

# PYME BANCAJA 5 Fondo de Titulización de Activos

## Brief report

Date: 05/31/2008  
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  
JP Morgan  
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) Guarantees

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	75,468.27 466,544,845.14 0.00%	100,000.00 618,200,000.00 75.47%	Floating 3-M Euribor+0.120% 14.Feb/May/Aug/Nov	4.9770% 08/14/2008 959.880926 Gross 787.102359 Net	02/14/2039 Quarterly 14.Feb/May/Aug/Nov	08/14/2008 "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	5.1370% 08/14/2008 1,312.788889 Gross 1,076.486889 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	5.4070% 08/14/2008 1,381.788889 Gross 1,133.066889 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	8.8570% 08/14/2008 2,263.455556 Gross 1,856.033556 Net	02/14/2039 Quarterly 14.Feb/May/Aug/Nov	To Be Determined Due to Cash Reserve reduction	CCCDR 1 C	CCC C	
Total		582,144,845.14		1,178,800,000.00						

### Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

Series	Option	Average life	Years	% Monthly CPR (SMM)									
				% Annual equivalent CPR									
Series A3	With optional redemption *	Average life	Years	2.20	2.02	1.90	1.79	1.69	1.59	1.50	1.46		
		Final Maturity	Years	07/25/2010	05/20/2010	07/04/2010	02/26/2010	01/19/2010	12/15/2009	10/11/2009	10/28/2009		
		Final Maturity	Date	07/25/2010	05/20/2010	07/04/2010	02/26/2010	01/19/2010	12/15/2009	10/11/2009	10/28/2009		
	Without optional redemption *	Average life	Years	2.89	2.70	2.53	2.38	2.24	2.12	2.01	1.90		
		Final Maturity	Years	02/04/2011	01/23/2011	11/23/2010	09/28/2010	10/08/2010	06/25/2010	05/15/2010	08/04/2010		
		Final Maturity	Date	02/04/2011	01/23/2011	11/23/2010	09/28/2010	10/08/2010	06/25/2010	05/15/2010	08/04/2010		
Series B	With optional redemption *	Average life	Years	2.11	1.94	1.83	1.72	1.62	1.53	1.44	1.40		
		Final Maturity	Years	06/24/2010	04/22/2010	12/03/2010	01/02/2010	12/27/2009	11/23/2009	10/21/2009	08/10/2009		
		Final Maturity	Date	06/24/2010	04/22/2010	12/03/2010	01/02/2010	12/27/2009	11/23/2009	10/21/2009	08/10/2009		
	Without optional redemption *	Average life	Years	2.77	2.59	2.43	2.28	2.15	2.04	1.93	1.83		
		Final Maturity	Years	02/14/2013	08/14/2012	05/14/2012	02/14/2012	11/14/2011	08/15/2011	05/16/2011	05/16/2011		
		Final Maturity	Date	02/14/2013	08/14/2012	05/14/2012	02/14/2012	11/14/2011	08/15/2011	05/16/2011	05/16/2011		
Series C	With optional redemption *	Average life	Years	2.11	1.94	1.83	1.72	1.62	1.53	1.44	1.40		
		Final Maturity	Years	06/24/2010	04/22/2010	12/03/2010	01/02/2010	12/27/2009	11/23/2009	10/21/2009	08/10/2009		
		Final Maturity	Date	06/24/2010	04/22/2010	12/03/2010	01/02/2010	12/27/2009	11/23/2009	10/21/2009	08/10/2009		
	Without optional redemption *	Average life	Years	2.77	2.59	2.43	2.28	2.15	2.04	1.93	1.83		
		Final Maturity	Years	02/14/2013	08/14/2012	05/14/2012	02/14/2012	11/14/2011	08/15/2011	05/16/2011	05/16/2011		
		Final Maturity	Date	02/14/2013	08/14/2012	05/14/2012	02/14/2012	11/14/2011	08/15/2011	05/16/2011	05/16/2011		
Series D	With optional redemption *	Average life	Years	4.76	4.25	4.00	3.76	3.50	3.25	3.00	3.00		
		Final Maturity	Years	02/14/2013	08/14/2012	05/14/2012	02/14/2012	11/14/2011	08/15/2011	05/16/2011	05/16/2011		
		Final Maturity	Date	02/14/2013	08/14/2012	05/14/2012	02/14/2012	11/14/2011	08/15/2011	05/16/2011	05/16/2011		
	Without optional redemption *	Average life	Years	27.77	27.77	27.77	27.77	27.77	27.77	27.77	27.77		
		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	% CE	
Class A	80.14%	466,544,845.14	20.89%	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	80.14%	466,544,845.14	52.44%	618,200,000.00		
Series B	10.77%	62,700,000.00	9.56%	5.32%	62,700,000.00	4.60%
Series C	4.14%	24,100,000.00	5.20%	2.04%	24,100,000.00	2.50%
Series D	4.95%	28,800,000.00		2.44%	28,800,000.00	
Issue of Bonds		582,144,845.14			1,178,800,000.00	
Reserve Fund	5.20%	28,800,000.00	2.50%		28,800,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	36,378,870.62	4.877%	
Servicer ppal collect not yet credited	2,863,334.99		
Servicer ints collect not yet credited	737,466.34		
Liabilities	Available	Balance	Interest
Start-up Loan	2,547,444.76	6.857%	

