

Brief report

Date: 05/31/2010
 Currency: EUR

Date of constitution
 10/02/2006

VAT Reg. no.
 V84838283

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
 Confederación Española de Cajas de
 Ahorros
 (CECA)

Start-up Loan
 Bancaja

Swap
 JPMorgan Chase

Series A3(G) Guarantee
 Estado Español

Assets Custodian
 Bancaja

Fund Auditors
 Deloitte (ejercicios 2009 a actual)
 Ernst & Young (hasta ejercicio 2008)

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 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 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	22.123.53 136,767,662.46 22.12%	100,000.00 618,200,000.00	Floating 3-M Euribor+0.120% 14.Feb/May/Aug/Nov	0.8020% 08/16/2010 46.329130 Gross 37.526595 Net	02/14/2039 Quarterly 14.Feb/May/Aug/Nov	08/16/2010 "Pass-Through" Secutorial / Pro rata under certain circumstances	AAA Aa3	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	0.9620% 08/16/2010 251.188889 Gross 203.463000 Net	02/14/2039 Quarterly 14.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BBB Ba3	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	1.2320% 08/16/2010 321.688889 Gross 260.568000 Net	02/14/2039 Quarterly 14.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	CCC Caa1	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	4.6820% 08/16/2010 1.222.522222 Gross 990.243000 Net	02/14/2039 Quarterly 14.Feb/May/Aug/Nov	To Be Determined Due to Cash Reserve reduction	C C	CCC C	
Total		252,367,662.46	1,178,800,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	With 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		
	Without optional redemption *	Average life	Years	2.26	2.06	1.83	1.68	1.54	1.42	1.30	1.25		
		Final Maturity	Years	02/09/2012	06/20/2012	03/29/2012	02/02/2012	12/15/2011	10/30/2011	09/18/2011	08/29/2011		
		Average life	Years	3.96	3.72	3.21	2.96	2.72	2.47	2.21	2.21		
		Final Maturity	Years	05/16/2014	02/17/2014	08/16/2013	05/16/2013	02/18/2013	11/16/2012	08/16/2012	08/16/2012		
Series B	With optional redemption *	Average life	Years	2.43	2.18	1.98	1.80	1.65	1.52	1.41	1.32		
		Final Maturity	Years	03/11/2012	05/08/2012	05/21/2012	03/18/2012	01/23/2012	08/12/2011	10/29/2011	09/24/2011		
	Without optional redemption *	Average life	Years	5.47	4.96	4.47	4.21	3.96	3.47	3.21	2.96		
		Final Maturity	Years	11/16/2015	05/16/2015	11/16/2014	08/16/2014	05/16/2014	11/16/2013	08/16/2013	05/16/2013		
		Average life	Years	3.96	3.72	3.21	2.96	2.72	2.47	2.21	2.21		
		Final Maturity	Years	05/16/2014	02/17/2014	08/16/2013	05/16/2013	02/18/2013	11/16/2012	08/16/2012	08/16/2012		
Series C	With optional redemption *	Average life	Years	7.60	7.04	6.53	6.05	5.62	5.22	4.87	4.55		
		Final Maturity	Years	03/01/2018	06/13/2017	07/12/2016	06/16/2016	11/01/2016	08/20/2015	11/04/2015	12/14/2014		
	Without optional redemption *	Average life	Years	10.22	9.72	9.22	8.47	7.96	7.47	7.22	6.72		
		Final Maturity	Years	08/16/2020	02/16/2020	08/16/2019	11/16/2018	05/16/2018	11/16/2017	08/16/2017	02/16/2017		
		Average life	Years	3.96	3.72	3.21	2.96	2.72	2.47	2.21	2.21		
		Final Maturity	Years	05/16/2014	02/16/2014	08/16/2013	05/16/2013	02/16/2013	11/16/2012	08/16/2012	08/16/2012		
Series D	With optional redemption *	Average life	Years	13.59	12.71	11.93	11.24	10.61	10.02	9.48	8.98		
		Final Maturity	Years	12/30/2023	09/02/2023	03/05/2022	08/22/2021	04/01/2021	05/06/2020	11/21/2019	05/21/2019		
	Without optional redemption *	Average life	Years	25.48	25.48	25.48	25.48	25.48	25.48	25.48	25.48		
		Final Maturity	Years	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035		
		Average life	Years	3.96	3.72	3.21	2.96	2.72	2.47	2.21	2.21		
		Final Maturity	Years	05/16/2014	02/17/2014	08/16/2013	05/16/2013	02/18/2013	11/16/2012	08/16/2012	08/16/2012		
Without optional redemption *	Average life	Years	25.48	25.48	25.48	25.48	25.48	25.48	25.48	25.48			
	Final Maturity	Years	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035			

