

RURAL HIPOTECARIO V Fondo de Titulización de Activos

Brief report

Date: 09/30/2005  
Currency: EUR



Date of constitution  
10/28/2003

VAT Reg. no.  
G83788398

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

Servicer  
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

Servicer Credit Support Provider

Banco Cooperativo Español

Bond Paying Agent

Banco Cooperativo

Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

Treasury Account

Banco Cooperativo

Start-up Loan

Caixa Rural de Balears  
Caja Rural Aragonesa y de los Pirineos  
Caja Rural de Aragón  
Caja Rural de Burgos  
Caja Rural de Navarra  
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Caja Rural Intermediterránea  
Caja Rural San Vicente de Vall de Uxo

Subordinated Loan

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 Sur  
Caja Rural Intermediterránea  
Caja Rural San Vicente de Vall de Uxo

Assets Custodian

Banco Cooperativo Español

Fund Auditors

Ernst&Young

Issued securities: Asset-Backed Bonds

| Bonds issue               |                        |                                                               |                              |                                                              |                                                             |                                               |                                                                                   |                   |          |
|---------------------------|------------------------|---------------------------------------------------------------|------------------------------|--------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|-------------------|----------|
| Series<br>ISIN Code       | Issue date<br>Nº bonds | Principal outstanding<br>(Bond Unit / Series Total / %Factor) |                              | Interest type<br>Reference rate and margin<br>Payment Date   | Interest Rate<br>Next coupon                                | Redemption                                    |                                                                                   | Rating<br>Moody's |          |
|                           |                        | Current                                                       | Original                     |                                                              |                                                             | Final maturity (legal)                        | Next                                                                              | Current           | Original |
| Series A1<br>ES0358284000 | 10/31/2003<br>5,668    | 69,243.01<br>392,469,380.68<br>69.24%                         | 100,000.00<br>566,800,000.00 | Floating<br>3-M Euribor + 0.250%<br>15.Mar/Jun/Sep/Dec       | 2.3860%<br>12/15/2005<br>417.62 Gross<br>354.98 Net         | 03/15/2035<br>Quarterly<br>15.Mar/Jun/Sep/Dec | 12/15/2005<br>"Pass-Through"                                                      | Aaa               | Aaa      |
| Series A2<br>ES0358284018 | 10/31/2003<br>1,000    | 100,000.00<br>100,000,000.00<br>100.00%                       | 100,000.00<br>100,000,000.00 | Floating<br>BEI Rate Interest + 0.000%<br>15.Mar/Jun/Sep/Dec | 2.1300%<br>12/15/2005<br>538.416670 Gross<br>457.654170 Net | 09/15/2013<br>Quarterly<br>15.Mar/Jun/Sep/Dec | 12/15/2006<br>Planned                                                             | Aaa               | Aaa      |
| Series B<br>ES0358284026  | 10/31/2003<br>188      | 100,000.00<br>18,800,000.00<br>100.00%                        | 100,000.00<br>18,800,000.00  | Floating<br>3-M Euribor + 0.650%<br>15.Mar/Jun/Sep/Dec       | 2.7860%<br>12/15/2005<br>704.24 Gross<br>598.60 Net         | 03/15/2035<br>Quarterly<br>15.Mar/Jun/Sep/Dec | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secutential | A2                | A2       |
| Series C<br>ES0358284034  | 10/31/2003<br>94       | 100,000.00<br>9,400,000.00<br>100.00%                         | 100,000.00<br>9,400,000.00   | Floating<br>3-M Euribor + 1.450%<br>15.Mar/Jun/Sep/Dec       | 3.5860%<br>12/15/2005<br>906.46 Gross<br>770.49 Net         | 03/15/2035<br>Quarterly<br>15.Mar/Jun/Sep/Dec | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secutential | Baa3              | Baa3     |
| Total                     |                        | 520,669,380.68                                                | 695,000,000.00               |                                                              |                                                             |                                               |                                                                                   |                   |          |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) |                               |                         |       |            |            |            |            |            |            |            |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------------------|-------|------------|------------|------------|------------|------------|------------|------------|
|                                                                                                                     |                               | % Monthly CPR (SMM)     |       | 0,00       | 0,70       | 0,80       | 0,90       | 1,00       | 1,10       | 1,20       |
|                                                                                                                     |                               | % Annual equivalent CPR |       | 0,00       | 8,08       | 9,19       | 10,28      | 11,36      | 12,43      | 13,49      |
| Series A1                                                                                                           | With optional redemption *    | Average life            | Years | 11.66      | 11.66      | 11.66      | 11.66      | 11.66      | 11.66      | 11.66      |
|                                                                                                                     |                               | Final Maturity          | Years | 05/27/2017 | 05/27/2017 | 05/27/2017 | 05/27/2017 | 05/27/2017 | 05/27/2017 | 05/27/2017 |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 27.73      | 27.73      | 27.73      | 27.73      | 27.73      | 27.73      | 27.73      |
|                                                                                                                     |                               | Final Maturity          | Years | 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 | 11.19      | 5.85       | 5.40       | 4.98       | 4.64       | 4.37       | 4.12       |
