

PYME BANCAJA 5 Fondo de Titulización de Activos

Brief report

Date: 08/31/2008
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
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 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	67.515.14 0.00%	100,000.00 618,200,000.00	Floating 3-M Euribor+0.120% 14.Feb/May/Aug/Nov	5.0860% 11/14/2008 877.531783 Gross 719.576062 Net	02/14/2039 Quarterly 14.Feb/May/Aug/Nov	11/14/2008 "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	5.2460% 11/14/2008 1,340.644444 Gross 1,099.328444 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	5.5160% 11/14/2008 1,409.644444 Gross 1,155.908444 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	8.9660% 11/14/2008 2,291.311111 Gross 1,878.875111 Net	02/14/2039 Quarterly 14.Feb/May/Aug/Nov	To Be Determined Due to Cash Reserve reduction	CCCDR 1 C	CCC C	
Total		532,978,595.48		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)									
				% Annual equivalent CPR									
Series A3	With optional redemption *	Average life	Years	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
		Final Maturity	Years	2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00		
		Date	Date	02/17/2012	10/10/2011	06/15/2011	03/21/2011	12/31/2010	10/19/2010	01/09/2010	06/26/2010		
	Without optional redemption *	Average life	Years	3.47	3.11	2.79	2.55	2.34	2.14	2.00	1.82		
		Final Maturity	Years	7.46	6.70	5.96	5.46	4.96	4.46	4.21	3.70		
		Date	Date	02/15/2016	05/14/2015	08/14/2014	02/14/2014	08/14/2013	02/14/2013	11/14/2012	05/14/2012		
Series B	With optional redemption *	Average life	Years	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
		Final Maturity	Years	2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00		
		Date	Date	02/17/2012	10/10/2011	06/15/2011	03/21/2011	12/31/2010	10/19/2010	01/09/2010	06/26/2010		
	Without optional redemption *	Average life	Years	3.47	3.11	2.79	2.55	2.34	2.14	2.00	1.82		
		Final Maturity	Years	7.46	6.70	5.96	5.46	4.96	4.46	4.21	3.70		
		Date	Date	02/15/2016	05/14/2015	08/14/2014	02/14/2014	08/14/2013	02/14/2013	11/14/2012	05/14/2012		
Series C	With optional redemption *	Average life	Years	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
		Final Maturity	Years	2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00		
		Date	Date	02/17/2012	10/10/2011	06/15/2011	03/21/2011	12/31/2010	10/19/2010	01/09/2010	06/26/2010		
	Without optional redemption *	Average life	Years	3.47	3.11	2.79	2.55	2.34	2.14	2.00	1.82		
		Final Maturity	Years	7.46	6.70	5.96	5.46	4.96	4.46	4.21	3.70		
		Date	Date	02/15/2016	05/14/2015	08/14/2014	02/14/2014	08/14/2013	02/14/2013	11/14/2012	05/14/2012		
Series D	With optional redemption *	Average life	Years	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
		Final Maturity	Years	2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00		
		Date	Date	02/17/2012	10/10/2011	06/15/2011	03/21/2011	12/31/2010	10/19/2010	01/09/2010	06/26/2010		
	Without optional redemption *	Average life	Years	3.47	3.11	2.79	2.55	2.34	2.14	2.00	1.82		
		Final Maturity	Years	7.46	6.70	5.96	5.46	4.96	4.46	4.21	3.70		
		Date	Date	02/15/2016	05/14/2015	08/14/2014	02/14/2014	08/14/2013	02/14/2013	11/14/2012	05/14/2012		

* 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	78.31%	417,378,595.48	22.75%	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	78.31%	417,378,595.48	52.44%		618,200,000.00	
Series B	11.76%	62,700,000.00	10.32%	5.32%	62,700,000.00	4.60%
Series C	4.52%	24,100,000.00	5.54%	2.04%	24,100,000.00	2.50%
Series D	5.40%	28,800,000.00		2.44%	28,800,000.00	
Issue of Bonds		532,978,595.48			1,178,800,000.00	
Reserve Fund	5.54%	27,917,511.13	2.50%		28,800,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	41,185,919.36	4.966%	
Servicer ppal collect not yet credited	2,651,079.87		
Servicer ints collect not yet credited	597,462.14		
Liabilities	Available	Balance	Interest
Start-up Loan		2,122,870.64	6.963%

