Rating Report
Caixabank Consumo 5, FT

DBRS Morningstar
June 2020

Contents

1 Ratings, Issuer's Assets, and Liabilities
1 Summary of Assets
1 Rating Considerations
3 Key Transaction Parties
3 Relevant Dates and Periods
4 Transaction Summary
7 The Asset Portfolio
8 Originator and Servicer Review
11 Rating Analysis
18 Methodologies Applied
19 Surveillance

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Ratings, Issuer's Assets, and Liabilities

Debt	Amount (EUR) [1]	Size/Subordination [2]	Coupon	Rating	Rating Action	Rating Action Date
Series A Notes ES0305483002	3,230,500,000	91.0%/14.0%	0.75%	AA (low) (sf)	Provisional Rating – Finalised	22 June 2020
Series B Notes ES0305483010	319,500,000	9.0%/5.0%	1.00%	B (low) (sf)	Provisional Rating – Finalised	22 June 2020
Cash Reserve	177,500,000	5.0%/--	--	--	--	--

1. As at the issue date.
2. The size of the tranche is scaled to the initial asset portfolio and subordination is expressed as portfolio overcollateralisation and cash reserve.

Summary of Assets

	Amount (EUR)
Receivable Portfolio [1]	3,550,000,000
Receivable Provisional Portfolio [2]	3,715,482,714
Cash Reserve [3]	177,500,000

1. As at the issue date.
2. Asset provisional portfolio principal outstanding as at 25 May 2020. The EUR 3.55 billion final portfolio was entirely selected from loans comprising the provisional portfolio.
3. The cash reserve is fully funded through a subordinated loan granted by Caixabank.

Rating Considerations

- The notes are backed by EUR 3.55 billion of financial receivables related to consumer loan contracts originated by Caixabank, S.A. (Caixabank or the originator), granted to individuals residing in Spain and disbursed directly to borrowers.
- The collateral portfolio is static; the notes will start to amortise on 20 January 2020 (the first payment date) on a strictly sequential basis.
- Most of the receivables pay a fixed interest (98.0%) but up to 5.0% of the initial portfolio balance could be renegotiated to pay floating interest.
- The structure envisages a single waterfall aiming to amortise the Series A and Series B Notes on strictly sequential basis by an amount equal to the positive difference between (1) the amount outstanding of the Series A and Series B notes on each interest payment date and (2) the outstanding balance of the non-defaulted portfolio. This mechanism allows to use interest collections to offset losses from defaulted receivables.
- Interest on the Series A Notes is paid senior to principal repayment and principal of the Series A Notes is senior to the interest and principal payments of the Series B Notes.

- The Series A Notes benefit from a fully funded EUR 177,500,000 cash reserve, which can be used to pay senior expenses and interest and principal shortfalls on the Series A Notes. Once the Series A Notes are fully redeemed, the cash reserve will cover interest and principal shortfalls on the Series B Notes.

Strengths

- The originator, Caixabank, is an active and experienced originator and servicer in the Spanish consumer finance business and a financially strong banking institution. DBRS Morningstar has a long-term issuer rating on Caixabank of "A" with a Stable trend and a long term critical obligation rating of AA (low) with a Stable trend.
- The transaction benefits from a EUR 177.50 million cash reserve, which provides credit support to the Series A and Series B notes. The cash reserve is fully funded at the closing of the transaction by Caixabank and is equal to 5.0% of the Series A and Series B notes. The cash reserve will amortise periodically on each payment date, after the first year of the closing of the transaction, according to transaction-specific amortisation rules.
- The amortisation of the issued notes is sequential. The Series A Notes benefit from full sequential amortisation. The Series B Notes will not begin to amortise until the Series A Notes are fully redeemed.
- The EUR 3.55 billion portfolio is more than 12.6-months seasoned and considerably granular (the provisional portfolio, only EUR 150,000,000 bigger, had 650,694 loans and 533,896 borrowers).
- The portfolio yield is considerably higher than the transaction's senior expenses and the average yield on the notes, allowing the excess interest collections to flow through the priority of payments where it may be applied to offset credit losses.

Challenges and Mitigating Factors

- 2.1% of the loans comprising the portfolio are bullet loans (interest-only loans). DBRS Morningstar considers these loans to have a different risk profile and a higher probability of default compared with standard amortising loans, because borrowers will have to pay down the total principal balance on the maturity date. Although, Caixabank confirmed bullet loans are only granted borrowers with the highest credit profile, typically with additional guarantees (e.g. personal guarantees, stocks, securities) and that they hardly registered any defaults under such family of loans, DBRS Morningstar deems the outstanding credit performance to be biased by continued support to its best customers by the bank through refinancing.
  Mitigants: The exposure to bullet loans is very limited and so is the risk that refinancing risk creates a material link to the rating of Caixabank. In addition, DBRS Morningstar has further stressed the probability of default of these loans in its loss analysis and cash flow analysis. DBRS Morningstar has not given credit to guarantees related to bullet loans in absence of sufficient information to properly assess the risk.
- Until the transfer to issuer's accounts held with the account bank the servicer manages the issuer’s collections, which may be commingled within its own estate in case of insolvency.
  Mitigants: The servicer is a financially strong banking institution and sweeps collections to the issuer's accounts within a maximum of one business day from receipt of funds. Furthermore, the fully funded reserve ensures funds are available to pay senior expenses and interests on time.
- The transaction documents provide that the servicer can discuss renegotiations with securitised borrowers and ultimately agree to modify some of the original terms of the loan agreements

without the issuer's consent and, within specified limits, it could increase the risk profile and weighted-average (WA) life of the portfolio.
Mitigants: The servicer's flexibility in handling relationship with borrowers is not uncommon in securitisations and to some extent DBRS Morningstar believes it may help to support and improve borrowers' performance over the life of the transaction. Loan modifications to the portfolio of receivables are limited by the permitted variations explained in the documentation. DBRS Morningstar stressed its cash flow assumptions to account for the mentioned permitted variations in the portfolio.