* 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	% CE	% CE
Class A	54.19%	136,767,662.46	44.33%	90.19%	1,063,200,000.00
Series A1	0.00%	0.00		22.08%	260,000,000.00
Series A2	0.00%	0.00		15.63%	185,000,000.00
Series A3	54.19%	136,767,662.46	52.44%	52.44%	618,200,000.00
Series B	24.84%	62,700,000.00	16.29%	5.32%	62,700,000.00
Series C	9.55%	24,100,000.00	5.51%	2.04%	24,100,000.00
Series D	11.41%	28,800,000.00		2.44%	28,800,000.00
Issue of Bonds		252,367,662.46			1,178,800,000.00
Reserve Fund	5.51%	12,313,719.27		2.50%	28,800,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	15,449,097.77	0.010%	
Servicer ppal collect not yet credited	1,348,989.51		
Servicer ints collect not yet credited	169,607.12		
Liabilities	Available	Balance	Interest
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

PYME BANCAJA 5 Fondo de Titulización de Activos

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Collateral: SME Loans

General			
	Current	At constitution date	
Count	1,001	3,048	
Principal			
Principal outstanding	220,783,606.84	1,150,017,948.45	
Average loan	220,563.04	377,302.48	
Minimum	162.06	1,890.69	
Maximum	2,888,148.20	3,630,518.19	
Interest rate			
Weighted average (wac)	2.12%	4.01%	
Minimum	1.14%	2.65%	
Maximum	6.24%	8.61%	
Final maturity			
Weighted average (WARM) (months)	124	80	
Minimum	06/01/2010	01/02/2007	
Maximum	12/30/2035	12/30/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	12.08%	32.30%	
1-year EURIBOR/MIBOR (Mortgage Market)	87.92%	67.65%	

Distribution by sector (CNAE)		
	Current	At constitution date
(K) - Real Estate and Rental Activities; Business Services	53.82%	61.90%
(F) - Building	7.15%	11.92%
(D) - Manufacturing industry	10.27%	9.15%
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	8.89%	5.14%
(H) - Catering trade	5.97%	3.67%
(N) - Health and Veterinary Activities, Social Services	2.48%	1.92%
(I) - Transport, Storage and Communications	2.64%	1.66%
(O) - Other social activities and services provided to the Community; Personal Services	2.41%	1.45%
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	3.51%	1.32%
(J) - Financial brokering	1.93%	0.72%
(M) - Education	0.55%	0.47%
(E) - Production and distribution of electric power, gas and water	0.35%	0.32%
(C) - Extractive industries	0.02%	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)	0.22%	0.62%	0.70%	0.89%	1.83%
Annual Percentage Rate (CPR)	2.57%	7.20%	8.04%	10.17%	19.89%

Geographic distribution		
	Current	At constitution date
Andalucía	8.82%	9.46%
Aragón	0.33%	1.18%
Asturias		0.82%
Balearic Islands	3.45%	3.97%
Basque Country	0.33%	0.55%
Canary Islands	1.45%	1.63%
Cantabria	1.05%	0.61%
Castilla-La Mancha	2.89%	3.23%
Castilla-León	6.18%	4.80%
Catalonia	14.64%	8.81%
Extremadura		0.30%
Galicia	1.66%	1.34%
La Rioja	0.73%	0.26%
Madrid	12.45%	10.59%
Murcia	3.91%	2.65%
Navarra	0.01%	1.14%
Valencia	42.11%	48.61%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		
		Principal	Interest	Other	Total	%		Total	%	
<i>Delinquencies</i>										
Up to 1 month	85	250,408.74	25,502.61	0.00	275,911.35	1.86	17,211,284.56	17,487,195.91	27.43	
from > 1 to ≤ 2 months	27	118,963.38	22,302.87	0.00	141,266.25	0.95	6,121,907.79	6,263,174.04	9.82	
from > 2 to ≤ 3 months	35	187,182.72	23,245.51	0.00	210,428.23	1.42	7,279,719.14	7,490,147.37	11.75	
from > 3 to ≤ 6 months	15	334,801.27	48,205.45	0.00	383,006.72	2.58	4,984,287.75	5,367,294.47	8.42	
from > 6 to < 12 months	30	378,465.47	92,583.09	0.00	471,048.56	3.17	3,552,952.09	4,024,000.65	6.31	
from ≥ 12 to < 18 months	38	2,025,699.83	272,211.39	0.00	2,297,911.22	15.48	4,588,849.78	6,886,761.00	10.80	
from ≥ 18 to < 24 months	44	3,198,543.49	385,699.90	0.00	3,584,243.39	24.14	2,273,998.02	5,858,241.41	9.19	
from ≥ 2 years	61	6,871,321.77	610,105.14	0.00	7,481,426.91	50.40	2,899,154.14	10,380,581.05	16.28	
Subtotal	335	13,365,386.67	1,479,855.96	0.00	14,845,242.63	100.00	48,912,153.27	63,757,395.90	100.00	
<i>Doubt debts (subjectives)</i>										
from > 6 to < 12 months	1	3,600,000.00	0.00	0.00	3,600,000.00	100.00	0.00	3,600,000.00	100.00	
Subtotal	1	3,600,000.00	0.00	0.00	3,600,000.00	100.00	0.00	3,600,000.00	100.00	
Total	336	16,965,386.67	1,479,855.96	0.00	18,445,242.63		48,912,153.27	67,357,395.90		