

PYME BANCAJA 5 Fondo de Titulización de Activos



Brief report

Date: 12/31/2012
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

Barclays Bank PLC

Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

Treasury Account

Barclays Bank PLC

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 Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current Original		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal) Next		Rating 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	02/14/2013 02/14/2013
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	02/14/2013 02/14/2013	02/14/2039 Quarterly	Amortized	AAA Aaa	
Series A3 ES0372259020	10/05/2006 6,182	4.715.24 29,149,613.68 4.72%	100,000.00 618,200,000.00	Floating 3-M Euribor+0.120% 14.Feb/May/Aug/Nov	0.3120% 02/14/2013 3.759618 Gross 2.970098 Net	02/14/2039 Quarterly	02/14/2013 "Pass-Through" Secuential / Pro rata under certain circumstances	AA-sf A3sf	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	0.4720% 02/14/2013 120.622222 Gross 95.291555 Net	02/14/2039 Quarterly	To Be Determined "Pass-Through" Secuential / 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	0.7420% 02/14/2013 189.622222 Gross 149.801555 Net	02/14/2039 Quarterly	To Be Determined "Pass-Through" Secuential / 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	4.1920% 02/14/2013 1,071.288889 Gross 846.318222 Net	02/14/2039 Quarterly	To Be Determined Due to Cash Reserve reduction	C C	CCC C
Total		144,749,613.68	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	Date	% Monthly CPR (SMM)									
					0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44		
Series A3	Final Maturity	% Annual equivalent CPR												
		2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00					
Series A3	Final Maturity	Date												
		05/15/2013	05/14/2013	12/05/2013	02/14/2013	02/14/2013	02/14/2013	02/14/2013	02/14/2013	02/14/2013	02/14/2013			
Series B	Final Maturity	Date												
		05/14/2013	05/14/2013	05/14/2013	02/14/2013	02/14/2013	02/14/2013	02/14/2013	02/14/2013	02/14/2013	02/14/2013			
Series C	Final Maturity	Date												
		05/14/2013	05/14/2013	05/14/2013	02/14/2013	02/14/2013	02/14/2013	02/14/2013	02/14/2013	02/14/2013	02/14/2013			
Series D	Final Maturity	Date												
		05/14/2013	05/14/2013	05/14/2013	02/14/2013	02/14/2013	02/14/2013	02/14/2013	02/14/2013	02/14/2013	02/14/2013			

* 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)						
	Current			At issue date		
		% CE	% CE		% CE	% CE
Class A	20.14%	29,149,613.68	80.73%	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	20.14%	29,149,613.68		52.44%	618,200,000.00	
Series B	43.32%	62,700,000.00	26.66%	5.32%	62,700,000.00	4.60%
Series C	16.65%	24,100,000.00	5.87%	2.04%	24,100,000.00	2.50%
Series D	19.90%	28,800,000.00		2.44%	28,800,000.00	
Issue of Bonds		144,749,613.68			1,178,800,000.00	
Reserve Fund	5.87%	6,811,764.77		2.50%	28,800,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	12,733,599.98	0.192%	
Servicer ppal collect not yet credited	101,911.29		
Servicer ints collect not yet credited	24,477.34		
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	366	3,048
Principal		
Principal outstanding	118,306,850.30	1,150,017,948.45
Average loan	323,242.76	377,302.48
Minimum	0.00	1,890.69
Maximum	2,410,884.10	3,630,518.19
Interest rate		
Weighted average (wac)	2.06%	4.01%
Minimum	0.68%	2.65%
Maximum	4.85%	8.61%
Final maturity		
Weighted average (WARM) (months)	115	80
Minimum	01/05/2013	01/02/2007
Maximum	12/30/2035	12/30/2035
Index (principal outstanding distribution)		
3-month EURIBOR/MIBOR	8.30%	32.30%
1-year EURIBOR/MIBOR (Mortgage Market)	91.70%	67.65%