- In this transaction, the interest rate risk is unhedged. In fact, the Series A and the Series B Notes pay a fixed rate, whereas 2.0% of the loans in the whole portfolio are floating rate. Because of permitted variations, the weight of floating-rate loans in the portfolio could increase to 5.0% and up to a maximum of 7.0%.
Mitigants: (1) for the Class A Notes, interest rate risk is partially mitigated by the subordination of the Class B Notes interest payments in the priority of payments and by the cash reserve, available to cover interest payments to the Class A Notes. (2) the high yield of the portfolio (the weighted-average fixed interest rate of the initial portfolio is about 8.6%) represents a further mitigating factor. DBRS Morningstar has considered the interest rate risk in its analysis and has modelled the transaction in accordance with its *Interest Rate Stresses for European Structured Finance Transactions* methodology

Key Transaction Parties

Roles [1]	Entity	Ratings [2]
Issuer	Caixabank Consumo 5, FT	Not Rated
Originator and Seller	Caixabank, S.A.	A/R-1 (low)/Stable
Servicer	Caixabank, S.A.	A/R-1 (low)/Stable
Account Bank	Caixabank, S.A.	A/R-1 (low)/Stable
Paying Agent	Caixabank, S.A.	A/R-1 (low)/Stable
Hedging Counterparty	Caixabank, S.A.	A/R-1 (low)/Stable
Management Company	Caixabank Titulización S.G.F.T., S.A.U.	Not Rated
Arranger	Caixabank, S.A.	A/R-1 (low)/Stable

1. The list of counterparties may not be exhaustive. For a complete list please refer to the transaction documents or the offering material.
2. Ratings represent Issuer Ratings or Senior Unsecured Debt Ratings (Long Term/Short Term) unless otherwise specified.

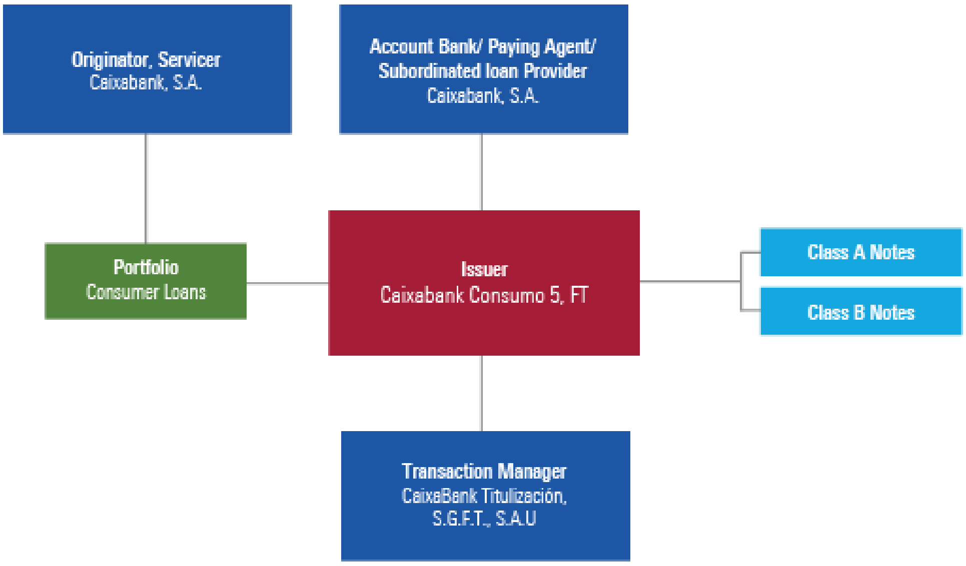
Relevant Dates and Periods

Issue Date	19 June 2020
Initial Portfolio Cut-Off Date	19 June 2020
First Payment Date	20 January 2021
Payment Dates/Periodicity	20th calendar day of January, April, July, and October.
Interest Period	Quarterly
Collection Period	Second business day after the payment date
Legal Final Maturity Date	20 October 2054

Transaction Summary

Relevant Jurisdictions	The issuer is incorporated under the laws of the Kingdom of Spain. All the transaction documents are regulated by Spanish law.
Assets	The notes are backed by a pool of EUR 3,550,000,000 fixed- and floating-rate receivables regulated by Spanish law.
Currencies	Assets and liabilities are denominated in euros.
Hedging	None.
Priority of Payments	The transaction features a single waterfall with commingled interest and principal funds and a target for repayment broadly corresponding to the positive difference between the notes and the portfolio assets.
Cash Reserve	The EUR 177,500,000 cash reserve provides liquidity support over the life of the deal to cover any shortfall on the senior expenses, and interest and principal on the Series A Notes, and once the Series A Notes are fully amortised the cash reserve will cover, interest and principal shortfalls on the Series B Notes.

Transaction Structure



Source: DBRS Morningstar.

This transaction represents the issuance of notes backed by a pool of receivables related to unsecured consumer loans granted by Banco CaixaBank, and subsequently assigned to Caixabank Consumo 5, FT. Caixabank (the servicer) services the receivables on a mandate of the issuer.

Available Funds and Their Use

The issuer must apply the available collections made under the assets and other available funds towards the satisfaction of its creditors, including the noteholders, in a specific order or priority specified in the terms and conditions of the notes and other transaction documents.

The issuer's principal source of funds are the collections made under the portfolio, including other ancillary amounts payable in connection with the portfolio by the originator or by other parties. Available collections include

- Payment of principal and interest by borrowers or guarantors under the receivables.
- The purchase price of receivables, which the issuer or the servicer may have sold (when permitted by the transaction documents) or the originator may have repurchased.
- Indemnities paid or payable to Caixabank by insurance companies in connection with policies related to the receivables and validly assigned to the issuer by Caixabank, if any.
- Recoveries made under defaulted receivables (including sale or repurchase of defaulted receivables).
- Indemnities payable by Caixabank as the portfolio originator, including indemnification for breach of representations and warranties not cured or curable with a repurchase of the receivables.

