

BANCAJA 5 Fondo de Titulización de Activos

Brief report

Date: 12/31/2012
Currency: EUR

Date of constitution
04/14/2003

VAT Reg. no.
V83624684

Management Company
Europea de Titulización S.G.F.T

Originator
Bancaja

Servicer
Bancaja

Lead Managers
JP Morgan
Bancaja

Bond Underwriters and Placement Agents
Crédit Foncier
JP Morgan

Bond Paying Agent
Barclays Bank PLC

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Barclays Bank PLC

Subordinated Loan
Bancaja

Start-up Loan
Bancaja

Swap
Credit Suisse International

Assets Custodian
Bancaja

Fund Auditors
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Issued securities: Residential Mortgages Backed 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	Original
Series A ES0312884002	04/17/2003 9,605	19,878.64 190,934,337.20 19.88%	100,000.00 960,500,000.00	Floating 3-M Euribor+0.270% 18.Jan/Apr/Jul/Oct	0.4780% 01/18/2013 24.28 Gross 19.18 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	01/18/2013 "Pass-Through"	AA-sf A3sf AA-sf	AAA Aaa AAA
Series B ES0312884010	04/17/2003 245	41,462.40 10,158,288.00 41.46%	100,000.00 24,500,000.00	Floating 3-M Euribor+0.650% 18.Jan/Apr/Jul/Oct	0.8580% 01/18/2013 90.91 Gross 71.82 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	AA-sf Baa1sf AA-	A A2 A
Series C ES0312884028	04/17/2003 150	41,462.40 6,219,360.00 41.46%	100,000.00 15,000,000.00	Floating 3-M Euribor+1.250% 18.Jan/Apr/Jul/Oct	1.4580% 01/18/2013 154.49 Gross 122.05 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	A- Baa2 A-	BBB Baa2 BBB
Total		207,311,985.20	1,000,000,000.00						

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 A	With optional redemption *	Average life	Years		4.08	3.57	3.20	2.86	2.66	2.47	2.29	2.12
			Date	11/15/2016	05/11/2016	12/29/2015	08/28/2015	06/14/2015	04/05/2015	01/30/2015	11/30/2014	
		Final Maturity	Years	5.75	5.00	4.50	4.00	3.75	3.50	3.25	3.00	
	Without optional redemption *	Average life	Years		5.68	5.10	4.61	4.20	3.84	3.53	3.27	3.04
			Date	06/22/2018	11/23/2017	05/29/2017	12/28/2016	08/20/2016	04/30/2016	01/24/2016	10/31/2015	
		Final Maturity	Years	14.51	13.51	12.76	11.76	11.01	10.01	9.50	8.75	
Series B	With optional redemption *	Average life	Years		5.75	5.00	4.50	4.00	3.75	3.50	3.25	3.00
			Date	04/18/2027	04/18/2026	07/18/2025	07/18/2024	10/18/2023	10/18/2022	04/18/2022	07/18/2021	
		Final Maturity	Years	5.75	5.00	4.50	4.00	3.75	3.50	3.25	3.00	
	Without optional redemption *	Average life	Years		5.75	5.00	4.50	4.00	3.75	3.50	3.25	3.00
			Date	07/18/2018	10/18/2017	04/18/2017	10/18/2016	07/18/2016	04/18/2016	01/18/2016	10/18/2015	
		Final Maturity	Years	5.75	5.00	4.50	4.00	3.75	3.50	3.25	3.00	
Series C	With optional redemption *	Average life	Years		15.81	14.88	13.96	13.08	12.22	11.40	10.64	9.94
			Date	08/04/2028	08/31/2027	09/30/2026	11/12/2025	01/05/2025	03/10/2024	06/05/2023	09/24/2022	
		Final Maturity	Years	17.26	16.51	15.51	14.76	14.01	13.01	12.26	11.51	
	Without optional redemption *	Average life	Years		5.75	5.00	4.50	4.00	3.75	3.50	3.25	3.00
			Date	07/18/2018	10/18/2017	04/18/2017	10/18/2016	07/18/2016	04/18/2016	01/18/2016	10/18/2015	
		Final Maturity	Years	5.75	5.00	4.50	4.00	3.75	3.50	3.25	3.00	

* 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	
Series A	92.10%	190,934,337.20	10.31%	96.05%	960,500,000.00	4.85%	
Series B	4.90%	10,158,288.00	5.41%	2.45%	24,500,000.00	2.40%	
Series C	3.00%	6,219,360.00	2.41%	1.50%	15,000,000.00	0.90%	
Issue of Bonds		207,311,985.20			1,000,000,000.00		
Reserve Fund	2.41%	5,000,000.00		0.90%	9,000,000.00		

