

**Hecho Relevante de**

**PYME BANCAJA 5 Fondo de Titulización de Activos**

En virtud de lo establecido en el apartado 4 del Módulo Adicional a la Nota de Valores del Folleto Informativo de **PYME BANCAJA 5 Fondo de Titulización de Activos** (el “Fondo”) se comunica a la COMISIÓN NACIONAL DEL MERCADO DE VALORES el presente hecho relevante:

- La Agencia de Calificación **Moody’s Investors Service** (“**Moody’s**”) con fecha 1 de diciembre de 2008, comunica que ha bajado las calificaciones de las siguientes Series de Bonos emitidos por **PYME BANCAJA 5 Fondo de Titulización de Activos**:
  - **Serie A3**      **Aa3**    (actual **Aaa**)
  - **Serie B:**      **Ba3**    (actual **A2**)
  - **Serie C:**      **Caa1**   (actual **Baa3**)

Las calificaciones que Moody’s tiene asignadas al resto de las Series son las siguientes:

- **Serie D:**      **C**

Se adjunta la nota de prensa emitida por Moody’s.

Madrid, 2 de diciembre de 2008.



Mario Masiá Vicente  
Director General

**Rating Action: PYME BANCAJA 5, FTA**

**Moody's downgrades 3 classes of Notes issued by PYME BANCAJA 5, FTA.**

London, 01 December 2008 -- Moody's Investors Service has today announced that it has downgraded the long-term credit ratings of the following notes issued by PYME BANCAJA 5, FTA:

- Euro 618,200,000 Series A3 Notes, downgraded to Aa3 from Aaa;
- Euro 62,700,000 Series B Notes; downgraded to Ba3 from A2;
- Euro 24,100,000 Series C Notes; downgraded to Caa1 from Baa3.

Class A1 and A2 Notes were fully redeemed on August 2007 and November 2007 respectively.

Date of previous rating action: no previous rating action since initial rating assignment in October 2006.

The above rating action was prompted by a higher-than-expected level of delinquencies. As of September 2008, the cumulative 90+ delinquencies (i.e. delinquencies equal or greater than 90 days) were equal to 2.68% of the current portfolio balance. As part of the review, Moody's has considered the exposure of the transaction to the real estate sector (either through security in the form of a mortgage or debtors operating in the real estate sector) and the recent deterioration of the Spanish economy which has been reflected in the negative asset performance outlook Moody's published on the Spanish SMEs securitisation sector.

As a result of the above, Moody's has revised its assumption of the default probability of the SME debtors to an equivalent rating in the single B-range for the debtors operating in the real estate sector and in the Ba-range for the non real-estate debtors. At the same time, Moody's estimated the remaining weighted average life of the portfolio was 3.7 years. As a consequence, these revised assumptions have translated into an increase of the cumulative mean default assumption for this transaction to 8.8% as a percentage of the original portfolio balance, with a coefficient of variation of 45%. Moody's has also lowered its recovery rate assumption to 45%, with a standard deviation of 20%. Moody's original mean default assumption was 2.25% (as a percentage of original balance).

In summary, the increased credit enhancement available in the structure due to the amortisation of the portfolio was not sufficient to offset the impact of worse than expected performance and revised performance assumptions on the Class A3, B and C Notes rating.

PYME BANCAJA 5, FTA is a securitisation fund created with the aim of purchasing a pool of loans granted by Caja de Ahorros de Valencia, Castellón y Alicante (Bancaja) to Spanish small- and medium-sized enterprises (SMEs). The pool of underlying assets was made up of a portfolio of 3,177 loans granted to Spanish companies. The loans have been originated between 2001 and April 2006, with a weighted average seasoning of 1 year and a weighted average remaining term of 6.68 years. Around 76.6% of the outstanding of the portfolio was secured by a mortgage guarantee over different type of properties (mainly urban land, commercial and residential), with a weighted average loan to value equal to 64%. Geographically, the pool was concentrated in Valencia (50.86%), Madrid (16.81%) and Catalonia (9.08%). The concentration in the "buildings and real estate" sector according to Moody's industry classification was approximately 73.8% as of closing.

Moody's assigned definitive ratings in October 2006. Moody's ratings address the expected loss posed to investors by the legal final maturity of the notes. Moody's ratings address only the credit risks associated with the transaction. Other non-credit risks have not been addressed, but may have a significant effect on yield to investors.