Other funds available to the issuer include amounts such as

- The cash reserve.
- Any interest earned on the issuer's account or revenue from eligible investments, if any.
- On the first payment date, the portion of the subordinated expenses loan not used until that date.

Prior to liquidation, the issuer pays the transaction parties and the noteholders on set dates (the payment dates) according to the following priority of payments.

Priority of Payments

1. Taxes and senior expenses;
2. Interest on the Series A Notes;
3. Principal on the Series A Notes;
4. Replenishment of the cash reserve to the target level while the Series A Notes are outstanding;
5. Interest on the Series B Notes;
6. Principal on the Series B Notes;
7. Replenishment of the cash reserve to the target level once the Series A Notes have been fully amortised;
8. Interest on the Subordinated Loan for initial expenses;
9. Principal on the Subordinated Loan for initial expenses;
10. Interest on the Subordinated Loan for the Reserve Fund;
11. Principal on the Subordinated Loan for the Reserve Fund;
12. Servicing fee (if CaixaBank is the servicer);
13. Payment of the financial intermediary margin.

The **available funds for principal amortisation** are defined as the lower of (1) amortisation amounts for the Series A and Series B notes and (2) amounts available after payment of items 1 to 2 of the pre-enforcement waterfall.

The amortisation of the Series A and Series B notes will equate to the positive difference, if any, between (1) the amount outstanding of the Series A and Series B notes on each interest payment date and (2) the outstanding balance of the nondefaulted portfolio (**theoretical amortisation**).

Defaulted receivables are defined as receivables that at a date are delinquent with arrears equal to or greater than a year of overdue amounts or classified as such by the Management Company because there are reasonable doubts as to their full repayment based on indications or information obtained by the Servicer.

The Series A notes benefit from full sequential amortisation, with principal payments on the Series B notes starting once the Series A notes are fully redeemed. Additionally, principal payments on the Series A notes are senior to interest payments on the Series B notes.

Liquidity Reserve	
Initial Amount	EUR 177,500,000 Corresponding to 5.0% of the notes
Current Status	Fully funded
Funding Mechanism	Subordinated loan granted by Caixabank, S.A.
Application	To the Priority of Payments to cover items (1) to (3) listed above and once the Series A notes are amortised, to cover items (1) to (6) listed above
Target Amount	The cash reserve will amortise on each payment date keeping the Minimum Level of the cash reserve, which is 5.0% of the current balance of the notes. The cash reserve will not amortise: - During the first year of the transaction, - If on the previous Payment Date, the cash reserve did not achieve its required Minimum Level
Released Amount Paid to	Priority of Payment
Type of Support	Liquidity support during the life of the transaction

Liquidation of the Issuer

Upon occurrence of certain events under the transaction documents, a trigger notice is delivered to the issuer. Upon delivery of such notice the issuer's available funds are distributed in accordance with a modified priority of payment, as summarised below, and the issuer is liquidated.

Following an early liquidation event, or in case of optional redemption of the notes or redemption for taxation of the notes, the priority of payments will change as follows:

Priority of Payments

1. Expenses related to the liquidation of the Fund or liquidation of taxes, and administrative or advertising costs,
2. Payment of taxes, ordinary and extraordinary expenses, and the servicing fee (if CaixaBank is not the servicer);
3. Interest on Series A Notes;
4. Principal on Series A Notes;
5. Interest on Series B Notes;
6. Principal on Series B Notes;
7. Interest on the Subordinated Loan for initial expenses;
8. Principal on the Subordinated Loan for initial expenses;
9. Interest on the Subordinated Loan for the Cash Reserve;
10. Principal on the Subordinated Loan for the Cash Reserve;
11. Servicing fee (as long as CaixaBank is the servicer); .
12. Payment of the financial intermediary margin.

The Asset Portfolio

Assets backing the notes comprise financial receivables related to loans for the purchase of consumer goods or services granted by Caixabank to individual residents in Spain.

Asset Portfolios	
Contract Type	Consumer loans
Borrower Type	Individual residents in Spain
Security Type	Unsecured
Interest Rate	Portfolio is mainly fixed interest rate loans, but it includes floating-rate loans too (2.0%)
Amortisation Type	Mainly French amortisation, but a small percentage of the portfolio has bullet amortisation.

DBRS Morningstar analysed the EUR 3.72 billion provisional portfolio selected by Caixabank as at 25 May 2020 and from which the EUR 3.55 billion initial portfolio was assigned to the issuer on the issue date. The characteristics of the provisional portfolio are as follows:

Portfolio Type	**Provisional Portfolio**
Total Principal Amount (EUR)	3,715,482,714
Number of Contracts	650,694
Number of Borrowers	533,896
Average Principal Amount by Contract (EUR)	5,710
Average Principal Amount by Borrower (EUR)	6,959
Weighted-Average Term (months)	48.7
Weighted-Average Original Term (months)	61.3
Weighted-Average Seasoning (months)	12.6
Fixed-Rate Loans (%)	97.98%
Floating-Rate Loans (%)	2.02%
Weighted-Average Coupon (%)	8.58%
Weighted-Average Fixed Coupon (%)	8.71%
Weighted-Average Margin (%)	2.61%
Pre-Approved Loans (%)	46.76%
Bullet Loans (%)	2.07%
Self-Employed (%)	12.16%
Loans in Arrears (from day 1) (%)	2.26%
Loans Under COVID-19 Moratorium (%)	11.02%
Largest Region (%)	31.53%
Top 3 Regions (%)	59.67%

The initial portfolio was assigned on or about the issue date selected by the originator from the receivables comprising the provisional portfolio. DBRS Morningstar deems the provisional portfolio representative of the initial portfolio and figures included in this report refer to the provisional pool, unless otherwise specified.

