

# PYME BANCAJA 5 Fondo de Titulización de Activos

## Brief report

Date: 08/31/2010  
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	Current	Moody's 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	19,851.52 122,722,096.64 19.85%	100,000.00 618,200,000.00	Floating 3-M Euribor+0.120% 14.Feb/May/Aug/Nov	1.0190% 11/15/2010 51.133656 Gross 41.418261 Net	02/14/2039 Quarterly 14.Feb/May/Aug/Nov	11/15/2010 "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	1.1790% 11/15/2010 298.025000 Gross 241.400250 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	1.4490% 11/15/2010 366.275000 Gross 296.682750 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	4.8990% 11/15/2010 1,238.358333 Gross 1,003.070250 Net	02/14/2039 Quarterly 14.Feb/May/Aug/Nov	To Be Determined Due to Cash Reserve reduction	C C	CCC C	
Total		238,322,096.64		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 *	1.98	1.80	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
		08/21/2012	06/18/2012	04/04/2012	02/14/2012	01/01/2012	11/21/2011	02/11/2011	09/28/2011				
		3.71	3.47	2.96	2.71	2.47	2.21	1.96	1.71				
	Final Maturity	05/16/2014	02/17/2014	08/16/2013	05/16/2013	02/18/2013	11/16/2012	11/16/2012	08/16/2012				
		2.14	1.92	1.74	1.59	1.46	1.35	1.25	1.17				
		10/18/2012	07/31/2012	05/26/2012	01/04/2012	02/13/2012	04/01/2012	11/29/2011	10/30/2011				
Without optional redemption *	5.21	4.71	4.21	3.96	3.71	3.47	3.21	2.96					
	11/16/2015	05/16/2015	11/16/2014	08/16/2014	05/16/2014	02/16/2014	11/16/2013	08/16/2013					
	3.71	3.47	2.96	2.71	2.47	2.21	1.96	1.71					
Series B	With optional redemption *	3.71	3.47	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
		05/16/2014	02/16/2014	08/16/2013	05/16/2013	02/16/2013	11/16/2012	11/16/2012	08/16/2012				
		3.71	3.47	2.96	2.71	2.47	2.21	1.96	1.71				
Final Maturity	05/16/2014	02/17/2014	08/16/2013	05/16/2013	02/18/2013	11/16/2012	11/16/2012	08/16/2012					
	7.32	6.78	6.29	5.83	5.41	5.04	4.69	4.38					
	12/25/2017	10/06/2017	11/12/2016	06/26/2016	01/26/2016	11/09/2015	10/05/2015	01/16/2015					
Without optional redemption *	9.97	9.47	8.96	8.47	7.96	7.47	6.96	6.47					
	08/16/2020	02/16/2020	08/16/2019	02/16/2019	08/16/2018	02/16/2018	08/16/2017	02/16/2017					
	3.71	3.47	2.96	2.71	2.47	2.21	1.96	1.71					
Series C	With optional redemption *	3.71	3.47	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
		05/16/2014	02/16/2014	08/16/2013	05/16/2013	02/16/2013	11/16/2012	11/16/2012	08/16/2012				
		3.71	3.47	2.96	2.71	2.47	2.21	1.96	1.71				
Final Maturity	05/16/2014	02/17/2014	08/16/2013	05/16/2013	02/18/2013	11/16/2012	11/16/2012	08/16/2012					
	13.34	12.47	11.71	11.03	10.41	9.83	9.30	8.81					
	12/31/2023	02/16/2023	05/14/2022	07/09/2021	01/23/2021	06/28/2020	12/17/2019	06/21/2019					
Without optional redemption *	25.23	25.23	25.23	25.23	25.23	25.23	25.23	25.23					
	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035					
	3.71	3.47	2.96	2.71	2.47	2.21	1.96	1.71					
Series D	With optional redemption *	3.71	3.47	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
		05/16/2014	02/16/2014	08/16/2013	05/16/2013	02/16/2013	11/16/2012	11/16/2012	08/16/2012				
		3.71	3.47	2.96	2.71	2.47	2.21	1.96	1.71				
Final Maturity	05/16/2014	02/17/2014	08/16/2013	05/16/2013	02/18/2013	11/16/2012	11/16/2012	08/16/2012					
	25.23	25.23	25.23	25.23	25.23	25.23	25.23	25.23					
	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035					
Without optional redemption *	25.23	25.23	25.23	25.23	25.23	25.23	25.23	25.23					
	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035					
	3.71	3.47	2.96	2.71	2.47	2.21	1.96	1.71					

