

# PYME BANCAJA 5 Fondo de Titulización de Activos

## Brief report

**Date:** 11/30/2007  
**Currency:** EUR

**Date of constitution**  
 10/02/2006

**VAT Reg. no.**  
 G84838283

**Management Company**  
 Europea de Titulización, S.G.F.T

**Originator**  
 Bancaja

**Servicer**  
 Bancaja

**Lead Managers**

Bancaja  
 IXIS CIB  
 JP Morgan  
 Lehman Brothers

**Bond Underwriters and Placement Agents**

Bancaja  
 IXIS CIB  
 JP Morgan  
 Lehman Brothers  
 Banco Pastor  
 DZ Bank AG

**Bond Paying Agent**

Bancaja

**Market**  
 AIAF Mercado de  
 Renta Fija

**Register of Book Securities**

Iberclear

**Treasury Account**

Bancaja

**Start-up Loan**

Bancaja

**Swap**

JPMorgan Chase

**Series A3(G) Guarantee**

Estado Español

**Assets Custodian**

Bancaja

**Fund Auditors**

Ernst&Young

### Issued securities: 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	
		Current	Original			Final maturity (legal)	Next	Fitch / Moody's Current	Original
Series A1 ES0372259004	10/05/2006 2,600	0.00 0.00	100,000.00 260,000,000.00	Floating 3-M Euribor+0.030% 14.Feb/May/Aug/Nov		02/14/2039 Quarterly	Amortized	AAA Aaa	
Series A2 ES0372259012	10/05/2006 1,850	0.00 0.00	100,000.00 185,000,000.00	Floating 3-M Euribor+0.070% 14.Feb/May/Aug/Nov		02/14/2039 Quarterly	Amortized	AAA Aaa	
Series A3 ES0372259020	10/05/2006 6,182	99.713.15 0.00%	100,000.00 618,200,000.00	Floating 3-M Euribor+0.120% 14.Feb/May/Aug/Nov	4.6940% 02/14/2008 1,196.136789 Gross 980.832167 Net	02/14/2039 Quarterly	To Be Determined "Pass-Through" Securitized / Pro rata under certain circumstances	AAA Aaa	AAA Aaa
Series B ES0372259038	10/05/2006 627	100,000.00 62,700,000.00	100,000.00 62,700,000.00	Floating 3-M Euribor+0.280% 14.Feb/May/Aug/Nov	4.8540% 02/14/2008 1,240.466667 Gross 1,017.182667 Net	02/14/2039 Quarterly	To Be Determined "Pass-Through" Securitized / Pro rata under certain circumstances	A A2	A A2
Series C ES0372259046	10/05/2006 241	100,000.00 24,100,000.00	100,000.00 24,100,000.00	Floating 3-M Euribor+0.550% 14.Feb/May/Aug/Nov	5.1240% 02/14/2008 1,309.466667 Gross 1,073.762667 Net	02/14/2039 Quarterly	To Be Determined "Pass-Through" Securitized / Pro rata under certain circumstances	BBB Baa3	BBB Baa3
Series D ES0372259053	10/05/2006 288	100,000.00 28,800,000.00	100,000.00 28,800,000.00	Floating 3-M Euribor+4.000% 14.Feb/May/Aug/Nov	8.5740% 02/14/2008 0.000000 Gross 0.000000 Net	02/14/2039 Quarterly	To Be Determined Due to Cash Reserve reduction	CCC C	CCC C
Total		732,026,693.30		1,178,800,000.00					