#### Additional information

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Fund Auditors  
 Ernst&Young

Collateral: SME Loans

General			
	Current	At constitution date	
Count	2,032	3,048	
Principal			
Principal outstanding	530,600,354.37	1,150,017,948.45	
Average loan	261,122.22	377,302.48	
Minimum	28.17	1,890.69	
Maximum	3,280,000.00	3,630,518.19	
Interest rate			
Weighted average (wac)	5.49%	4.01%	
Minimum	4.59%	2.65%	
Maximum	9.65%	8.61%	
Final maturity			
Weighted average (WARM) (months)	98	80	
Minimum	06/02/2008	01/02/2007	
Maximum	12/30/2035	12/30/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	23.22%	32.30%	
1-year EURIBOR/MIBOR (Mortgage Market)	76.78%	67.65%	

Distribution by sector (CNAE)		
	Current	At constitution date
(K) - Real Estate and Rental Activities; Business Services	54.81%	61.90%
(F) - Building	10.08%	11.92%
(D) - Manufacturing industry	10.68%	9.15%
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	7.23%	5.14%
(H) - Catering trade	5.46%	3.67%
(N) - Health and Veterinary Activities, Social Services	3.22%	1.92%
(I) - Transport, Storage and Communications	2.14%	1.66%
(O) - Other social activities and services provided to the Community; Personal Services	2.09%	1.45%
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	2.15%	1.32%
(J) - Financial brokering	1.30%	0.72%
(M) - Education	0.34%	0.47%
(E) - Production and distribution of electric power, gas and water	0.44%	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)	0.18%	1.25%	1.65%	1.85%	2.17%
Annual Percentage Rate (CPR)	2.15%	13.99%	18.11%	20.06%	23.19%

Geographic distribution		
	Current	At constitution date
Andalucia	9.06%	9.46%
Aragon	0.86%	1.18%
Asturias	0.58%	0.82%
Balearic Islands	2.33%	3.97%
Basque Country	0.44%	0.55%
Canary Islands	0.91%	1.63%
Cantabria	0.52%	0.61%
Castilla-La Mancha	2.34%	3.23%
Castilla-Leon	5.99%	4.80%
Catalonia	10.24%	8.81%
Extremadura	0.17%	0.30%
Galicia	1.19%	1.34%
La Rioja	0.39%	0.26%
Madrid	11.73%	10.59%
Murcia	2.89%	2.65%
Navarra	0.37%	1.14%
Valencia	49.97%	48.61%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt		Total debt	
		Principal	Interest	Other	Total	%		%		%
<b>Delinquencies</b>										
Up to 1 month	166	3,890,722.33	190,582.71	0.00	4,081,305.04	28.01	47,388,607.37	51,469,912.41	62.39	
1 to 2 months	50	1,255,012.17	95,880.46	0.00	1,350,892.63	9.27	10,403,685.75	11,754,578.38	14.25	
2 to 3 months	28	3,800,458.92	96,306.27	0.00	3,896,765.19	26.74	6,724,529.74	10,621,294.93	12.87	
3 to 6 months	24	2,747,815.76	66,659.99	0.00	2,814,475.75	19.31	1,558,089.54	4,372,565.29	5.30	
6 to 12 months	22	2,157,463.99	142,220.06	0.00	2,299,684.05	15.78	1,732,918.27	4,032,602.32	4.89	
12 to 18 months	8	86,983.07	13,502.41	0.00	100,485.48	0.69	103,312.92	203,798.40	0.25	
18 to 24 months	2	26,611.91	2,519.71	0.00	29,131.62	0.20	12,646.26	41,777.88	0.05	
Subtotal	300	13,965,068.15	607,671.61	0.00	14,572,739.76	100.00	67,923,789.85	82,496,529.61	100.00	
<b>Doubt debts (subjectives)</b>										
6 to 12 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>301</b>	<b>17,565,068.15</b>	<b>656,907.61</b>	<b>0.00</b>	<b>18,221,975.76</b>		<b>67,923,789.85</b>	<b>86,145,765.61</b>		

Each range includes the beginning but not the ending time

Additional information