averag life	years	20,55	12,80	12,30	11,55	11,05	10,55	10,05
	Final maturity	date	15/06/25	15/09/17	15/03/17	15/08/16	15/12/15	15/06/15	15/12/14
With optional redemption	Averag life	years	15,79	9,16	8,65	8,18	7,76	7,37	7,02
	Final maturity	date	09/09/20	24/01/14	22/07/13	02/02/13	31/08/12	11/04/12	07/12/11
Without optional redemption	Averag life	years	28,56	28,56	28,56	28,56	28,56	28,56	28,56
	Final maturity	date	15/06/33	15/06/33	15/06/33	15/06/33	15/06/33	15/06/33	15/06/33

(1) Optional Clean up call when the amount of the Outstanding Balance of the Mortgage Loans is less than 10 per 100 of the initial Outstanding Balance.
 Hypothesis of delinquency and default assumptions of the Mortgage Loans: 0%.

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COLLATERAL: 100% POOL OF MORTGAGE LOANS
(MORTGAGE CERTIFICATES AND THE PASS-THROUGH CERTIFICATES)

GENERAL		CURRENT	AT CONSTITUTION DATE
NÚMERO		8.891	9.794
PRINCIPAL:	TOTAL OUTSTANDING	593.044.619,70	695.013.382,53
(EUROS)	AVERAGE LOAN	66.701,68	70.963,18
	MINIMUM	0,00	5.243,43
	MAXIMUM	285.278,76	295.064,76
INTEREST	AVERAGE LOAN	3,26%	3,54%
RATE:	MINIMUM	2,55%	2,51%
	MAXIMUM	9,50%	9,50%
REMAINING			
MATURITY	AVERAGE LOAN (MONTHS):	236	248
	MINIMUM	21:04:05	16:06:04
	MAXIMUM	31:03:33	31:03:33
INDEX (DISTRIBUTION)			
	EURIBOR / MIBOR 1 YEAR	89,98%	89,43%
	MH BANKS	0,06%	0,07%
	MH SAVINGS BANKS	6,37%	6,86%
	MH BANKS & SAVINGS BANKS	3,58%	3,63%

LTV DISTRIBUTION		CURRENT	AT CONSTITUTION DATE
		% POOL	% LTV
OVER 90%		1,18	93,06
80,01 - 90%		3,85	84,04
70,01 - 80%		29,15	74,44
60,01 - 70%		22,48	65,25
50,01 - 60%		18,13	55,10
40,01 - 50%		11,55	45,26
30,01 - 40%		7,75	35,62
30% & BELOW		5,92	22,90
WEIGHTED AVERAGE (WALTV)		60,03	63,23
MINIMUM		0,00	4,32
MAXIMUM		96,63	98,98

PREPAYMENTS					
	CURRENT MONTH	LAST 3 MONTHS	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTHLY MORTALITY (SMM)	0,89%	0,79%	0,83%	0,83%	0,85%
ANNUAL EQUIVALENT (CPR)	10,18%	9,09%	9,51%	9,48%	9,76%

GEOGRAPHIC DISTRIBUTION		ACTUAL	A LA CONSTITUCIÓN
ANDALUCÍA		15,11%	15,28%
NAVARRA		7,22%	6,77%
MURCIA		8,31%	8,55%
ARAGÓN		12,90%	12,80%
CATALUÑA		7,90%	8,29%
COMUNIDAD VALENCIANA		13,32%	13,85%
OTHER 12 REGIONS		35,24%	34,45%

CURRENT DELINQUENCY (EURO)								
AGING	NUMBER MORTGAGE PARTICIPATIONS	UNPAID AMOUNTS				REMAINING DEBT TO MATURE	TOTAL DEBT	
		PRINCIPAL	INTEREST AND OTHERS	TOTALS	%		%	% LOAN TO VALUE
• Hasta 1 mes	497	108.786,72	70.567,54	179.354,26	57,86	32.825.912,33	33.005.266,59	80,01
• De 1 a 2 meses	63	36.452,42	24.992,23	61.444,65	19,82	5.049.074,65	5.110.519,30	12,39
• De 2 a 3 meses	21	16.982,71	13.516,08	30.498,79	9,84	1.753.386,81	1.783.885,60	4,32
• De 3 a 6 meses	13	12.298,96	12.291,03	24.589,99	7,93	1.035.046,97	1.059.636,96	2,57
• De 6 a 12 meses	5	7.741,54	6.339,69	14.081,23	4,54	278.413,51	292.494,74	0,71
• Más de 1 año	0	0,00	0,00	0,00	0,00	0,00	0,00	0,00
TOTALES	599	182.262,35	127.706,57	309.968,92	100,00	40.941.834,27	41.251.803,19	100,00

CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)						
		CURRENT	% CE		AT ISSUE DATE	% CE
CLASS A	95,40%	584.576.761,24	7,21%	95,94%	666.800.000,00	6,36%
SERIES A1	79,08%	484.576.761,24		81,55%	566.800.000,00	
SERIES A2	16,32%	100.000.000,00		14,39%	100.000.000,00	
SERIES B	3,07%	18.800.000,00	4,14%	2,71%	18.800.000,00	3,65%
SERIES C	1,53%	9.400.000,00	2,61%	1,35%	9.400.000,00	2,30%
ISSUE BONDS		612.776.761,24			695.000.000,00	
RESERVE FUND	2,61%	15.985.000,00		2,30%	15.985.000,00	

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)		
ASSETS	BALANCE	INTEREST
TREASURY C.	37.193.748,20	2,056%
SERVICER PPAL COLLECT NOT YET CREDITE	2.289.173,35	
SERVICER INTS COLLECT NOT YET CREDITEI	618.313,06	
LIABILITIES	BALANCE	INTEREST
STARTING EXPENSES LOAN	1.832.000,00	3,116%
SUBORDINATED LOAN	15.985.000,00	3,116%

ADDITIONAL INFORMATION

MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T

OFFICIAL REGISTER: COMISIÓN NACIONAL DEL MERCADO DE VALORES

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