Distribution by sector (CNAE 2009)		
	Current	At constitution date
(F) - Building	21.43%	52.14%
(L) - Real estate activities	22.70%	12.23%
(C) - Manufacturing industry	10.88%	9.59%
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	8.05%	5.06%
(M) - Professional, scientific and technical activities	4.19%	4.51%
(I) - Catering trade	6.47%	4.09%
(J) - Information and communications	12.70%	3.32%
(Q) - Health Activities and Social Services	1.85%	1.91%
(A) - Agriculture, stockbreeding, fishing and silviculture	3.63%	1.50%
(N) - Clerical activities and support services	3.43%	1.47%
(H) - Transport and storage	0.48%	1.13%
(K) - Financial and insurance activities	2.83%	0.87%
(E) - Water supply, sanitation activities, waste management and depollution	0.00%	0.65%
(P) - Education	0.76%	0.48%
(R) - Artistic, recreational and entertainment activities	0.62%	0.42%
(S) - Other services	0.01%	0.28%
(B) - Extractive industries	0.00%	0.22%
(D) - Supply of electric power, gas, steam and air-conditioning	0.00%	0.08%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.79%	0.70%	0.69%	0.94%	1.40%
Annual Percentage Rate (CPR)	19.50%	8.09%	7.99%	10.71%	15.59%

Geographic distribution		
	Current	At constitution date
Andalucía	6.79%	9.46%
Aragón	0.31%	1.18%
Asturias		0.82%
Balearic Islands	4.48%	3.97%
Basque Country	0.38%	0.55%
Canary Islands	1.20%	1.63%
Cantabria	1.46%	0.61%
Castilla-La Mancha	3.50%	3.23%
Castilla-León	7.37%	4.80%
Catalonia	17.03%	8.81%
Extremadura		0.30%
Galicia	2.21%	1.34%
La Rioja	0.99%	0.26%
Madrid	14.60%	10.59%
Murcia	3.23%	2.65%
Navarra		1.14%
Valencia	36.44%	48.61%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	30	82,340.66	14,478.20	0.00	96,818.86	0.70	7,774,184.73	7,871,003.59	15.43
from > 1 to ≤ 2 months	8	57,241.55	10,430.73	0.00	67,672.28	0.49	2,624,604.76	2,692,277.04	5.28
from > 2 to ≤ 3 months	12	134,836.98	19,709.68	0.00	154,546.66	1.12	3,259,117.97	3,413,664.53	6.69
from > 3 to ≤ 6 months	9	28,827.25	4,613.52	0.00	33,440.77	0.24	326,196.13	359,636.90	0.71
from > 6 to < 12 months	26	818,617.45	161,738.99	0.00	980,356.44	7.10	7,068,629.21	8,048,985.65	15.78
from ≥ 12 to < 18 months	17	772,459.43	239,206.52	0.00	1,011,665.95	7.33	7,402,142.59	8,413,808.54	16.50
from ≥ 18 to < 24 months	25	1,488,336.70	247,488.16	0.00	1,735,824.86	12.57	4,795,039.12	6,530,863.98	12.81
from ≥ 2 years	115	8,648,424.71	1,079,985.19	0.00	9,728,409.90	70.45	3,941,412.02	13,669,821.92	26.80
Subtotal	242	12,031,084.63	1,777,650.99	0.00	13,808,735.62	100.00	37,191,326.53	51,000,062.15	100.00
<i>Doubt debts (subjectives)</i>									
from > 6 to < 12 months	1	3,707.02	405.45	0.00	4,112.47	0.10	0.00	4,112.47	0.10
from ≥ 12 to < 18 months	1	37,549.46	1,340.54	0.00	38,890.00	0.93	0.00	38,890.00	0.93
from ≥ 2 years	14	4,091,880.92	60,790.05	0.00	4,152,670.97	98.98	0.00	4,152,670.97	98.98
Subtotal	16	4,133,137.40	62,536.04	0.00	4,195,673.44	100.00	0.00	4,195,673.44	100.00
Total	258	16,164,222.03	1,840,187.03	0.00	18,004,409.06		37,191,326.53	55,195,735.59	