

BANCAJA 5 Fondo de Titulización de Activos

Brief report

Date: 02/28/2013
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	19,179.00 184,214,295.00 19.18%	100,000.00 960,500,000.00	Floating 3-M Euribor+0.270% 18.Jan/Apr/Jul/Oct	0.4710% 04/18/2013 22.58 Gross 17.84 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	04/18/2013 "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	0.8510% 04/18/2013 88.21 Gross 69.69 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secquential	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	1.4510% 04/18/2013 150.40 Gross 118.82 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secquential	A- Baa2 A-	BBB Baa2 BBB
Total		200,591,943.00	1,000,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
				% Monthly CPR (SMM)						
				% Annual equivalent CPR	2.00	4.00	6.00	8.00	10.00	12.00
Series A	With optional redemption *	Average life	Years	3.94	3.43	3.06	2.84	2.52	2.32	2.15
		Final Maturity	Years	12/27/2016	06/22/2016	02/09/2016	11/19/2015	07/25/2015	05/16/2015	03/12/2015
				5.50	4.75	4.25	4.00	3.50	3.25	3.00
	Without optional redemption *	Average life	Years	5.58	5.00	4.52	4.11	3.75	3.45	3.18
		Final Maturity	Years	08/15/2018	01/18/2018	07/25/2017	02/25/2017	10/19/2016	06/29/2016	03/25/2016
				14.25	13.25	12.50	11.50	10.75	9.75	9.25
Series B	With optional redemption *	Average life	Years	5.50	4.75	4.25	4.00	3.50	3.25	3.00
		Final Maturity	Years	07/18/2018	10/18/2017	04/18/2017	01/18/2017	07/18/2016	04/18/2016	01/18/2016
				5.50	4.75	4.25	4.00	3.50	3.25	3.00
	Without optional redemption *	Average life	Years	15.50	14.58	13.68	12.81	11.97	11.16	10.41
		Final Maturity	Years	07/15/2028	08/14/2027	09/19/2026	11/05/2025	01/03/2025	03/14/2024	06/13/2023
				17.01	16.26	15.26	14.50	13.76	12.76	12.01
Series C	With optional redemption *	Average life	Years	5.50	4.75	4.25	4.00	3.50	3.25	3.00
		Final Maturity	Years	07/18/2018	10/18/2017	04/18/2017	01/18/2017	07/18/2016	04/18/2016	01/18/2016
				5.50	4.75	4.25	4.00	3.50	3.25	3.00
	Without optional redemption *	Average life	Years	18.19	17.71	17.12	16.45	15.74	15.02	14.29
		Final Maturity	Years	03/26/2031	09/28/2030	02/27/2030	06/25/2029	10/10/2028	01/21/2028	05/02/2027
				19.76	19.76	19.76	19.76	19.76	19.76	19.76

* 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	91.84%	184,214,295.00	10.65%	96.05%	960,500,000.00
Series B	5.06%	10,158,288.00	5.59%	2.45%	24,500,000.00
Series C	3.10%	6,219,360.00	2.49%	1.50%	15,000,000.00
Issue of Bonds		200,591,943.00			1,000,000,000.00
Reserve Fund	2.49%	5,000,000.00	0.90%		9,000,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	8,104,307.80	0.209%	
Servicer ppal collect not yet credited	498,148.46		
Servicer ints collect not yet credited	43,333.03		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		5,000,000.00	1.201%
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	5,123	14,724	
Principal			
Principal outstanding	198,538,579.67	1,000,011,381.36	
Average loan	38,754.36	67,917.10	
Minimum	0.00	44.03	
Maximum	194,718.65	294,778.68	
Interest rate			
Weighted average (wac)	1.97%	4.24%	
Minimum	0.55%	3.00%	
Maximum	4.60%	7.25%	
Final maturity			
Weighted average (WARM) (months)	159	262	
Minimum	03/05/2013	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	4.19%	5.54%	
1-year EURIBOR/MIBOR (Mortgage Market)	85.97%	82.98%	
Mortgage Market: Savings Banks	9.57%	11.18%	
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.00%	

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	2.03	7.06	0.23
10.01 - 20%	6.45	15.61	0.86
20.01 - 30%	11.18	25.51	1.99
30.01 - 40%	15.38	35.45	3.40
40.01 - 50%	21.91	45.08	6.65
50.01 - 60%	25.52	55.20	10.10
60.01 - 70%	17.52	63.21	14.89
70.01 - 80%			32.44
80.01 - 90%			29.42
90.01 - 100%			0.01
Weighted average (WALT)	44.50		69.70
Minimum	0.00		0.07
Maximum	68.60		94.75

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.36%	0.36%	0.30%	0.31%	0.86%
Annual Percentage Rate (CPR)	4.29%	4.21%	3.60%	3.63%	9.90%

Geographic distribution		
	Current	At constitution date
Andalucia	2.40%	2.41%
Aragon	0.84%	0.92%
Asturias	0.05%	0.02%
Balearic Islands	3.49%	4.35%
Basque Country	1.08%	0.89%
Canary Islands	4.44%	4.07%
Cantabria	0.03%	0.03%
Castilla-La Mancha	4.05%	3.79%
Castilla-Leon	0.88%	1.09%
Catalonia	9.73%	9.03%
Extremadura	0.06%	0.05%
Galicia	0.61%	0.49%
La Rioja	0.03%	0.03%
Madrid	17.18%	17.44%
Murcia	1.03%	0.82%
Navarra	0.46%	0.55%
Valencia	53.64%	54.03%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	212	46,348.38	12,507.61	0.00	58,855.99	9.63	9,025,182.86	9,084,038.85	59.67	36.52
from > 1 to ≤ 2 months	42	19,337.29	5,331.76	0.00	24,669.05	4.04	1,663,490.82	1,688,159.87	11.09	39.54
from > 2 to ≤ 3 months	23	17,451.68	4,626.42	0.00	22,078.10	3.61	832,306.52	854,384.62	5.61	39.83
from > 3 to ≤ 6 months	16	13,770.64	4,748.11	0.00	18,518.75	3.03	435,017.07	453,535.82	2.98	34.94
from > 6 to < 12 months	22	50,242.33	21,312.76	0.00	71,555.09	11.70	1,090,517.51	1,162,072.60	7.63	46.75
from ≥ 12 to < 18 months	9	25,413.50	13,271.03	0.00	38,684.53	6.33	338,427.39	377,111.92	2.48	41.85
from ≥ 18 to < 24 months	7	33,373.48	22,113.10	0.00	55,486.58	9.08	425,215.77	480,702.35	3.16	57.33
from ≥ 2 years	18	212,703.54	108,781.89	0.00	321,485.43	52.59	801,192.24	1,122,677.67	7.38	50.71
Subtotal	349	418,640.84	192,692.68	0.00	611,333.52	100.00	14,611,350.18	15,222,683.70	100.00	39.00
Doubt debts (subjectives)										
from ≥ 2 years	1	7,997.09	549.55	0.00	8,546.64	100.00	0.00	8,546.64	100.00	12.66
Subtotal	1	7,997.09	549.55	0.00	8,546.64	100.00	0.00	8,546.64	100.00	12.66
Total	350	426,637.93	193,242.23	0.00	619,880.16		14,611,350.18	15,231,230.34		38.96