|                                                                                                                     |                               | Final Maturity          | Years | 12/03/2016 | 08/04/2011 | 02/20/2011 | 09/21/2010 | 05/22/2010 | 02/10/2010 | 11/10/2009 |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 19.22      | 12.72      | 11.97      | 11.22      | 10.72      | 10.21      | 9.71       |
|                                                                                                                     |                               | Final Maturity          | Years | 12/16/2024 | 06/15/2018 | 09/15/2017 | 12/15/2016 | 06/15/2016 | 12/15/2015 | 06/15/2015 |
| Series B                                                                                                            | With optional redemption *    | Average life            | Years | 4.94       | 4.94       | 4.94       | 4.94       | 4.94       | 4.94       | 4.94       |
|                                                                                                                     |                               | Final Maturity          | Years | 09/05/2010 | 09/05/2010 | 09/05/2010 | 09/05/2010 | 09/05/2010 | 09/05/2010 | 09/05/2010 |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 7.97       | 7.97       | 7.97       | 7.97       | 7.97       | 7.97       | 7.97       |
|                                                                                                                     |                               | Final Maturity          | Years | 09/16/2013 | 09/16/2013 | 09/16/2013 | 09/16/2013 | 09/16/2013 | 09/16/2013 | 09/16/2013 |
| Series C                                                                                                            | With optional redemption *    | Average life            | Years | 4.94       | 4.94       | 4.94       | 4.94       | 4.75       | 4.59       | 4.59       |
|                                                                                                                     |                               | Final Maturity          | Years | 09/05/2010 | 09/05/2010 | 09/05/2010 | 09/05/2010 | 08/25/2010 | 06/29/2010 | 05/03/2010 |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 7.97       | 7.97       | 7.97       | 7.97       | 7.97       | 7.97       | 7.72       |
|                                                                                                                     |                               | Final Maturity          | Years | 09/16/2013 | 09/16/2013 | 09/16/2013 | 09/16/2013 | 09/16/2013 | 09/16/2013 | 06/17/2013 |
| Series D                                                                                                            | With optional redemption *    | Average life            | Years | 14.09      | 14.09      | 14.09      | 14.09      | 14.09      | 14.09      | 14.09      |
|                                                                                                                     |                               | Final Maturity          | Years | 10/31/2019 | 10/31/2019 | 10/31/2019 | 10/31/2019 | 10/31/2019 | 10/31/2019 | 10/31/2019 |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 27.73      | 27.73      | 27.73      | 27.73      | 27.73      | 27.73      | 27.73      |
|                                                                                                                     |                               | Final Maturity          | Years | 06/15/2033 | 06/15/2033 | 06/15/2033 | 06/15/2033 | 06/15/2033 | 06/15/2033 | 06/15/2033 |
| Series E                                                                                                            | With optional redemption *    | Average life            | Years | 13.51      | 7.93       | 7.43       | 6.97       | 6.59       | 6.24       | 5.92       |
|                                                                                                                     |                               | Final Maturity          | Years | 03/30/2019 | 09/03/2013 | 03/04/2013 | 09/16/2012 | 05/03/2012 | 12/25/2011 | 08/31/2011 |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 19.22      | 12.72      | 11.97      | 11.22      | 10.72      | 10.21      | 9.71       |
|                                                                                                                     |                               | Final Maturity          | Years | 12/16/2024 | 06/15/2018 | 09/15/2017 | 12/15/2016 | 06/15/2016 | 12/15/2015 | 06/15/2015 |
| Series F                                                                                                            | With optional redemption *    | Average life            | Years | 14.09      | 14.09      | 14.09      | 14.09      | 14.09      | 14.09      | 14.09      |
|                                                                                                                     |                               | Final Maturity          | Years | 10/31/2019 | 10/31/2019 | 10/31/2019 | 10/31/2019 | 10/31/2019 | 10/31/2019 | 10/31/2019 |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 27.73      | 27.73      | 27.73      | 27.73      | 27.73      | 27.73      | 27.73      |
|                                                                                                                     |                               | Final Maturity          | Years | 06/15/2033 | 06/15/2033 | 06/15/2033 | 06/15/2033 | 06/15/2033 | 06/15/2033 | 06/15/2033 |
| Series G                                                                                                            | With optional redemption *    | Average life            | Years | 13.51      | 7.93       | 7.43       | 6.97       | 6.59       | 6.24       | 5.92       |
|                                                                                                                     |                               | Final Maturity          | Years | 03/30/2019 | 09/03/2013 | 03/04/2013 | 09/16/2012 | 05/03/2012 | 12/25/2011 | 08/31/2011 |
|                                                                                                                     | Without optional redemption * | Average life            | Years | 19.22      | 12.72      | 11.97      | 11.22      | 10.72      | 10.21      | 9.71       |
|                                                                                                                     |                               | Final Maturity          | Years | 12/16/2024 | 06/15/2018 | 09/15/2017 | 12/15/2016 | 06/15/2016 | 12/15/2015 | 06/15/2015 |

