

PYME BANCAJA 5 Fondo de Titulización de Activos

Brief report

Date: 01/31/2008
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
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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 14.Feb/May/Aug/Nov	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 14.Feb/May/Aug/Nov	Amortized	AAA Aaa		
Series A3 ES0372259020	10/05/2006 6,182	99.713.15 0.00 0.00%	100,000.00 616,426,693.30 99.71%	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 14.Feb/May/Aug/Nov	02/14/2008 "Pass-Through" Securitized / Pro rata under certain circumstances	AAA Aaa	AAA Aaa	
Series B ES0372259038	10/05/2006 627	100,000.00 62,700,000.00 100.00%	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 14.Feb/May/Aug/Nov	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 24,100,000.00 100.00%	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 14.Feb/May/Aug/Nov	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 28,800,000.00 100.00%	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 14.Feb/May/Aug/Nov	To Be Determined Due to Cash Reserve reduction	CCCDR 1 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	Redemption	Average life	Years	% Monthly CPR (SMM)								
				% Annual equivalent CPR								
Series A3	With optional redemption *	Average life	Years	2.35	2.18	2.01	1.90	1.80	1.70	1.61	1.53	
		Final Maturity	Years	06/06/2010	04/04/2010	02/02/2010	12/24/2009	11/17/2009	10/13/2009	10/09/2009	09/08/2009	
		Final Maturity	Date	08/14/2013	02/14/2013	08/14/2012	05/14/2012	02/14/2012	11/14/2011	08/15/2011	05/16/2011	
	Without optional redemption *	Average life	Years	2.96	2.76	2.59	2.43	2.29	2.16	2.05	1.94	
		Final Maturity	Years	01/14/2011	03/11/2010	08/31/2010	05/07/2010	05/15/2010	03/30/2010	02/16/2010	09/01/2010	
		Final Maturity	Date	02/14/2036	02/14/2036	02/14/2036	02/14/2036	02/14/2036	02/14/2036	02/14/2036	02/14/2036	
Series B	With optional redemption *	Average life	Years	2.60	2.40	2.22	2.10	1.99	1.88	1.78	1.69	
		Final Maturity	Years	04/09/2010	06/25/2010	04/20/2010	07/03/2010	01/25/2010	12/17/2009	11/11/2009	07/10/2009	
		Final Maturity	Date	08/14/2013	02/14/2013	08/14/2012	05/14/2012	02/14/2012	11/14/2011	08/15/2011	05/16/2011	
	Without optional redemption *	Average life	Years	3.27	3.05	2.86	2.69	2.53	2.39	2.27	2.15	
		Final Maturity	Years	08/05/2011	02/18/2011	09/12/2010	07/10/2010	12/08/2010	06/22/2010	07/05/2010	03/26/2010	
		Final Maturity	Date	02/14/2036	02/14/2036	02/14/2036	02/14/2036	02/14/2036	02/14/2036	02/14/2036	02/14/2036	
Series C	With optional redemption *	Average life	Years	2.60	2.40	2.22	2.10	1.99	1.88	1.78	1.69	
		Final Maturity	Years	04/09/2010	06/25/2010	04/20/2010	07/03/2010	01/25/2010	12/17/2009	11/11/2009	07/10/2009	
		Final Maturity	Date	08/14/2013	02/14/2013	08/14/2012	05/14/2012	02/14/2012	11/14/2011	08/15/2011	05/16/2011	
	Without optional redemption *	Average life	Years	3.27	3.05	2.86	2.69	2.53	2.39	2.27	2.15	
		Final Maturity	Years	08/05/2011	02/18/2011	09/12/2010	07/10/2010	12/08/2010	06/22/2010	07/05/2010	03/26/2010	
		Final Maturity	Date	02/14/2036	02/14/2036	02/14/2036	02/14/2036	02/14/2036	02/14/2036	02/14/2036	02/14/2036	
Series D	With optional redemption *	Average life	Years	5.54	5.04	4.54	4.29	4.04	3.79	3.54	3.28	
		Final Maturity	Years	08/14/2013	02/14/2013	08/14/2012	05/14/2012	02/14/2012	11/14/2011	08/14/2011	05/14/2011	
		Final Maturity	Date	08/14/2013	02/14/2013	08/14/2012	05/14/2012	02/14/2012	11/14/2011	08/15/2011	05/16/2011	
	Without optional redemption *	Average life	Years	28.06	28.06	28.06	28.06	28.06	28.06	28.06	28.06	
		Final Maturity	Years	02/14/2036	02/14/2036	02/14/2036	02/14/2036	02/14/2036	02/14/2036	02/14/2036	02/14/2036	
		Final Maturity	Date	02/14/2036	02/14/2036	02/14/2036	02/14/2036	02/14/2036	02/14/2036	02/14/2036	02/14/2036	