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)												
Series	Optional redemption	Average life	Years	% Monthly CPR (SMM)								
				1.25	1.44	1.64	1.84	2.05	2.26	2.48	2.70	
Series A2	With optional redemption *	Average life	Years	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		Final Maturity	Years	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Without optional redemption *	Average life	Years	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		Final Maturity	Years	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		Average life	Years	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		Final Maturity	Years	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Series A3	With optional redemption *	Average life	Years	1.91	1.76	1.66	1.56	1.47	1.39	1.31	1.23	
		Final Maturity	Years	12/10/2009	08/19/2009	12/07/2009	07/06/2009	05/05/2009	06/04/2009	07/03/2009	06/02/2009	
	Without optional redemption *	Average life	Years	2.40	2.24	2.10	1.97	1.86	1.76	1.67	1.58	
		Final Maturity	Years	08/14/2012	02/14/2012	11/14/2011	08/15/2011	05/16/2011	02/14/2011	11/15/2010	08/16/2010	
		Average life	Years	06/04/2010	08/02/2010	12/19/2009	03/11/2009	09/22/2009	08/17/2009	07/14/2009	12/06/2009	
		Final Maturity	Years	28.27	28.27	28.27	28.27	28.27	28.27	28.27	28.27	
Series B	With optional redemption *	Average life	Years	2.37	2.18	2.06	1.95	1.84	1.70	1.60	1.51	
		Final Maturity	Years	03/26/2010	01/18/2010	05/12/2009	10/24/2009	09/15/2009	07/27/2009	06/20/2009	05/16/2009	
	Without optional redemption *	Average life	Years	4.75	4.25	4.00	3.75	3.50	3.25	3.01	2.76	
		Final Maturity	Years	08/14/2012	02/14/2012	11/14/2011	08/15/2011	05/16/2011	02/14/2011	11/15/2010	08/16/2010	
		Average life	Years	2.98	2.79	2.62	2.47	2.33	2.17	2.05	1.94	
		Final Maturity	Years	04/11/2010	08/26/2010	06/26/2010	01/05/2010	12/03/2010	12/01/2010	01/12/2009	10/23/2009	
Series C	With optional redemption *	Average life	Years	2.37	2.18	2.06	1.95	1.84	1.70	1.60	1.51	
		Final Maturity	Years	03/26/2010	01/18/2010	05/12/2009	10/24/2009	09/15/2009	07/27/2009	06/20/2009	05/16/2009	
	Without optional redemption *	Average life	Years	4.75	4.25	4.00	3.75	3.50	3.25	3.01	2.76	
		Final Maturity	Years	08/14/2012	02/14/2012	11/14/2011	08/15/2011	05/16/2011	02/14/2011	11/15/2010	08/16/2010	
		Average life	Years	2.98	2.79	2.62	2.47	2.33	2.17	2.05	1.94	
		Final Maturity	Years	04/11/2010	08/26/2010	06/26/2010	01/05/2010	12/03/2010	12/01/2010	01/12/2009	10/23/2009	
Series D	With optional redemption *	Average life	Years	3.25	3.00	2.88	2.75	2.62	2.50	2.38	2.25	
		Final Maturity	Years	02/13/2011	11/14/2010	09/29/2010	08/14/2010	06/29/2010	05/15/2010	03/30/2010	12/02/2010	
	Without optional redemption *	Average life	Years	4.75	4.25	4.00	3.75	3.50	3.25	3.01	2.76	
		Final Maturity	Years	08/14/2012	02/14/2012	11/14/2011	08/15/2011	05/16/2011	02/14/2011	11/15/2010	08/16/2010	
		Average life	Years	15.01	15.01	15.01	15.01	15.01	15.01	15.01	15.01	
		Final Maturity	Years	11/14/2022	11/14/2022	11/14/2022	11/14/2022	11/14/2022	11/14/2022	11/14/2022	11/14/2022	

\* 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)					
Class	Current	At issue date		% CE	% CE
		Current	% CE		
Class A	84.21%	616,426,693.30	16.15%	90.19%	1,063,200,000.00
Series A1	0.00%	0.00		22.06%	260,000,000.00
Series A2	0.00%	0.00		15.69%	185,000,000.00
Series A3	84.21%	616,426,693.30	7.24%	52.44%	618,200,000.00
Series B	8.57%	62,700,000.00	7.24%	5.32%	62,700,000.00
Series C	3.29%	24,100,000.00	3.81%	2.04%	24,100,000.00
Series D	3.93%	28,800,000.00		2.44%	28,800,000.00
Issue of Bonds		732,026,693.30			1,178,800,000.00
Reserve Fund	3.81%	26,800,592.79		2.50%	28,800,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	40,432,369.89	4.579%	
Servicer ppal collect not yet credited	5,741,723.64		
Servicer ints collect not yet credited	844,796.53		
Liabilities	Available	Balance	Interest
Start-up Loan	3,396,593.00	6.584%	