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%.

Credit enhancement and financial operations

| Credit enhancement (CE) |        |                |       |               |                |       |  |
|-------------------------|--------|----------------|-------|---------------|----------------|-------|--|
| Current                 |        |                |       | At issue date |                |       |  |
|                         |        | % CE           |       |               |                | % CE  |  |
| Class A                 | 94.58% | 492,469,380.68 | 8.49% | 95.94%        | 666,800,000.00 | 6.36% |  |
| Series A1               | 75.38% | 392,469,380.68 |       | 81.55%        | 566,800,000.00 |       |  |
| Series A2               | 19.21% | 100,000,000.00 |       | 14.39%        | 100,000,000.00 |       |  |
| Series B                | 3.61%  | 18,800,000.00  | 4.88% | 2.71%         | 18,800,000.00  | 3.85% |  |
| Series C                | 1.81%  | 9,400,000.00   | 3.07% | 1.35%         | 9,400,000.00   | 2.30% |  |
| Issue of Bonds          |        | 520,669,380.68 |       |               | 695,000,000.00 |       |  |
| Reserve Fund            | 3.07%  | 15,985,000.00  |       | 2.30%         | 15,985,000.00  |       |  |

| Other financial operations (current)   |           |               |          |
|----------------------------------------|-----------|---------------|----------|
| Assets                                 |           | Balance       | Interest |
| Treasury Account                       |           | 18,784,256.19 | 2.076%   |
| Servicer ppal collect not yet credited |           | 1,794,107.20  |          |
| Servicer ints collect not yet credited |           | 553,319.14    |          |
| Liabilities                            | Available | Balance       | Interest |
| Start-up Loan                          |           | 1,374,000.00  | 3.136%   |
| Subordinated Loan                      |           | 15,985,000.00 | 3.136%   |

Additional information

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Official register CNMV: Pº de la Castellana, 19 - 28046 Madrid 📞 +34 91 585 15 00 🌐 www.cnmv.com

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Servicer Credit Support Provider  
Banco Cooperativo Español

Servicer Credit Support Provider  
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Bond Paying Agent  
Banco Cooperativo

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
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Banco Cooperativo

Start-up Loan  
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Assets Custodian  
Banco Cooperativo Español

Fund Auditors  
Ernst&Young

Collateral: Residential mortgage loans

| General                                     |                |                      |  |
|---------------------------------------------|----------------|----------------------|--|
|                                             | Current        | At constitution date |  |
| Count                                       | 8,123          | 9,794                |  |
| Principal                                   |                |                      |  |
| Principal outstanding                       | 516,442,936.23 | 695,013,382.53       |  |
| Average loan                                | 63,577.86      | 70,963.18            |  |
| Minimum                                     | 122.53         | 5,243.43             |  |
| Maximum                                     | 279,535.93     | 295,064.76           |  |
| Interest rate                               |                |                      |  |
| Weighted average (wac)                      | 3.23%          | 3.54%                |  |
| Minimum                                     | 2.42%          | 2.51%                |  |
| Maximum                                     | 9.50%          | 9.50%                |  |
| Final maturity                              |                |                      |  |
| Weighted average (WARM) (months)            | 226            | 248                  |  |
| Minimum                                     | 11/17/2005     | 08/15/2005           |  |
| Maximum                                     | 03/31/2033     | 03/31/2033           |  |
| Index (distribution)                        |                |                      |  |
| 1-year EURIBOR/MIBOR                        | 1.13           | 1.23                 |  |
| 1-year EURIBOR/MIBOR (Mortgage Market)      | 89.18          | 88.34                |  |
| Mortgage Market: Banks                      | 0.06           | 0.07                 |  |
| Mortgage Market: Savings Banks              | 5.95           | 6.72                 |  |
| Mortgage Market: All Institutions           | 3.66           | 3.59                 |  |
| Savings Banks Lending Rate (CECA Indicator) | 0.02           | 0.02                 |  |