Eligibility Criteria (summarised)

- As at the issue date all the loans including those in the transferred portfolio followed the individual requirements for the portfolio, as: The Obligors are individuals persons resident in Spain, other than the originator´s employees.
- All loans are denominated in euros.
- All of the credit rights are used for consumer purposes granted to individuals residing in Spain.
- All loans follow the consumer loan Spanish law.

- The loan principal has already been fully drawn down.
- Maximum loans in arrears from 30 to 60 days will be 1.0% of the portfolio balance and 5.0% of the portfolio could be in arrears up to 30 days.
- All payments are made by directly debiting an account.
- No loans are refinanced loans.

For a complete list of criteria, please refer to the transaction documents or the prospectus.

Originator and Servicer Review

DBRS Morningstar conducted an operational review of CaixaBank S.A.'s consumer loan operations in June 2020 by email. DBRS Morningstar considers the origination and servicing practices of CaixaBank to be consistent with those observed among other Spanish lenders.

CaixaBank in its current form was established in 2011 from the reorganisation of Fundacion Bancaria Caixa d'Estalvis y Pensions de Barcelona ("La Caixa"), which was founded in 1904. The banking assets and liabilities of the La Caixa group were transferred to Criteria Caixa Corp S.A., a listed investment vehicle that was subsequently converted into a bank and renamed CaixaBank. Simultaneously, various other nonbanking assets of Criteria Caixa Corp were spun off to create Criteria Caixa (Criteria), a holding company wholly owned by Fundacion Bancaria La Caixa. Criteria is the largest shareholder of CaixaBank with a 40% stake as at end March 2020.

CaixaBank is Spain's third-largest banking group by total assets and provides a full range of banking services to individuals, SMEs, and corporates. It is based in Barcelona and has a nationwide footprint in retail banking and insurance. The group also provides asset management services though the wholly owned subsidiary CaixaBank Asset Management. CaixaBank is present in Portugal as the sole owner of Banco BPI S.A. (BPI), the fifth-largest banking group in Portugal with total assets of EUR 35 billion as at end March 2020. CaixaBank is led by an experienced senior management team, which has remained largely stable in recent years, which DBRS Morningstar considers beneficial for continuity of strategic approach.

CaixaBank employs the industry standard three lines of defence model in its risk management. The first line comprises the operational team supervisors who maintain oversight of staff activities. The second line involves monitoring through a quality assurance programme. The third line is internal audit, which reports to the board. Internal audit undertakes periodic reviews of key areas in accordance with a risk-based plan. In April 2020, CaixaBank obtained the International Quality Assurance Certificate granted by the Institute of Internal Auditors, achieving the highest qualification in all its sections. This external review is carried out at least every five years and CaixaBank has held this certification since January 2015.

DBRS Morningstar maintains public ratings of CaixaBank, and its Long-Term Issuer Rating of "A" was confirmed on 30 March 2020. More information on CaixaBank's ratings can be found at www.dbrsmorningstar.com.

Origination and Underwriting

Origination and Sourcing

Caixabank offers standard loan products that are in line with the Spanish market. Loans are sourced either directly or through relationships with retailers. The direct channels include the branch network, Internet, ATMs, or CaixaBank's mobile application. Applications through retailers are either made in store or through the retailer's website.

The minimum loan amount offered is EUR 1000 while the maximum is EUR 60,000. The maximum repayment term is 72 months.

Underwriting Process

CaixaBank constantly monitors the risk profile of its existing customer base and applies preapproval limits to over 5 million clients. The preapproval process is based on the validated payroll of customers who bank with CaixaBank and applies the same policies as for standard origination such as age, risk levels and probability of default. Limits are adjusted monthly and calculated to ensure there are no breaches of debt to income policy. The number of customers with preapproved limits has increased over the last five years from 1.5 million in 2014 to 5 million in 2019. As a result, in 2019 the majority of loans granted were within these preapproved limits being 69% by volume and 60% by value. Of the overall loan book outstanding at the end of 2019, 37% had been preapproved at origination demonstrating the evolution of the use of this tool.

For preapproved loans no documentation is required and approval is automatic with decisions given in minutes. In cases that do not fit the preapproved limit or for customers without a preapproved limit, standard documentation to prove income and expenditure is required for existing customer. For customers who are new to the bank, full information regarding their financial and socio-economic position is required as well as full documentation to prove their identity and income.

Loans that are not preapproved are subject to standard underwriting procedures. The underwriting process starts at the branch with the preparation of application for consideration by a mandated approver. Risk approval levels are based on the risk rating of the application with the lowest risk, lowest value applications approved at branch level. Otherwise loans are considered by the Centralised Underwriting Centre (CAR), which reports to the risk department. CAR considers applications from all territories and applies the same criteria and procedures, and is required to resolve all applications within two days. Approvers review the outputs from CaixaBank's internal rating models, which take into consideration loan data, the behaviour of the applicant, socio-economic factors, and early warning signals, which may come from internal sources or credit bureaux.

CaixaBank's internal rating models are IRB approved, except for the model for self-employed nonclients, which has not been submitted for rollout to IRB because of the cost/benefit analysis of the rollout and the materiality of the portfolio. The models follow a standard probability of default (PD) calculation and include rating categories (1-9) mapped to a standard credit rating scale (AAA, BBB, etc). The ratings are mainly used for assessing the borrower's creditworthiness and overall risk profile, and are used as an ongoing monitoring tool. For SMEs, the rating is reviewed monthly or whenever a new application is received for a loan, while large corporate ratings are reviewed annually or following a corporate reorganisation or restructure.