* 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	% CE	At issue date			
			% CE		% CE	
Class A	84.21%	616,426,693.30	16.15%	90.19%	1,063,200,000.00	10.05%
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	52.44%		618,200,000.00	
Series B	8.57%	62,700,000.00	7.24%	5.32%	62,700,000.00	4.60%
Series C	3.29%	24,100,000.00	3.81%	2.04%	24,100,000.00	2.50%
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	100,419,253.80	4.579%	
Servicer ppal collect not yet credited	2,798,315.83		
Servicer ints collect not yet credited	815,698.97		
Liabilities	Available	Balance	Interest
Start-up Loan		3,396,593.00	6.584%

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Collateral: SME Loans

General			
	Current	At constitution date	
Count	2,237	3,048	
Principal			
Principal outstanding	626,518,654.39	1,150,017,948.45	
Average loan	280,070.92	377,302.48	
Minimum	381.04	1,890.69	
Maximum	3,307,865.66	3,630,518.19	
Interest rate			
Weighted average (wac)	5.40%	4.01%	
Minimum	4.38%	2.65%	
Maximum	9.65%	8.61%	
Final maturity			
Weighted average (WARM) (months)	92	80	
Minimum	02/01/2008	01/02/2007	
Maximum	12/30/2035	12/30/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	23.78%	32.30%	
1-year EURIBOR/MIBOR (Mortgage Market)	76.22%	67.65%	

Distribution by sector (CNAE)		
	Current	At constitution date
(K) - Real Estate and Rental Activities; Business Services	56.30%	61.90%
(F) - Building	10.32%	11.92%
(D) - Manufacturing industry	10.60%	9.15%
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	6.85%	5.14%
(H) - Catering trade	5.29%	3.67%
(N) - Health and Veterinary Activities, Social Services	2.81%	1.92%
(I) - Transport, Storage and Communications	2.03%	1.66%
(O) - Other social activities and services provided to the Community; Personal Services	1.91%	1.45%
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	1.96%	1.32%
(J) - Financial brokering	1.14%	0.72%
(M) - Education	0.34%	0.47%
(E) - Production and distribution of electric power, gas and water	0.41%	0.32%
(C) - Extractive industries	0.04%	0.22%
(B) - Fishing	0.01%	0.10%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month mort. (SMM)	1.63%	1.37%	1.61%	2.28%	2.29%
Annual Percentage Rate (CPR)	17.85%	15.21%	17.71%	24.16%	24.28%

Geographic distribution		
	Current	At constitution date
Andalucia	9.66%	9.46%
Aragon	1.25%	1.18%
Asturias	0.49%	0.82%
Balearic Islands	2.54%	3.97%
Basque Country	0.40%	0.55%
Canary Islands	1.30%	1.63%
Cantabria	0.45%	0.61%
Castilla-La Mancha	2.35%	3.23%
Castilla-Leon	5.52%	4.80%
Catalonia	9.79%	8.81%
Extremadura	0.54%	0.30%
Galicia	1.21%	1.34%
La Rioja	0.34%	0.26%
Madrid	10.79%	10.59%
Murcia	3.23%	2.65%
Navarra	0.61%	1.14%
Valencia	49.53%	48.61%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%		Total	%
Delinquencies									
Up to 1 month	168	7,794,917.21	161,620.03	0.00	7,956,537.24	87.93	39,093,553.84	47,050,091.08	63.04
1 to 2 months	63	389,112.44	122,465.06	0.00	511,577.50	5.65	18,936,242.12	19,447,819.62	26.06
2 to 3 months	19	118,121.90	45,183.71	0.00	163,305.61	1.80	3,563,274.26	3,726,579.87	4.99
3 to 6 months	16	113,173.46	75,246.10	0.00	188,419.56	2.08	3,733,420.26	3,921,839.82	5.25
6 to 12 months	16	113,793.43	54,288.29	0.00	168,081.72	1.86	210,616.36	378,698.08	0.51
12 to 18 months	5	54,796.34	6,222.77	0.00	61,019.11	0.67	47,278.85	108,297.96	0.15
Subtotal	287	8,583,914.78	465,025.96	0.00	9,048,940.74	100.00	65,584,385.69	74,633,326.43	100.00
Doubt debts (subjectives)									
3 to 6 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
Total	288	12,183,914.78	514,261.96	0.00	12,698,176.74		65,584,385.69	78,282,562.43	

Each range includes the beginning but not the ending time

Additional information