#### Additional information

Brief report

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Collateral: SME Loans

General			
	Current	At constitution date	
Count	2,326	3,048	
Principal			
Principal outstanding	681,326,010.31	1,150,017,948.45	
Average loan	292,917.46	377,302.48	
Minimum	0.00	1,890.69	
Maximum	3,354,366.27	3,630,518.19	
Interest rate			
Weighted average (wac)	5.32%	4.01%	
Minimum	4.30%	2.65%	
Maximum	9.61%	8.61%	
Final maturity			
Weighted average (WARM) (months)	89	80	
Minimum	12/01/2007	01/02/2007	
Maximum	12/30/2035	12/30/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	24.87%	32.30%	
1-year EURIBOR/MIBOR (Mortgage Market)	75.13%	67.65%	

Distribution by sector (CNAE)		
	Current	At constitution date
(K) - Real Estate and Rental Activities; Business Services	56.80%	61.90%
(F) - Building	11.02%	11.92%
(D) - Manufacturing industry	10.40%	9.15%
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	6.60%	5.14%
(H) - Catering trade	4.97%	3.67%
(N) - Health and Veterinary Activities, Social Services	2.62%	1.92%
(I) - Transport, Storage and Communications	1.97%	1.66%
(O) - Other social activities and services provided to the Community; Personal Services	1.81%	1.45%
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	1.84%	1.32%
(J) - Financial brokering	1.07%	0.72%
(M) - Education	0.32%	0.47%
(E) - Production and distribution of electric power, gas and water	0.40%	0.32%
(C) - Extractive industries	0.04%	0.22%
(B) - Fishing	0.15%	0.10%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month mort. (SMM)	1.03%	1.79%	2.05%	2.44%	2.40%
Annual Percentage Rate (CPR)	11.64%	19.49%	21.99%	25.67%	25.28%

Geographic distribution		
	Current	At constitution date
Andalucia	10.28%	9.46%
Aragon	1.18%	1.18%
Asturias	0.93%	0.82%
Balearic Islands	2.48%	3.97%
Basque Country	0.37%	0.55%
Canary Islands	1.21%	1.63%
Cantabria	0.42%	0.61%
Castilla-La Mancha	2.33%	3.23%
Castilla-Leon	5.92%	4.80%
Catalonia	9.29%	8.81%
Extremadura	0.50%	0.30%
Galicia	1.45%	1.34%
La Rioja	0.32%	0.26%
Madrid	10.17%	10.59%
Murcia	3.08%	2.65%
Navarra	1.00%	1.14%
Valencia	49.06%	48.61%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt		Total debt	
		Principal	Interest	Other	Total	%		%		%
<b>Delinquencies</b>										
Up to 1 month	177	1,333,877.50	139,912.10	0.00	1,473,789.60	30.00	37,879,735.80	39,353,525.40	64.36	
1 to 2 months	44	2,621,797.64	132,615.65	0.00	2,754,413.29	56.06	15,528,918.39	18,283,231.68	29.90	
2 to 3 months	17	427,399.57	11,746.38	0.00	439,145.95	8.94	2,189,989.91	2,629,135.86	4.30	
3 to 6 months	16	77,427.62	9,059.71	0.00	86,487.33	1.76	382,879.44	469,366.77	0.77	
6 to 12 months	14	81,250.58	54,726.33	0.00	135,976.91	2.77	233,792.60	369,769.51	0.60	
12 to 18 months	2	21,576.49	1,999.24	0.00	23,575.73	0.48	17,681.68	41,257.41	0.07	
Subtotal	270	4,563,329.40	349,959.41	0.00	4,913,288.81	100.00	56,232,997.82	61,146,286.63	100.00	
<b>Doubt debts (subjectives)</b>										
2 to 3 months	1	3,600,000.00	49,236.00	0.00	3,649,236.00	100.00	0.00	3,649,236.00	100.00	
Subtotal	1	3,600,000.00	49,236.00	0.00	3,649,236.00	100.00	0.00	3,649,236.00	100.00	
<b>Total</b>	<b>271</b>	<b>8,163,329.40</b>	<b>399,195.41</b>	<b>0.00</b>	<b>8,562,524.81</b>		<b>56,232,997.82</b>	<b>64,795,522.63</b>		

Each range includes the beginning but not the ending time

Additional information