All models and parameters are validated by CaixaBank's internal validation department as well as by the bank's internal audit department. Most models have been approved by the central bank and are subject to ongoing supervision. Models to be reviewed are selected annually by the validation department and are triggered by changes in economic cycle, policy changes, and/or the model's age regardless of the predictive capacity of the model. Credit risk parameters are recalibrated annually and must be validated internally and by the European Central Bank.

Strengths

- Highly automated underwriting process with the majority of loans being preapproved.
- Large domestic presence with healthy market share in deposits and loans.
- Sound risk management and internal control environment.
- Experienced senior and middle management teams.

Servicing

The operational loan management department, centralised in Barcelona, is responsible for all loan management and servicing activities. Primary borrower contact is managed at the branch level through relationship managers using CaixaBank's system, which also manages alerts warning of indicators of distress.

If an account falls into arrears multiple functions are involved in the recovery process at different stages as follows:

- 1 to 30 days past due

  Branches are responsible for early stage arrears including the following activities:
    - Prevention of delinquency (Alert system)
    - Collection and recovery of unpaid customers within the first month of default

  Proposal for restructuring debt to adjust to customers' payment capability; "one client, one solution".

  Each branch has a dedicated recovery manager responsible for managing delinquency and recoveries.

- 31 to 90 days past due

  There are Recovery Specialists in each Business Branch Area who support branches in managing delinquent agreements. Their role involves:
    - Preventing, reducing delinquencies and track results in their area
    - Tracking branch office performance
    - Supporting branches with the resolution of complex cases
    - Analysing outcomes to confirm that an appropriate solution has been reached
    - Undertaking client negotiation

- 91 days to 365 days past due
  Each Territory has its own specialised team of Delinquency and Recovery Managers whose role involves:
    - Acting as the link between headquarters and the network - communicating and implementing recovery strategies
    - Responsible for recruiting, training, and placing the recovery staff in their territory
    - Taking part in the resolution of complex cases
    - Reporting to headquarters and Regional Commercial Managers

- Beyond 365 days past due
  Specialist Recovery Managers takeover of the management of the nonperforming agreements. Their role includes the management of judicial and insolvency procedures whilst continuing to try to reach amicable agreements with the aim of reaching stable solutions.

CaixaBank utilises a subsidiary company, Caixabank Operational Services, to support its recovery operations with solutions such as dialler-based telephony and automated issuance of text messages. Caixabank Operational Services provides CaixaBank with flexible resource to undertake the specific management of portfolios by age of debt, product type, or outstanding balance.

Strengths

- Proactive intervention in the early stages of financial difficulties.
- Well-structured and resourced recovery management teams.
- Good use of technology to manage customer relationships throughout the loan lifecycle.

Rating Analysis

Historical Performance Data and Portfolio Information

DBRS Morningstar was provided with historical static data for loans originated by Caixabank. The set of historical data DBRS Morningstar analysed is described below:

- Quarterly static default data from Q3 2015 to Q1 2020 for Caixabank's total consumer loans pool split between loans granted to finance new vehicles and used vehicles. Information was provided based on the 90-day+default definitions.
- Quarterly static recovery data from Q3 2015 to Q1 2020 for Caixabank's total consumer pool split between preapproved consumer loans and standard consumer loans granted to finance the purchase of general consumer goods or services. Information was provided based on the 90-day+ default definition.

The collateral portfolio information provided to DBRS Morningstar includes

- Detailed stratification tables related to the asset portfolio selected by Caixabank as at 25 May 2020.
- Loan-by-loan portfolio selected by Caixabank as at 25 May 2020.

Counterparty Review

Issuer Name	Caixabank Consumo 5, FT
Incorporation	A special-purpose vehicle (SPV), incorporated and registered in the Kingdom of Spain as a securitisation fund (Fondo de Titulización) through a public deed (Escritura de Constitución). It will be executed on 19 June 2020.
Isolation Framework	Law 15/2015 is the main framework for securitisation regulation in Spain.
Bankruptcy remoteness	The SPV was established with the exclusive purpose of entering into securitisation transactions. Within the scope of its role, it is permitted to purchase receivables, issue securitisation notes, enter into the relevant transaction documents, and carry out the activities related to securitisation transactions.

The issuer has no subsidiaries or employees and has not conducted any business or activities other than those incidental to its incorporation, authorisation, and other activities incidental to the exercise of its rights and compliance with its obligations under the transaction. The issuer does not directly conduct any activity and thus has no employees of its own; however, it appointed the transaction parties to conduct all activities necessary to its existence and the management of this securitisation transaction.

Pursuant to the terms of the transaction documents, the management company (Sociedad Gestora), Caixabank Titulización, S.G.F.T., S.A.U. provides direction and other corporate and administration services to the issuer in exchange for an annual fee paid by the issuer. Likewise, the issuer has mandated the other transaction parties to conduct all the activities necessary to enable the continuation of this transaction.

Account Bank

Caixabank, S.A. has been appointed as the issuer's account bank for the transaction. DBRS Morningstar holds the following public ratings on Caixabank and has concluded that it meets DBRS Morningstar's minimum criteria to act in its capacity as account bank.

Banco CAIXABANK, S.A.				
Debt	**Long-Term Rating**	**Trend**	**Short-Term Rating**	**Trend**
Issuer Rating	A	Stable	R-1 (low)	Stable
Senior Debt	A	Stable	R-1 (low)	Stable
Nonpreferred Debt	A (low)	Stable		Stable
Subordinated Debt	BBB (high)	Stable		Stable
Deposits	A	Stable	R-1 (low)	Stable
Critical Obligation	AA (low)	Stable	R-1 (middle)	Stable
Review Date	30 March 2020			

The transaction contains downgrade provisions relating to the account bank consistent with DBRS Morningstar's criteria as at the date of this report. The downgrade provisions require that Caixabank is replaced as the account bank upon breach of certain rating provisions. If the account bank's applicable DBRS Morningstar rating is downgraded below BBB (high), then within 60 days, the management company on behalf of the fund would need to (1) find a guarantor with the minimum DBRS Morningstar rating of BBB (high) that will unconditionally and irrevocably guarantee the obligations of the treasury account agreement or (2) find a replacement with the minimum DBRS Morningstar account bank rating of BBB (high).

