

Brief report

Date: 04/30/2016
 Currency: EUR

Date of constitution
 10/02/2006

VAT Reg. no.
 V84838283
 Management Company
 Europea de Titulización, S.G.F.T

Originator
 Bankia
 Servicer
 Bankia
 Lead Managers
 Bankia
 IXIS CIB
 JP Morgan
 Lehman Brothers

Bond Underwriters and Placement Agents
 Bankia
 IXIS CIB
 JP Morgan
 Lehman Brothers
 Banco Pastor
 DZ Bank AG

Bond Paying Agent
 BNP Paribas

Market
 AIAF Mercado de
 Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Citibank

Start-up Loan
 Bankia

Swap
 JPMorgan Chase

Series A3(G) Guarantee
 Estado Español

Assets Custodian
 Bankia

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	0.00 0.00 0.00%	100,000.00 618,200,000.00	Floating 3-M Euribor+0.120% 14.Feb/May/Aug/Nov		02/14/2039 Quarterly 14.Feb/May/Aug/Nov	Amortized	AAA Aaa		
Series B ES0372259038	10/05/2006 627	39.949.07 25,048,066.89 39.95%	100,000.00 62,700,000.00	Floating 3-M Euribor+0.280% 14.Feb/May/Aug/Nov	0.1010% 05/17/2016 10.311299 Gross 8.352152 Net	02/14/2039 Quarterly 14.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BBSf Ba1sf	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	0.3710% 05/17/2016 94.811111 Gross 76.797000 Net	02/14/2039 Quarterly 14.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	CCsf 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	3.8210% 05/17/2016 976.477778 Gross 790.947000 Net	02/14/2039 Quarterly 14.Feb/May/Aug/Nov	To Be Determined Due to Cash Reserve reduction	C C	CCC C	
Total		77,948,066.89	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 *	% Monthly CPR (SMM)		0.34		0.51		0.69		0.87		1.06		1.25		1.43		1.61	
		Average life	Years	4.00	6.00	8.00	10.00	12.00	14.00	16.00	18.00								
Series B	With optional redemption *	Average life	Years	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24
	Final Maturity	Years	Date	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016
Series C	With optional redemption *	Average life	Years	1.41	1.33	1.25	1.19	1.13	1.08	1.03	0.99	0.94	0.89	0.84	0.79	0.74	0.69	0.64	0.59
	Final Maturity	Years	Date	07/12/2017	06/12/2017	05/16/2017	04/23/2017	04/02/2017	03/14/2017	02/25/2017	02/10/2017	01/24/2017	01/08/2017	12/22/2016	12/06/2016	11/20/2016	11/04/2016	10/18/2016	10/02/2016
Series D	With optional redemption *	Average life	Years	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24
	Final Maturity	Years	Date	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016	05/14/2016

* 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	Current	At issue date	
Class A	0.00%	0.00	100.00%	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	0.00%	0.00	52.44%	618,200,000.00		
Series B	32.13%	25,048,066.89	49.04%	5.32%	62,700,000.00	4.60%
Series C	30.92%	24,100,000.00	0.00%	2.04%	24,100,000.00	2.50%
Series D	36.95%	28,800,000.00		2.44%	28,800,000.00	
Issue of Bonds		77,948,066.89			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	4,259,581.60	0.000%	
Servicer ppal collect not yet credited	44,721.60		
Servicer ints collect not yet credited	2,623.50		
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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Bond Paying Agent
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AIAF Mercado de
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Collateral: SME Loans

General			
	Current	At constitution date	
Count	221	3,048	
Principal			
Principal outstanding	53,136,614.43	1,150,017,948.45	
Average loan	240,437.17	377,302.48	
Minimum	0.00	1,890.69	
Maximum	1,715,533.50	3,630,518.19	
Interest rate			
Weighted average (wac)	0.96%	4.01%	
Minimum	0.25%	2.65%	
Maximum	2.56%	8.61%	
Final maturity			
Weighted average (WARM) (months)	103	80	
Minimum	06/04/2016	01/02/2007	
Maximum	12/30/2035	12/30/2035	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	6.79%	32.30%	
1-year EURIBOR/MIBOR (Mortgage Market)	93.21%	67.65%	

