

BANCAJA 5 Fondo de Titulización de Activos

Brief report

Date: 04/30/2013
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 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 A ES0312884002	04/17/2003 9,605	18,627.10 178,913,295.50 18.63%	100,000.00 960,500,000.00	Floating 3-M Euribor+0.270% 18.Jan/Apr/Jul/Oct	0.4800% 07/18/2013 22.60 Gross 17.85 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	07/18/2013 "Pass-Through"	AA-sf Baa1sf AA-sf	AAA Aaa AAA
Series B ES0312884010	04/17/2003 245	38,851.97 9,518,732.65 38.85%	100,000.00 24,500,000.00	Floating 3-M Euribor+0.650% 18.Jan/Apr/Jul/Oct	0.8600% 07/18/2013 84.46 Gross 66.72 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	AA-sf Baa3sf AA-	A A2 A
Series C ES0312884028	04/17/2003 150	38,851.97 5,827,795.50 38.85%	100,000.00 15,000,000.00	Floating 3-M Euribor+1.250% 18.Jan/Apr/Jul/Oct	1.4600% 07/18/2013 143.39 Gross 113.28 Net	04/18/2035 Quarterly 18.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	A- B3sf A-	BBB Baa2 BBB
Total		194,259,823.65	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									
Series A	With optional redemption *	Average life	Years	3.93	3.39	3.01	2.79	2.45	2.25	2.07	1.89	
		Final Maturity	Years	03/21/2017	09/05/2016	04/20/2016	01/29/2016	09/27/2015	07/18/2015	05/12/2015	03/08/2015	
	Without optional redemption *	Average life	Years	19.52	19.52	19.52	19.52	19.52	19.52	19.52	19.52	
		Final Maturity	Years	10/18/2032	10/18/2032	10/18/2032	10/18/2032	10/18/2032	10/18/2032	10/18/2032	10/18/2032	
		Average life	Years	3.93	3.39	3.01	2.79	2.45	2.25	2.07	1.89	
		Final Maturity	Years	03/21/2017	09/05/2016	04/20/2016	01/29/2016	09/27/2015	07/18/2015	05/12/2015	03/08/2015	
Series B	With optional redemption *	Average life	Years	5.25	4.50	4.00	3.76	3.25	3.00	2.75	2.50	
		Final Maturity	Years	07/18/2018	10/18/2017	04/18/2017	01/18/2017	07/18/2016	04/18/2016	01/18/2016	10/18/2015	
	Without optional redemption *	Average life	Years	6.38	5.80	5.30	4.85	4.47	4.13	3.83	3.56	
		Final Maturity	Years	09/02/2019	02/03/2019	08/02/2018	02/23/2018	10/04/2017	06/02/2017	02/12/2017	11/06/2016	
		Average life	Years	19.52	19.52	19.52	19.52	19.52	19.52	19.52	19.52	
		Final Maturity	Years	10/18/2032	10/18/2032	10/18/2032	10/18/2032	10/18/2032	10/18/2032	10/18/2032	10/18/2032	
Series C	With optional redemption *	Average life	Years	3.93	3.39	3.01	2.79	2.45	2.25	2.07	1.89	
		Final Maturity	Years	03/21/2017	09/05/2016	04/20/2016	01/29/2016	09/27/2015	07/18/2015	05/12/2015	03/08/2015	
	Without optional redemption *	Average life	Years	5.25	4.50	4.00	3.76	3.25	3.00	2.75	2.50	
		Final Maturity	Years	07/18/2018	10/18/2017	04/18/2017	01/18/2017	07/18/2016	04/18/2016	01/18/2016	10/18/2015	
		Average life	Years	6.38	5.80	5.30	4.85	4.47	4.13	3.83	3.56	
		Final Maturity	Years	09/02/2019	02/03/2019	08/02/2018	02/23/2018	10/04/2017	06/02/2017	02/12/2017	11/06/2016	

