

# PYME BANCAJA 5 Fondo de Titulización de Activos



## Brief report

Date: 11/30/2013  
Currency: EUR

Date of constitution  
10/02/2006

VAT Reg. no.  
V84836283

Management Company  
Europa 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)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating		
		Current	Original			Final maturity (legal)	Next	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	20.22 125,000.04 0.02%	100,000.00 618,200,000.00	Floating 3-M Euribor+0.120% 14.Feb/May/Aug/Nov	0.3380% 02/14/2014 0.017466 Gross 0.013798 Net	02/14/2039 Quarterly 14.Feb/May/Aug/Nov	02/14/2014 "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	0.4980% 02/14/2014 127.266667 Gross 100.540667 Net	02/14/2039 Quarterly 14.Feb/May/Aug/Nov	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	0.7680% 02/14/2014 196.266667 Gross 155.050667 Net	02/14/2039 Quarterly 14.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	CCC Casf	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	4.2180% 02/14/2014 1,077.933333 Gross 851.567333 Net	02/14/2039 Quarterly 14.Feb/May/Aug/Nov	To Be Determined Due to Cash Reserve reduction	C C	CCC C	
Total		115,725,000.04		1,178,800,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)												
			% Monthly CPR (SMM)									
			0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44		
			% Annual equivalent CPR									
			2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00		
Series A3	With optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	
		Final Maturity	Years	02/14/2014	02/14/2014	02/14/2014	02/14/2014	02/14/2014	02/14/2014	02/14/2014	02/14/2014	
	Without optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	
		Final Maturity	Years	02/14/2014	02/14/2014	02/14/2014	02/14/2014	02/14/2014	02/14/2014	02/14/2014	02/14/2014	
Series B	With optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25		
		Final Maturity	Years	02/14/2014	02/14/2014	02/14/2014	02/14/2014	02/14/2014	02/14/2014	02/14/2014		
	Without optional redemption *	Average life	Years	2.21	2.05	1.90	1.78	1.66	1.56	1.47		
		Final Maturity	Years	01/30/2016	12/01/2015	10/09/2015	08/23/2015	07/13/2015	06/06/2015	05/04/2015	04/05/2015	
Series C	With optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25		
		Final Maturity	Years	02/14/2014	02/14/2014	02/14/2014	02/14/2014	02/14/2014	02/14/2014	02/14/2014		
	Without optional redemption *	Average life	Years	9.15	8.54	8.00	7.51	7.06	6.66	6.30		
		Final Maturity	Years	01/06/2023	05/27/2022	11/10/2021	05/15/2021	12/05/2020	07/12/2020	03/01/2020	11/01/2019	
Series D	With optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25		
		Final Maturity	Years	02/14/2014	02/14/2014	02/14/2014	02/14/2014	02/14/2014	02/14/2014	02/14/2014		
	Without optional redemption *	Average life	Years	22.01	22.01	22.01	22.01	22.01	22.01	22.01		
		Final Maturity	Years	11/14/2035	11/14/2035	11/14/2035	11/14/2035	11/14/2035	11/14/2035	11/14/2035		

\* 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)						
	Current			At issue date		
		% CE			% CE	
Class A	0.11%	125,000.04	99.86%	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	0.11%	125,000.04		52.44%	618,200,000.00	
Series B	54.18%	62,700,000.00	27.73%	5.32%	62,700,000.00	4.60%
Series C	20.83%	24,100,000.00	0.00%	2.04%	24,100,000.00	2.50%
Series D	24.89%	28,800,000.00		2.44%	28,800,000.00	
Issue of Bonds		115,725,000.04			1,178,800,000.00	
Reserve Fund	0.00%	0.00		2.50%	28,800,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	744,510.30	0.218%	
Servicer ppal collect not yet credited	122,012.81		
Servicer ints collect not yet credited	17,960.06		
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	299	3,048
Principal		
Principal outstanding	98,529,380.79	1,150,017,948.45
Average loan	329,529.70	377,302.48
Minimum	0.00	1,890.69
Maximum	2,224,328.09	3,630,518.19
Interest rate		
Weighted average (wac)	1.37%	4.01%
Minimum	0.72%	2.65%
Maximum	4.25%	8.61%
Final maturity		
Weighted average (WARM) (months)	113	80
Minimum	04/06/2014	01/02/2007
Maximum	12/30/2035	12/30/2035
Index (principal outstanding distribution)		
3-month EURIBOR/MIBOR	8.42%	32.30%
1-year EURIBOR/MIBOR (Mortgage Market)	91.58%	67.65%

