

PYME BANCAJA 5 Fondo de Titulización de Activos

Brief report

Date: 10/31/2010
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
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	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	10/17/2012	07/18/2012	05/19/2012	03/26/2012	08/02/2012	12/26/2011	05/12/2011	10/29/2011
				2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity
				1.97	1.72	1.55	1.40	1.27	1.15	1.10	1.00	Date	Date	Date	Date	Date	Date	Date	Date
	Without optional redemption *	Average life	Years	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44	05/16/2014	11/18/2013	08/16/2013	05/16/2013	02/18/2013	11/16/2012	11/16/2012	08/16/2012
				2.14	1.90	1.70	1.54	1.40	1.28	1.18	1.09	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity
				12/18/2012	09/23/2012	07/13/2012	05/14/2012	03/24/2012	09/02/2012	03/01/2012	01/12/2011	Date	Date	Date	Date	Date	Date	Date	Date
Series B	With optional redemption *	Average life	Years	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44	05/16/2014	11/16/2013	08/16/2013	05/16/2013	02/16/2013	11/16/2012	11/16/2012	08/16/2012
				2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity
				3.54	3.05	2.79	2.54	2.30	2.05	2.05	1.79	Date	Date	Date	Date	Date	Date	Date	Date
	Without optional redemption *	Average life	Years	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44	05/16/2014	11/18/2013	08/16/2013	05/16/2013	02/18/2013	11/16/2012	11/16/2012	08/16/2012
				2.14	1.90	1.70	1.54	1.40	1.28	1.18	1.09	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity
				12/18/2012	09/23/2012	07/13/2012	05/14/2012	03/24/2012	09/02/2012	03/01/2012	01/12/2011	Date	Date	Date	Date	Date	Date	Date	Date
Series C	With optional redemption *	Average life	Years	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44	05/16/2014	11/16/2013	08/16/2013	05/16/2013	02/16/2013	11/16/2012	11/16/2012	08/16/2012
				2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity
				3.54	3.05	2.79	2.54	2.30	2.05	2.05	1.79	Date	Date	Date	Date	Date	Date	Date	Date
	Without optional redemption *	Average life	Years	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44	05/16/2014	11/18/2013	08/16/2013	05/16/2013	02/18/2013	11/16/2012	11/16/2012	08/16/2012
				13.18	12.31	11.55	10.86	10.24	9.67	9.14	8.65	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity
				01/01/2024	02/17/2023	05/15/2022	08/09/2021	01/24/2021	06/29/2020	12/18/2019	06/21/2019	Date	Date	Date	Date	Date	Date	Date	Date
Series D	With optional redemption *	Average life	Years	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035
				2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity
				3.54	3.05	2.79	2.54	2.30	2.05	2.05	1.79	Date	Date	Date	Date	Date	Date	Date	Date
	Without optional redemption *	Average life	Years	0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035
				25.06	25.06	25.06	25.06	25.06	25.06	25.06	25.06	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity	Final Maturity
				11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	11/16/2035	Date	Date	Date	Date	Date	Date	Date	Date

* 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%	15.63%	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	25,775,114.83	0.010%	
Servicer ppal collect not yet credited	304,076.09		
Servicer ints collect not yet credited	37,233.96		
Liabilities	Available	Balance	Interest
Start-up Loan L/T			0.00
Start-up Loan S/T			0.00

Additional information

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Collateral: SME Loans

General			
	Current	At constitution date	
Count	843	3,048	
Principal			
Principal outstanding	199,523,674.88	1,150,017,948.45	
Average loan	236,682.89	377,302.48	
Minimum	153.80	1,890.69	
Maximum	2,810,942.22	3,630,518.19	
Interest rate			
Weighted average (wac)	2.09%	4.01%	
Minimum	1.38%	2.65%	
Maximum	5.53%	8.61%	
Final maturity			
Weighted average (WARM) (months)	125	80	
Minimum	11/02/2010	01/02/2007	
Maximum	12/30/2035	12/30/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	9.97%	32.30%	
1-year EURIBOR/MIBOR (Mortgage Market)	90.03%	67.65%	

Distribution by sector (CNAE)		
	Current	At constitution date
(K) - Real Estate and Rental Activities; Business Services	55.35%	61.90%
(F) - Building	6.63%	11.92%
(D) - Manufacturing industry	9.35%	9.15%
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	8.94%	5.14%
(H) - Catering trade	6.00%	3.67%
(N) - Health and Veterinary Activities, Social Services	2.24%	1.92%
(I) - Transport, Storage and Communications	2.67%	1.66%
(O) - Other social activities and services provided to the Community; Personal Services	2.40%	1.45%
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	3.66%	1.32%
(J) - Financial brokering	1.95%	0.72%
(M) - Education	0.56%	0.47%
(E) - Production and distribution of electric power, gas and water	0.22%	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)	0.16%	0.84%	0.60%	0.71%	1.71%
Annual Percentage Rate (CPR)	1.96%	9.67%	6.99%	8.23%	18.73%

Geographic distribution		
	Current	At constitution date
Andalucia	9.07%	9.46%
Aragon	0.32%	1.18%
Asturias		0.82%
Balearic Islands	3.62%	3.97%
Basque Country	0.32%	0.55%
Canary Islands	1.56%	1.63%
Cantabria	1.10%	0.61%
Castilla-La Mancha	2.92%	3.23%
Castilla-Leon	6.42%	4.80%
Catalonia	15.35%	8.81%
Extremadura		0.30%
Galicia	1.74%	1.34%
La Rioja	0.77%	0.26%
Madrid	12.45%	10.59%
Murcia	3.28%	2.65%
Navarra	0.01%	1.14%
Valencia	41.06%	48.61%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	75	184,368.93	25,362.91	0.00	209,731.84	1.51	17,784,448.66	17,994,180.50	31.08
from > 1 to ≤ 2 months	22	154,163.43	15,213.72	0.00	169,377.15	1.22	3,530,632.39	3,700,009.54	6.39
from > 2 to ≤ 3 months	29	160,192.98	35,662.38	0.00	195,875.36	1.41	7,874,020.88	8,069,896.24	13.94
from > 3 to ≤ 6 months	12	73,299.69	15,709.59	0.00	89,009.28	0.64	1,833,043.01	1,922,052.29	3.32
from > 6 to < 12 months	23	315,219.70	84,302.97	0.00	399,522.67	2.87	4,055,142.67	4,454,665.34	7.70
from ≥ 12 to < 18 months	17	377,638.17	64,135.18	0.00	441,773.35	3.18	1,562,650.42	2,004,423.77	3.46
from ≥ 18 to < 24 months	40	2,847,480.20	362,178.78	0.00	3,209,658.98	23.09	4,121,141.25	7,330,800.23	12.66
from ≥ 2 years	95	8,325,212.96	863,130.05	0.00	9,188,343.01	66.09	3,226,006.77	12,414,349.78	21.44
Subtotal	313	12,437,576.06	1,465,715.58	0.00	13,903,291.64	100.00	43,987,086.05	57,890,377.69	100.00
<i>Doubt debts (subjectives)</i>									
Up to 1 month	1	3,600,000.00	45,081.00	0.00	3,645,081.00	100.00	0.00	3,645,081.00	100.00
Subtotal	1	3,600,000.00	45,081.00	0.00	3,645,081.00	100.00	0.00	3,645,081.00	100.00
Total	314	16,037,576.06	1,510,796.58	0.00	17,548,372.64		43,987,086.05	61,535,458.69	