Distribution by sector (CNAE 2009)		
	Current	At constitution date
(F) - Building	23.72%	52.14%
(L) - Real estate activities	22.26%	12.23%
(C) - Manufacturing industry	8.80%	9.59%
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	8.77%	5.06%
(M) - Professional, scientific and technical activities	5.55%	4.51%
(I) - Catering trade	6.64%	4.09%
(J) - Information and communications	14.02%	3.32%
(Q) - Health Activities and Social Services	1.48%	1.91%
(A) - Agriculture, stockbreeding, fishing and silviculture	3.84%	1.50%
(N) - Clerical activities and support services	2.37%	1.47%
(H) - Transport and storage	0.50%	1.13%
(K) - Financial and insurance activities	0.29%	0.87%
(E) - Water supply, sanitation activities, waste management and depollution	0.00%	0.65%
(P) - Education	1.28%	0.48%
(R) - Artistic, recreational and entertainment activities	0.47%	0.42%
(S) - Other services	0.00%	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)	4.09%	1.66%	1.33%	0.87%	1.14%
Annual Percentage Rate (CPR)	39.39%	18.16%	14.80%	9.98%	12.84%

Geographic distribution		
	Current	At constitution date
Andalucia	6.21%	9.46%
Aragon		1.18%
Asturias		0.82%
Balearic Islands	4.20%	3.97%
Basque Country		0.55%
Canary Islands	1.89%	1.63%
Cantabria	1.93%	0.61%
Castilla-La Mancha	4.96%	3.23%
Castilla-Leon	6.73%	4.80%
Catalonia	21.38%	8.81%
Extremadura		0.30%
Galicia	2.37%	1.34%
La Rioja	1.03%	0.26%
Madrid	13.21%	10.59%
Murcia	3.80%	2.65%
Navarra		1.14%
Valencia	32.29%	48.61%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
Delinquencies									
Up to 1 month	13	22,844.98	1,627.12	0.00	24,472.10	0.14	2,450,593.65	2,475,065.75	7.17
from > 1 to ≤ 2 months	1	3,437.51	270.53	0.00	3,708.04	0.02	189,296.21	193,004.25	0.56
from > 2 to ≤ 3 months	2	9,737.04	487.98	0.00	10,225.02	0.06	191,848.64	202,073.66	0.59
from > 3 to ≤ 6 months	1	6,063.10	1,159.60	0.00	7,222.70	0.04	121,386.59	128,609.29	0.37
from ≥ 6 to < 12 months	1	30,807.89	8,569.70	0.00	39,377.59	0.22	315,971.21	355,348.80	1.03
from ≥ 12 to < 18 months	187	15,575,976.56	1,953,551.69	0.00	17,529,528.25	99.52	13,647,612.57	31,177,140.82	90.29
from ≥ 18 to < 24 months									
from ≥ 2 years									
Subtotal	205	15,648,867.08	1,965,666.62	0.00	17,614,533.70	100.00	16,916,710.87	34,531,244.57	100.00
Doubt debts (subjectives)									
from > 2 to ≤ 3 months	1	20,374.24	235.14	0.00	20,609.38	0.36	0.00	20,609.38	0.36
from > 3 to ≤ 6 months	1	363,212.16	806.03	0.00	364,018.19	6.38	0.00	364,018.19	6.38
from ≥ 6 to < 12 months	2	186,075.55	2,871.11	0.00	188,946.66	3.31	0.00	188,946.66	3.31
from ≥ 12 to < 24 months	1	31,085.78	457.53	0.00	31,543.31	0.55	0.00	31,543.31	0.55
from ≥ 2 years	25	5,001,233.54	96,777.14	0.00	5,098,010.68	89.39	0.00	5,098,010.68	89.39
Subtotal	30	5,601,981.27	101,146.95	0.00	5,703,128.22	100.00	0.00	5,703,128.22	100.00
Total	235	21,250,848.35	2,066,813.57	0.00	23,317,661.92		16,916,710.87	40,234,372.79	