The account bank holds the issuer's treasury account, which holds (1) principal collections), (2) interest collections, (3) any other revenue directly or indirectly derived from the assigned receivables, and (4) the cash reserve and the funds required to pay the issuer's initial expenses provided on the settlement date by Caixabank through the subordinated loan.

The management company has entered into a paying agency agreement with Caixabank, on behalf of the issuer. The paying agent executes the payment instructions from the management company, required to make issuer payments. The paying agent calculates the amount due and payable. The transaction documents establish the same trigger as the account bank, and if Caixabank is then downgraded below BBB (high), the paying agent looks for a substitute entity or a guarantor with a minimum rating of BBB (high) within 60 days.

Default and Recovery Analysis

DBRS Morningstar received and analysed historical data and information provided by the originator, Caixabank, and by the transaction arranger, Caixabank Titulización S.G.F.T., S.A.U.

The historical performance data was generated by applying the default definition of one installment in arrears (also partially) by more than 90 days. The transaction recognises defaults after 365 of arrears or any earlier internal recognition by the servicer ascertaining unlikely full recovery. DBRS Morningstar concluded that, although the default definition of the transaction was significantly different from the definition used to construct the historical default and recovery analysis, the 90 days default definition was valid to generate the portfolio expected default rate (ED) and the related recovery rate (RR).

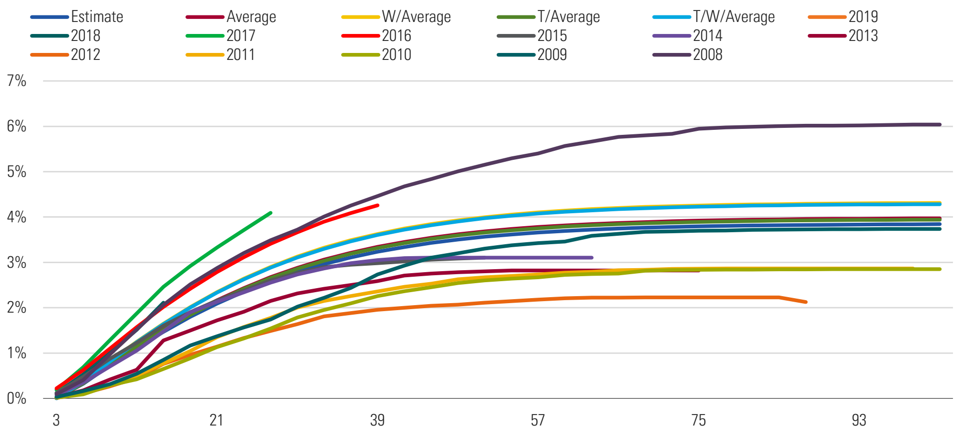
In fact, the 90 day default historical data is significantly more conservative in terms of defaults and more benign for the recoveries, but the net loss should not vary.

DBRS Morningstar recognises that the gap between the definition of defaults in the transaction documents (365 +) and the one use to generate the data (90 +), will generate inconsistencies between the expected cases used to model the transaction and the actual collateral performance. DBRS Morningstar will consider this discrepancy adjust the default rate and recovery rate for surveillance and monitoring purposes, recognising that the transaction net loss does not depend on the default definition.

Default Information for Standard Consumer Loans (+ 90 Days)

After considering the quality and trend of the data, DBRS Morningstar assumed a base-case lifetime default for loans granted as standard consumer loans of 5.41%.

Exhibit 1 Standard Consumer Loans

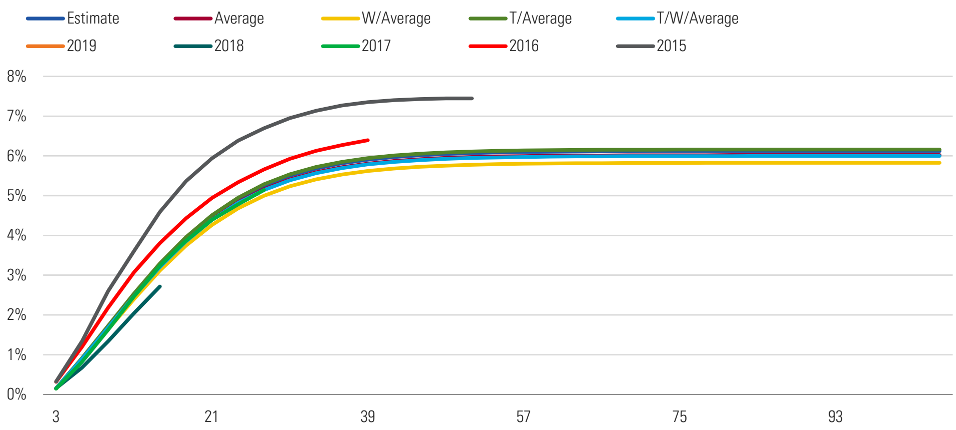


Source: DBRS Morningstar.

Default Information for Pre-Approved Consumer Loans (90 Days+)

After considering the quality and trend of the data, DBRS Morningstar assumed a base-case lifetime default for loans granted as preapproved consumer loans of 7.06%.