\* 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	51.49%	122,722,096.64	46.78%	90.19%	1,063,200,000.00	10.05%
Series A1	0.00%	0.00	0.00%	22.08%	260,000,000.00	
Series A2	0.00%	0.00	0.00%	15.69%	185,000,000.00	
Series A3	51.49%	122,722,096.64	52.44%	618,200,000.00		
Series B	26.31%	62,700,000.00	16.86%	5.32%	62,700,000.00	4.60%
Series C	10.11%	24,100,000.00	5.36%	2.04%	24,100,000.00	2.50%
Series D	12.08%	28,800,000.00	2.44%		28,800,000.00	
Issue of Bonds		238,322,096.64			1,178,800,000.00	
Reserve Fund	5.36%	11,221,385.05	2.50%		28,800,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	15,768,415.49	0.010%	
Servicer ppal collect not yet credited	218,643.05		
Servicer ints collect not yet credited	41,203.57		
Liabilities	Available	Balance	Interest
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

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### Collateral: SME Loans

General			
	Current	At constitution date	
Count	913	3,048	
Principal			
Principal outstanding	207,791,265.90	1,150,017,948.45	
Average loan	227,591.75	377,302.48	
Minimum	65.04	1,890.69	
Maximum	2,841,903.43	3,630,518.19	
Interest rate			
Weighted average (wac)	2.07%	4.01%	
Minimum	1.22%	2.65%	
Maximum	6.24%	8.61%	
Final maturity			
Weighted average (WARM) (months)	125	80	
Minimum	09/01/2010	01/02/2007	
Maximum	12/30/2035	12/30/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	10.93%	32.30%	
1-year EURIBOR/MIBOR (Mortgage Market)	89.07%	67.65%	

Distribution by sector (CNAE)		
	Current	At constitution date
(K) - Real Estate and Rental Activities; Business Services	55.02%	61.90%
(F) - Building	6.80%	11.92%
(D) - Manufacturing industry	9.56%	9.15%
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	8.91%	5.14%
(H) - Catering trade	6.08%	3.67%
(N) - Health and Veterinary Activities, Social Services	2.21%	1.92%
(I) - Transport, Storage and Communications	2.65%	1.66%
(O) - Other social activities and services provided to the Community; Personal Services	2.36%	1.45%
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	3.60%	1.32%
(J) - Financial brokering	1.94%	0.72%
(M) - Education	0.55%	0.47%
(E) - Production and distribution of electric power, gas and water	0.29%	0.32%
(C) - Extractive industries	0.01%	0.22%
(B) - Fishing	0.00%	0.10%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.11%	0.66%	0.64%	0.87%	1.76%
Annual Percentage Rate (CPR)	12.58%	7.63%	7.41%	9.96%	19.16%

Geographic distribution		
	Current	At constitution date
Andalucia	8.90%	9.46%
Aragon	0.32%	1.18%
Asturias		0.82%
Balearic Islands	3.54%	3.97%
Basque Country	0.31%	0.55%
Canary Islands	1.52%	1.63%
Cantabria	1.09%	0.61%
Castilla-La Mancha	2.93%	3.23%
Castilla-Leon	6.33%	4.80%
Catalonia	14.98%	8.81%
Extremadura		0.30%
Galicia	1.71%	1.34%
La Rioja	0.76%	0.26%
Madrid	12.31%	10.59%
Murcia	4.03%	2.65%
Navarra	0.01%	1.14%
Valencia	41.26%	48.61%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%		Total	%
<i>Delinquencies</i>									
Up to 1 month	78	153,997.59	23,207.86	0.00	177,205.45	1.18	18,524,628.65	18,701,834.10	28.62
from > 1 to ≤ 2 months	51	195,222.39	30,358.04	0.00	225,580.43	1.50	11,271,968.38	11,497,548.81	17.60
from > 2 to ≤ 3 months	15	153,316.28	33,490.11	0.00	186,806.39	1.24	6,765,075.13	6,951,881.52	10.64
from > 3 to ≤ 6 months	10	33,117.52	3,928.22	0.00	37,045.74	0.25	341,434.63	378,480.37	0.58
from > 6 to < 12 months	24	371,582.58	88,591.64	0.00	460,174.22	3.07	4,371,989.01	4,832,163.23	7.40
from ≥ 12 to < 18 months	28	1,650,901.73	120,928.30	0.00	1,771,830.03	11.80	2,261,502.75	4,093,332.78	6.17
from ≥ 18 to < 24 months	41	3,350,675.17	431,565.21	0.00	3,782,240.38	25.20	4,093,839.89	7,876,080.27	12.05
from ≥ 2 years	80	7,668,571.60	701,912.09	0.00	8,370,483.69	55.76	2,695,305.17	11,065,788.86	16.94
Subtotal	327	13,577,384.86	1,433,981.47	0.00	15,011,366.33	100.00	50,325,743.61	65,337,109.94	100.00
<i>Doubt debts (subjectives)</i>									
from ≥ 12 to < 18 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	328	17,177,384.86	1,433,981.47	0.00	18,611,366.33		50,325,743.61	68,937,109.94	