Moody's initially analysed and monitors this transaction using the rating methodology for granular SME transactions in EMEA as described in the following Rating Methodology reports: "FTPYMES: Moody's Analytical Approach to Spanish Securitisation Funds Launched Under Government's FTPYMES Programme", October 2003 and "Moody's Approach to Rating Granular SME Transactions in Europe, Middle East and Africa", June 2007.

Moody's is closely monitoring the transaction. To obtain a copy of Moody's New Issue Report or periodic

Performance Overviews, please visit Moody's website at [www.moody.com](http://www.moody.com) or contact our Client Service Desk in London (+44-20-7772 5454).

Paris  
Carole Gintz  
VP - Senior Credit Officer  
Structured Finance Group  
Moody's France S.A.  
JOURNALISTS: 44 20 7772 5456  
SUBSCRIBERS: 44 20 7772 5454

London  
Michel Savoye  
Analyst  
Structured Finance Group  
Moody's Investors Service Ltd.  
JOURNALISTS: 44 20 7772 5456  
SUBSCRIBERS: 44 20 7772 5454

© Copyright 2008, Moody's Investors Service, Inc. and/or its licensors including Moody's Assurance Company, Inc. (together, "MOODY'S"). All rights reserved.

ALL INFORMATION CONTAINED HEREIN IS PROTECTED BY COPYRIGHT LAW AND NONE OF SUCH INFORMATION MAY BE COPIED OR OTHERWISE REPRODUCED, REPACKAGED, FURTHER TRANSMITTED, TRANSFERRED, DISSEMINATED, REDISTRIBUTED OR RESOLD, OR STORED FOR SUBSEQUENT USE FOR ANY SUCH PURPOSE, IN WHOLE OR IN PART, IN ANY FORM OR MANNER OR BY ANY MEANS WHATSOEVER, BY ANY PERSON WITHOUT MOODY'S PRIOR WRITTEN CONSENT. All information contained herein is obtained by MOODY'S from sources believed by it to be accurate and reliable. Because of the possibility of human or mechanical error as well as other factors, however, such information is provided "as is" without warranty of any kind and MOODY'S, in particular, makes no representation or warranty, express or implied, as to the accuracy, timeliness, completeness, merchantability or fitness for any particular purpose of any such information. Under no circumstances shall MOODY'S have any liability to any person or entity for (a) any loss or damage in whole or in part caused by, resulting from, or relating to, any error (negligent or otherwise) or other circumstance or contingency within or outside the control of MOODY'S or any of its directors, officers, employees or agents in connection with the procurement, collection, compilation, analysis, interpretation, communication, publication or delivery of any such information, or (b) any direct, indirect, special, consequential, compensatory or incidental damages whatsoever (including without limitation, lost profits), even if MOODY'S is advised in advance of the possibility of such damages, resulting from the use of or inability to use, any such information. The credit ratings and financial reporting analysis observations, if any, constituting part of the information contained herein are, and must be construed solely as, statements of opinion and not statements of fact or recommendations to purchase, sell or hold any securities. NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, TIMELINESS, COMPLETENESS, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OF ANY SUCH RATING OR OTHER OPINION OR INFORMATION IS GIVEN OR MADE BY MOODY'S IN ANY FORM OR MANNER WHATSOEVER. Each rating or other opinion must be weighed solely as one factor in any investment decision made by or on behalf of any user of the information contained herein, and each such user must accordingly make its own study and evaluation of each security and of each issuer and guarantor of, and each provider of credit support for, each security that it may consider purchasing, holding or selling.

MOODY'S hereby discloses that most issuers of debt securities (including corporate and municipal bonds, debentures, notes and commercial paper) and preferred stock rated by MOODY'S have, prior to assignment of any rating, agreed to pay to MOODY'S for appraisal and rating services rendered by it fees ranging from \$1,500 to approximately \$2,400,000. Moody's Corporation (MCO) and its wholly-owned credit rating agency subsidiary, Moody's Investors Service (MIS), also maintain policies and procedures to address the independence of MIS's ratings and rating processes. Information regarding certain affiliations that may exist between directors of MCO and rated entities, and between entities who hold ratings from MIS and have also publicly reported to the SEC an ownership interest in MCO of more than 5%, is posted annually on Moody's website at [www.moody.com](http://www.moody.com) under the heading "Shareholder Relations - Corporate Governance - Director and Shareholder Affiliation Policy."