Additional information

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 Estado Español

Assets Custodian
 Bancaja

Fund Auditors
 Ernst&Young

Collateral: SME Loans

General			
	Current	At constitution date	
Count	1,901	3,048	
Principal			
Principal outstanding	480,534,919.21	1,150,017,948.45	
Average loan	252,780.07	377,302.48	
Minimum	23.90	1,890.69	
Maximum	3,280,000.00	3,630,518.19	
Interest rate			
Weighted average (wac)	5.68%	4.01%	
Minimum	4.80%	2.65%	
Maximum	9.86%	8.61%	
Final maturity			
Weighted average (WARM) (months)	100	80	
Minimum	09/02/2008	01/02/2007	
Maximum	12/30/2035	12/30/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	22.10%	32.30%	
1-year EURIBOR/MIBOR (Mortgage Market)	77.90%	67.65%	

Distribution by sector (CNAE)		
	Current	At constitution date
(K) - Real Estate and Rental Activities; Business Services	54.37%	61.90%
(F) - Building	9.45%	11.92%
(D) - Manufacturing industry	10.91%	9.15%
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	7.39%	5.14%
(H) - Catering trade	5.72%	3.67%
(N) - Health and Veterinary Activities, Social Services	3.40%	1.92%
(I) - Transport, Storage and Communications	2.15%	1.66%
(O) - Other social activities and services provided to the Community; Personal Services	2.11%	1.45%
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	2.31%	1.32%
(J) - Financial brokering	1.35%	0.72%
(M) - Education	0.36%	0.47%
(E) - Production and distribution of electric power, gas and water	0.45%	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)	1.67%	1.38%	1.32%	1.62%	2.07%
Annual Percentage Rate (CPR)	18.27%	15.38%	14.69%	17.77%	22.21%

Geographic distribution		
	Current	At constitution date
Andalucia	9.52%	9.46%
Aragon	0.87%	1.18%
Asturias	0.18%	0.82%
Balearic Islands	2.45%	3.97%
Basque Country	0.40%	0.55%
Canary Islands	0.99%	1.63%
Cantabria	0.56%	0.61%
Castilla-La Mancha	2.17%	3.23%
Castilla-Leon	6.21%	4.80%
Catalonia	10.80%	8.81%
Extremadura	0.19%	0.30%
Galicia	1.27%	1.34%
La Rioja	0.43%	0.26%
Madrid	10.93%	10.59%
Murcia	2.45%	2.65%
Navarra	0.41%	1.14%
Valencia	50.18%	48.61%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt		Total debt	
		Principal	Interest	Other	Total	%			Total	%
Delinquencies										
Up to 1 month	201	469,341.63	264,621.17	0.00	733,962.80	7.21	52,538,930.91	53,272,893.71	53.55	
from > 1 to ≤ 2 months	66	237,410.55	153,969.30	0.00	391,379.85	3.85	17,237,227.09	17,628,606.94	17.72	
from > 2 to ≤ 3 months	39	1,883,646.30	147,747.04	0.00	2,031,393.34	19.96	11,217,524.42	13,248,917.76	13.32	
from > 3 to ≤ 6 months	35	3,449,987.78	150,211.14	0.00	3,600,198.92	35.38	5,661,604.34	9,261,803.26	9.31	
from > 6 to < 12 months	29	3,017,595.09	154,149.78	0.00	3,171,744.87	31.17	2,460,096.19	5,631,841.06	5.66	
from ≥ 12 to < 18 months	13	134,073.60	16,286.77	0.00	150,360.37	1.48	124,575.84	274,936.21	0.28	
from ≥ 18 to < 24 months	6	85,009.24	11,611.11	0.00	96,620.35	0.95	59,342.09	155,962.44	0.16	
Subtotal	389	9,277,064.19	898,596.31	0.00	10,175,660.50	100.00	89,299,300.88	99,474,961.38	100.00	
Doubt debts (subjectives)										
from > 1 to ≤ 2 months	1	1,900,000.00	68,976.35	0.00	1,968,976.35	35.05	0.00	1,968,976.35	35.05	
from > 6 to < 12 months	1	3,600,000.00	49,236.00	0.00	3,649,236.00	64.95	0.00	3,649,236.00	64.95	
Subtotal	2	5,500,000.00	118,212.35	0.00	5,618,212.35	100.00	0.00	5,618,212.35	100.00	
Total	391	14,777,064.19	1,016,808.66	0.00	15,793,872.85		89,299,300.88	105,093,173.73		