Exhibit 2 Preapproved Consumer Loans Defaults

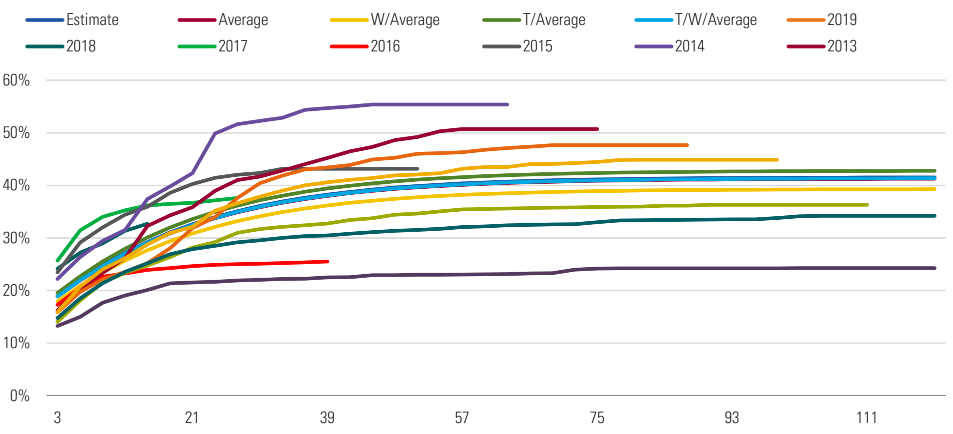


Source: DBRS Morningstar.

Recoveries Information for Standard Consumer Loans Loans (90 Days+)

After considering the quality and trend of the data, DBRS Morningstar assumed a base-case lifetime recovery rate for loans granted as standard consumer loans of 39.32%.

Exhibit 3 Standard Consumer Loans Recoveries

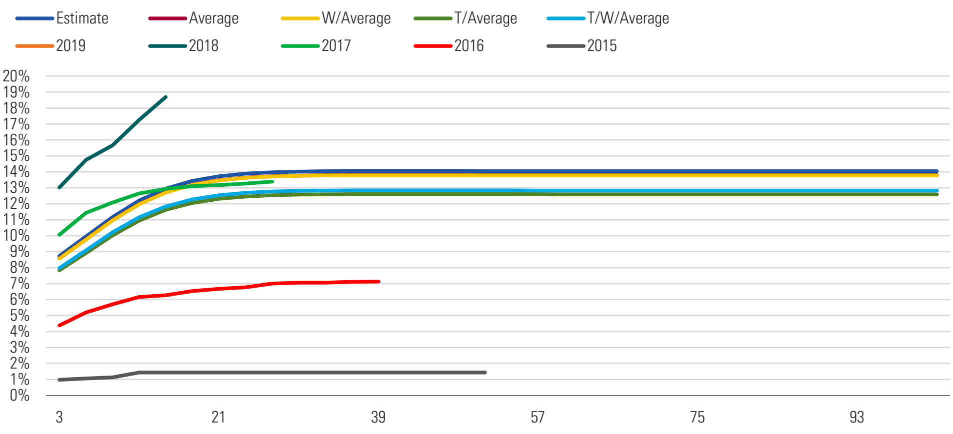


Source: DBRS Morningstar.

Recoveries Information for Pre-Approved Consumer Loans (90 Days+)

After considering the quality and trend of the data, DBRS Morningstar assumed a base-case lifetime recovery rate for loans granted as preapproved consumer loans of 13.78%.

Exhibit 4 Preapproved Consumer Loans Recoveries



Source: DBRS Morningstar.

Bullet Loans

As mentioned in the collateral section portfolio include a small percentage of Bullet loans, 2.07%

Bullet Loans are interest-only loans comprising 2.07% of the collateral balance, and some of these loans have a larger than usual size. About 79.7% of all bullet loans are secured by assets deposited and other financial guaranties and rest of them counts with additional guaranties other than the borrower itself. The benefit of such security interest is transferred to the issuer by the bank and forms part of the receivables, but, since there is no direct pledge in favour of the Issuer, the right of the Issuer depends on the capacity of bank to enforce it in accordance with the terms of the transaction documents. Most of these assets are investment funds or other securities and investment deposits with the bank.

DBRS Morningstar did not give value to the recoveries from the sale of the securities in the highest rating scenarios because of the uncertainty of the valuations of the securities in distressed scenarios. Despite very low historical losses, DBRS Morningstar considers bullet loans with outstanding amounts comparable with average household annual incomes to bear higher risks of default in scenarios related to ratings higher than the ratings of the banks and the sovereigns. This risk was addressed with additional stresses proportional to the size of the bullet payment due at maturity.

The portfolio's loss was calculated as a weighted-average sum of the losses calculated by product type and by applying the additional stresses. The loss assumptions used are summarised below:

- The cumulative expected default rate and expected recovery rate DBRS Morningstar uses in its analysis are 6.27% and 26.78%, respectively.

Rating	Cumulative Default Rate	Recovery Rate
AA (low) (sf)	24.50%	19.47%
B (low) (sf)	6.27%	26..78%

Prepayment Analysis

Caixabank did not provide the prepayment data for its consumer loan portfolio.

DBRS Morningstar has stressed prepayment rates from 0% to 20%, in line with the assumptions made for similar transactions in the Spanish consumer loan market.

Other Risks

Permitted Variations in Securitised Loans

Per the servicing agreement, the servicer is allowed to modify loan contracts within the portfolio aside from the good servicing practices defined by the Bank of Spain. These modifications can be made without the management company's consent and are subject to the following limitations:

- Interest Rate Renegotiations:
    - The modification of a fixed-rate loan to a floating-rate loan is allowed up to 5.0% of the initial portfolio balance.
    - The new terms are in keeping with market conditions and are no different from those applied by Caixabank in renegotiating or granting its consumer loans.
    - To modify the nominal interest rate of a fixed-interest-rate loan, the WA of the Fund once the renegotiation has taken place shall not be lower than 7.50%.

- Maturity Extensions:
  - The maturity of the loan can be extended up to 1 March 2051;
  - Frequency of payment and amortisation method must remain the same or higher.
  - The maximum amount that may be extended in the maturity will represent 5.0% of the initial portfolio balance.