| Prepayments               |               |               |               |                |            |
|---------------------------|---------------|---------------|---------------|----------------|------------|
|                           | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM) | 0.70%         | 0.85%         | 0.93%         | 0.95%          | 0.91%      |
| Annual equivalente (CPR)  | 8.06%         | 9.71%         | 10.57%        | 10.77%         | 10.34%     |

| LTV Distribution         |         |       |                      |       |
|--------------------------|---------|-------|----------------------|-------|
|                          | Current |       | At constitution date |       |
|                          | % Pool  | % LTV | % Pool               | % LTV |
| 0.01 - 10%               | 0.25    | 7.68  | 0.07                 | 8.77  |
| 10.01 - 20%              | 1.89    | 16.06 | 0.93                 | 16.47 |
| 20.01 - 30%              | 4.81    | 25.48 | 3.30                 | 25.76 |
| 30.01 - 40%              | 9.65    | 35.42 | 6.14                 | 35.47 |
| 40.01 - 50%              | 13.17   | 45.54 | 10.24                | 45.31 |
| 50.01 - 60%              | 19.66   | 55.01 | 15.89                | 55.30 |
| 60.01 - 70%              | 23.33   | 65.20 | 20.98                | 65.19 |
| 70.01 - 80%              | 23.37   | 73.66 | 35.23                | 75.70 |
| 80.01 - 90%              | 3.08    | 84.03 | 5.28                 | 84.19 |
| 90.01 - 100%             | 0.79    | 92.04 | 1.93                 | 94.23 |
| Weighted average (WALTV) | 57.52   |       | 63.24                |       |
| Minimum                  | 0.16    |       | 4.32                 |       |
| Maximum                  | 94.89   |       | 98.98                |       |

| Geographic distribution |         |                      |
|-------------------------|---------|----------------------|
|                         | Current | At constitution date |
| Andalucia               | 14.81%  | 15.28%               |
| Aragon                  | 13.03%  | 12.80%               |
| Asturias                | 0.01%   | 0.01%                |
| Balearic Islands        | 2.75%   | 3.14%                |
| Basque Country          | 5.37%   | 4.77%                |
| Canary Islands          | 3.46%   | 3.43%                |
| Cantabria               | 0.54%   | 0.51%                |
| Castilla-La Mancha      | 3.76%   | 3.48%                |
| Castilla-Leon           | 8.95%   | 8.52%                |
| Catalonia               | 7.70%   | 8.33%                |
| Ceuta                   | 0.04%   | 0.04%                |
| Extremadura             | 0.03%   | 0.03%                |
| Galicia                 | 0.02%   | 0.02%                |
| La Rioja                | 2.71%   | 2.67%                |
| Madrid                  | 8.50%   | 7.77%                |
| Melilla                 | 0.03%   | 0.02%                |
| Murcia                  | 7.95%   | 8.55%                |
| Navarra                 | 7.65%   | 6.77%                |
| Valencia                | 12.71%  | 13.85%               |

| Current delinquency |        |              |           |       |            |       |                  |               |       |                                |
|---------------------|--------|--------------|-----------|-------|------------|-------|------------------|---------------|-------|--------------------------------|
| Aging               | Assets | Overdue debt |           |       |            |       | Outstanding debt | Total debt    |       | % Total debt / Appraisal Value |
|                     |        | Principal    | Interest  | Other | Total      | %     |                  |               | %     |                                |
| Up to 1 month       | 396    | 88,221.06    | 46,949.99 | 0.00  | 135,171.05 | 57.54 | 25,765,707.51    | 25,900,878.56 | 81.68 | 55.82                          |
| 1 to 2 months       | 59     | 31,054.74    | 19,015.57 | 0.00  | 50,070.31  | 21.32 | 4,031,000.86     | 4,081,071.17  | 12.87 | 57.78                          |
| 2 to 3 months       | 19     | 14,702.57    | 8,818.81  | 0.00  | 23,521.38  | 10.01 | 1,211,404.93     | 1,234,926.31  | 3.89  | 57.03                          |
| 3 to 6 months       | 2      | 1,433.28     | 1,452.91  | 0.00  | 2,886.19   | 1.23  | 142,870.04       | 145,756.23    | 0.46  | 72.12                          |
| 6 to 12 months      | 5      | 8,453.65     | 9,784.09  | 0.00  | 18,237.74  | 7.76  | 290,982.70       | 309,220.44    | 0.98  | 72.30                          |
| 12 to 18 months     | 1      | 2,718.79     | 2,297.81  | 0.00  | 5,016.60   | 2.14  | 31,957.03        | 36,973.63     | 0.12  | 78.22                          |
| Total               | 482    | 146,584.09   | 88,319.18 | 0.00  | 234,903.27 |       | 31,473,923.07    | 31,708,826.34 |       | 56.31                          |