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		11,094,420.61	0.209%
Servicer ppal collect not yet credited		272,207.06	
Servicer ints collect not yet credited		37,913.96	
Liabilities		Available	Balance
Subordinated Loan L/T			5,000,000.00
Subordinated Loan S/T			0.00
Start-up Loan L/T			0.00
Start-up Loan S/T			0.00
Swap collateralized amount		Amount	Credited
CSA *		0.00	
Cash			0.00
Securities			0.00
* Credit Support Amount in favour of the Fund			

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		5,164	14,724
Principal			
Principal outstanding		202,711,387.76	1,000,011,381.36
Average loan		39,254.72	67,917.10
Minimum		0.00	44.03
Maximum		196,140.36	294,778.68
Interest rate			
Weighted average (wac)		2.23%	4.24%
Minimum		0.55%	3.00%
Maximum		4.60%	7.25%
Final maturity			
Weighted average (WARM) (months)		160	262
Minimum		01/05/2013	05/01/2003
Maximum		11/14/2032	11/14/2032
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR		0.27%	0.29%
1-year EURIBOR/MIBOR		4.20%	5.54%
1-year EURIBOR/MIBOR (Mortgage Market)		85.97%	82.98%
Mortgage Market: Savings Banks		9.55%	11.18%
Savings Banks Lending Rate (CECA Indicator)		0.00%	0.00%

LTV Distribution			
		Current	At constitution date
		% Pool	% LTV
0.01 - 10%		1.94	7.08
10.01 - 20%		6.42	15.67
20.01 - 30%		10.89	25.56
30.01 - 40%		15.01	35.38
40.01 - 50%		22.06	45.18
50.01 - 60%		25.06	55.28
60.01 - 70%		18.62	63.44
70.01 - 80%			32.44
80.01 - 90%			29.42
90.01 - 100%			0.01
Weighted average (WALT)		44.87	69.70
Minimum		0.00	0.07
Maximum		69.10	94.75

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.47%	0.31%	0.29%	0.30%	0.87%
Annual Percentage Rate (CPR)	5.52%	3.68%	3.47%	3.55%	10.00%

Geographic distribution		
	Current	At constitution date
Andalucia	2.38%	2.41%
Aragon	0.84%	0.92%
Asturias	0.05%	0.02%
Balearic Islands	3.46%	4.35%
Basque Country	1.08%	0.89%
Canary Islands	4.44%	4.07%
Cantabria	0.03%	0.03%
Castilla-La Mancha	4.02%	3.79%
Castilla-Leon	0.91%	1.09%
Catalonia	9.68%	9.03%
Extremadura	0.05%	0.05%
Galicia	0.65%	0.49%
La Rioja	0.03%	0.03%
Madrid	17.14%	17.44%
Murcia	1.02%	0.82%
Navarra	0.46%	0.55%
Valencia	53.74%	54.03%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
<i>Delinquencies</i>										
Up to 1 month	180	32,501.52	10,626.95	0.00	43,128.47	7.48	7,425,454.03	7,468,582.50	53.14	38.23
from > 1 to ≤ 2 months	33	12,241.80	4,215.84	0.00	16,457.64	2.86	1,159,542.69	1,176,000.33	8.37	39.08
from > 2 to ≤ 3 months	39	23,820.90	6,676.26	0.00	30,497.16	5.29	1,320,096.23	1,350,593.39	9.61	38.86
from > 3 to ≤ 6 months	23	19,810.97	7,154.00	0.00	26,964.97	4.68	877,261.76	904,226.73	6.43	44.36
from > 6 to < 12 months	19	43,306.41	19,627.96	0.00	62,934.37	10.92	1,072,536.76	1,135,471.13	8.08	47.69
from ≥ 12 to < 18 months	8	26,686.61	14,883.77	0.00	41,570.38	7.21	421,032.43	462,602.81	3.29	48.50
from ≥ 18 to < 24 months	8	35,371.86	21,298.79	0.00	56,670.65	9.83	429,512.93	486,183.58	3.46	55.69
from ≥ 2 years	16	194,125.27	103,921.08	0.00	298,046.35	51.72	773,853.84	1,071,900.19	7.63	50.51
Subtotal	326	387,865.34	188,404.65	0.00	576,269.99	100.00	13,479,290.67	14,055,560.66	100.00	40.87
<i>Doubt debts (subjectives)</i>										
from ≥ 2 years	1	7,997.09	528.44	0.00	8,525.53	100.00	0.00	8,525.53	100.00	12.63
Subtotal	1	7,997.09	528.44	0.00	8,525.53	100.00	0.00	8,525.53	100.00	12.63
Total	327	395,862.43	188,933.09	0.00	584,795.52		13,479,290.67	14,064,086.19		40.82