DBRS Morningstar considers these changes in its cash flow analysis to stress the worst-case portfolio composition and applies a yield compression on the portfolio's interest rate of up to 20.0%.

Cash Flow Analysis

DBRS Morningstar's cash flow assumptions focused on the amount and timing of defaults and recoveries, prepayment speeds, and interest rates. Based on a combination of these assumptions, a total of 18 cash flow scenarios were applied to test the performance of the Rated Notes.

Scenario	Prepayments	Default Timing	Interest Rate
1	Low	Front	Upward
2	Low	Middle	Upward
3	Low	Back	Upward
4	Base	Front	Upward
5	Base	Middle	Upward
6	Base	Back	Upward
7	High	Front	Upward
8	High	Middle	Upward
9	High	Back	Upward
10	Low	Front	Downward
11	Low	Middle	Downward
12	Low	Back	Downward
13	Base	Front	Downward
14	Base	Middle	Downward
15	Base	Back	Downward
16	High	Front	Downward
17	High	Middle	Downward
18	High	Back	Downward

Timing of Defaults

DBRS Morningstar estimated the default timing patterns and created base, front- and back-loaded default curves. The WA life of the collateral portfolio is expected to be about three years, and the front-loaded, middle-, and back-loaded default distributions are listed below.

Period	Front-Loaded Losses	Middle-Loaded Losses	Back-Loaded Losses
1	50.00%	20.00%	20.00%
2	30.00%	50.00%	30.00%
3	20.00%	30.00%	50.00%

Interest Rate Stresses

DBRS Morningstar applied its standard interest rate stresses as detailed in its *Interest Rate Stresses for European Structured Finance Transactions* methodology (October 2019).

Risk Sensitivity

DBRS Morningstar expects that lifetime base-case probability of default may cause stresses to base-case assumptions and therefore have a negative effect on the credit ratings. The tables below illustrate the sensitivity of the ratings to various changes in the base-case default rates and loss-severity assumptions relative to the base-case assumptions used by DBRS Morningstar in assigning the ratings.

Series A				
		Increase in Default Rate (%)		
		0	**25**	**50**
Increase in Loss Given Default (%)	**0**	AA (low) (sf)	A (sf)	A (low) (sf)
	25	A (low) (sf)	BBB (high) (sf)	BBB (low) (sf)
	50	A (low) (sf)	BBB (sf)	BBB (low) (sf)

Series B				
		Increase in Default Rate (%)		
		0	**25**	**50**
Increase in Loss Given Default (%)	**0**	B (low) (sf	NR	NR
	25	NR	NR	NR
	50	NR	NR	NR

Methodologies Applied

The principal methodology applicable to assigning the ratings to this transaction is *Rating European Consumer and Commercial Asset-Backed Securitisations* (13 January 2020). https://www.dbrsmorningstar.com/research/355533/rating-european-consumer-and-commercial-asset-backed-securitisations.

Other methodologies referenced in this transaction are listed below:

- *Rating European Structured Finance Transactions Methodology* (28 February 2020). https://www.dbrsmorningstar.com/research/357428/rating-european-structured-finance-transactions-methodology.
- *Legal Criteria for European Structured Finance Transactions* (11 September 2019). https://www.dbrsmorningstar.com/research/350234/legal-criteria-for-european-structured-finance-transactions.
- *Operational Risk Assessment for European Structured Finance Servicers* (28 February 2020). https://www.dbrsmorningstar.com/research/357429/operational-risk-assessment-for-european-structured-finance-servicers.
- *Operational Risk Assessment for European Structured Finance Originators* (28 February 2020). https://www.dbrsmorningstar.com/research/357430/operational-risk-assessment-for-european-structured-finance-originators.
- *Derivative Criteria for European Structured Finance Transactions* (26 September 2019). https://www.dbrsmorningstar.com/research/350907/derivative-criteria-for-european-structured-finance-transactions.

- *Interest Rate Stresses for European Structured Finance Transactions*. (10 October 2019). https://www.dbrsmorningstar.com/research/351557/interest-rate-stresses-for-european-structured-finance-transactions.

The rating methodologies and criteria used in the analysis of this transaction can be found at: http://www.dbrsmorningstar.com/about/methodologies. Alternatively, please contact info@dbrsmorningstar.com.

For a more detailed discussion of the sovereign risk impact on Structured Finance ratings, please refer to Appendix C: *The Impact of Sovereign Ratings on Other DBRS Credit Ratings of the Global Methodology for Rating Sovereign Governments* (17 September 2019) at: https://www.dbrsmorningstar.com/research/350410/global-methodology-for-rating-sovereign-governments

Surveillance

DBRS Morningstar monitors the transaction in accordance with its *Master European Structured Finance Surveillance Methodology* (13 December 2019), which is available at www.dbrsmorningstar.com under Methodologies. Alternatively, please contact info@dbrsmorningstar.com.

About DBRS Morningstar

DBRS Morningstar is a global credit ratings business with approximately 700 employees in eight offices globally.

On 2 July 2019, Morningstar, Inc. completed its acquisition of DBRS. Combining DBRS' strong market presence in Canada, the U.S., and Europe with Morningstar Credit Ratings' U.S. footprint has expanded global asset class coverage and provided investors with an enhanced platform featuring thought leadership, analysis, and research. DBRS and Morningstar Credit Ratings are committed to empowering investor success, serving the market through leading-edge technology and raising the bar for the industry.

Together as DBRS Morningstar, we are the world's fourth-largest credit ratings agency and a market leader in Canada, the U.S., and Europe in multiple asset classes. We rate more than 2,600 issuers and 54,000 securities worldwide and are driven to bring more clarity, diversity, and responsiveness to the ratings process. Our approach and size provide the agility to respond to customers' needs, while being large enough to provide the necessary expertise and resources.

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