* 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)						
		Current		At issue date		
			% CE			% CE
Series A	92.10%	178,913,295.50	10.47%	96.05%	960,500,000.00	4.85%
Series B	4.90%	9,518,732.65	5.57%	2.45%	24,500,000.00	2.40%
Series C	3.00%	5,827,795.50	2.57%	1.50%	15,000,000.00	0.90%
Issue of Bonds		194,259,823.65			1,000,000,000.00	
Reserve Fund	2.57%	5,000,000.00		0.90%	9,000,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	5,917,422.76	0.206%	
Servicer ppal collect not yet credited	340,545.98		
Servicer ints collect not yet credited	39,531.39		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		5,000,000.00	1.210%
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	5,070	14,724	
Principal			
Principal outstanding	194,025,185.75	1,000,011,381.36	
Average loan	38,269.27	67,917.10	
Minimum	0.00	44.03	
Maximum	193,293.01	294,778.68	
Interest rate			
Weighted average (wac)	1.82%	4.24%	
Minimum	0.55%	3.00%	
Maximum	4.60%	7.25%	
Final maturity			
Weighted average (WARM) (months)	158	262	
Minimum	05/05/2013	05/01/2003	
Maximum	11/14/2032	11/14/2032	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.28%	0.29%	
1-year EURIBOR/MIBOR	4.15%	5.54%	
1-year EURIBOR/MIBOR (Mortgage Market)	86.00%	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	% Pool	% LTV
0.01 - 10%	2.09	6.95	0.23	7.30
10.01 - 20%	6.53	15.53	0.86	15.81
20.01 - 30%	11.20	25.35	1.99	25.69
30.01 - 40%	16.15	35.45	3.40	35.46
40.01 - 50%	21.38	44.97	6.65	45.37
50.01 - 60%	26.24	55.07	10.10	55.46
60.01 - 70%	16.42	62.97	14.89	65.52
70.01 - 80%			32.44	76.25
80.01 - 90%			29.42	83.99
90.01 - 100%			0.01	93.34
Weighted average (WALTV)	44.12			69.70
Minimum	0.00			0.07
Maximum	68.10			94.75

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.53%	0.38%	0.35%	0.34%	0.86%
Annual Percentage Rate (CPR)	6.17%	4.41%	4.18%	4.02%	9.81%

Geographic distribution		
	Current	At constitution date
Andalucia	2.43%	2.41%
Aragon	0.85%	0.92%
Asturias	0.05%	0.02%
Balearic Islands	3.48%	4.35%
Basque Country	1.09%	0.89%
Canary Islands	4.43%	4.07%
Cantabria	0.03%	0.03%
Castilla-La Mancha	4.06%	3.79%
Castilla-Leon	0.87%	1.09%
Catalonia	9.68%	9.03%
Extremadura	0.06%	0.05%
Galicia	0.61%	0.49%
La Rioja	0.03%	0.03%
Madrid	17.34%	17.44%
Murcia	0.95%	0.82%
Navarra	0.45%	0.55%
Valencia	53.58%	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	202	49,407.18	11,223.83	0.00	60,631.01	10.02	8,136,575.39	8,197,206.40	59.60	36.97
from > 1 to ≤ 2 months	34	16,632.07	4,423.99	0.00	21,056.06	3.48	1,451,008.03	1,472,064.09	10.70	37.62
from > 2 to ≤ 3 months	16	13,116.88	2,844.79	0.00	15,961.67	2.64	675,095.51	691,057.18	5.02	44.42
from > 3 to ≤ 6 months	19	14,841.67	4,075.75	0.00	18,917.42	3.13	463,478.95	482,396.37	3.51	39.57
from > 6 to < 12 months	20	44,134.50	14,551.53	0.00	58,686.03	9.70	810,412.17	869,098.20	6.32	43.84
from ≥ 12 to < 18 months	11	37,476.40	18,602.97	0.00	56,079.37	9.27	507,357.23	563,436.60	4.10	48.73
from ≥ 18 to < 24 months	6	31,864.26	21,320.87	0.00	53,185.13	8.79	415,047.32	468,232.45	3.40	58.38
from ≥ 2 years	20	215,321.97	105,193.23	0.00	320,515.20	52.97	688,565.79	1,009,080.99	7.34	46.26
Subtotal	328	422,794.93	182,236.96	0.00	605,031.89	100.00	13,147,540.39	13,752,572.28	100.00	39.31
<i>Doubt debts (subjectives)</i>										
from ≥ 2 years	1	7,997.09	568.85	0.00	8,565.94	100.00	0.00	8,565.94	100.00	12.69
Subtotal	1	7,997.09	568.85	0.00	8,565.94	100.00	0.00	8,565.94	100.00	12.69
Total	329	430,792.02	182,805.81	0.00	613,597.83		13,147,540.39	13,761,138.22		39.26