Distribution by sector (CNAE 2009)		
	Current	At constitution date
(F) - Building	22.68%	52.14%
(L) - Real estate activities	22.33%	12.23%
(C) - Manufacturing industry	9.72%	9.59%
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	7.98%	5.06%
(M) - Professional, scientific and technical activities	4.63%	4.51%
(I) - Catering trade	5.92%	4.09%
(J) - Information and communications	12.97%	3.32%
(Q) - Health Activities and Social Services	1.82%	1.91%
(A) - Agriculture, stockbreeding, fishing and silviculture	3.44%	1.50%
(N) - Clerical activities and support services	3.51%	1.47%
(H) - Transport and storage	0.46%	1.13%
(K) - Financial and insurance activities	3.00%	0.87%
(E) - Water supply, sanitation activities, waste management and depollution	0.00%	0.65%
(P) - Education	0.85%	0.48%
(R) - Artistic, recreational and entertainment activities	0.68%	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)	0.05%	0.04%	0.15%	0.57%	1.28%
Annual Percentage Rate (CPR)	0.54%	0.51%	1.80%	6.67%	14.37%

Geographic distribution		
	Current	At constitution date
Andalucía	6.81%	9.46%
Aragón	0.27%	1.18%
Asturias		0.82%
Balearic Islands	4.69%	3.97%
Basque Country	0.39%	0.55%
Canary Islands	1.33%	1.63%
Cantabria	1.59%	0.61%
Castilla-La Mancha	3.84%	3.23%
Castilla-León	7.12%	4.80%
Catalonia	17.85%	8.81%
Extremadura		0.30%
Galicia	2.23%	1.34%
La Rioja	1.06%	0.26%
Madrid	13.97%	10.59%
Murcia	3.36%	2.65%
Navarra		1.14%
Valencia	35.50%	48.61%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	16	38,390.51	4,844.49	0.00	43,235.00	0.29	4,382,499.75	4,425,734.75	9.47
from > 1 to ≤ 2 months	16	48,382.79	8,216.61	0.00	56,599.40	0.38	3,342,708.94	3,399,308.34	7.27
from > 2 to ≤ 3 months	8	52,872.52	6,108.56	0.00	58,981.08	0.39	1,635,636.08	1,694,617.16	3.63
from > 3 to ≤ 6 months	5	82,223.25	10,350.40	0.00	92,573.65	0.62	1,801,535.12	1,894,108.77	3.63
from > 6 to < 12 months	19	242,469.20	46,399.61	0.00	288,868.81	1.93	4,177,384.32	4,466,253.13	9.56
from ≥ 12 to < 18 months	13	275,547.55	27,829.48	0.00	303,377.03	2.02	1,150,856.32	1,454,233.35	3.11
from ≥ 18 to < 24 months	22	1,539,719.48	274,677.02	0.00	1,814,396.50	12.09	6,108,164.45	7,922,560.95	16.95
from ≥ 2 years	139	10,816,639.47	1,530,806.27	0.00	12,347,445.74	82.29	9,327,175.86	21,674,621.60	46.38
Subtotal	238	13,096,244.77	1,909,232.44	0.00	15,005,477.21	100.00	31,726,160.84	46,731,638.05	100.00
<i>Doubt debts (subjectives)</i>									
Up to 1 month	1	25,435.21	49.60	0.00	25,484.81	0.54	0.00	25,484.81	0.54
from > 3 to ≤ 6 months	4	98,930.70	1,695.46	0.00	100,626.16	2.14	0.00	100,626.16	2.14
from ≥ 12 to < 18 months	3	368,753.04	8,172.87	0.00	376,925.91	8.02	0.00	376,925.91	8.02
from ≥ 18 to < 24 months	2	41,256.48	2,360.68	0.00	43,617.16	0.93	0.00	43,617.16	0.93
from ≥ 2 years	14	4,091,880.92	60,823.20	0.00	4,152,704.12	88.37	0.00	4,152,704.12	88.37
Subtotal	24	4,626,256.35	73,101.81	0.00	4,699,358.16	100.00	0.00	4,699,358.16	100.00
Total	262	17,722,501.12	1,982,334.25	0.00	19,704,835.37		31,726,160.84	51,430,996.21	