

# **GC SABADELL EMPRESAS 2, F.T.A.**

**INFORME MENSUAL  
SOBRE IMPAGADOS  
DICIEMBRE - 2012**

*DELINQUENCIES  
MONTHLY INFORMATION  
DECEMBER - 2012*



**GESTICAIXA, SOCIEDAD GESTORA DE FONDOS DE TITULIZACION, S.A.**



## INDICE MOROSIDAD / DELINQUENCY RATE

Fecha Date	Nº Op. Cartera Number Op.Pool	Saldo Vivo Pendiente Cartera Portfolio Outstanding Balance	Nº Op. Morosas Number Op.Delinquent	Principal Pendiente de Vencer Moroso Delinquent Principal Outstanding Balance Not Due	Principal Vencido No Cobrado Moroso Delinquent Principal Outstanding Balance Due and Not Paid	Intereses Vencidos No Cobrados Interests Due and Not Paid	Indice Morosidad Delinquency Rate
31/01/2012	2.831	324.247.062,00	136	6.541.905,26	2.069.614,29	119.982,80	2,6559 %
29/02/2012	2.651	316.532.347,92	136	6.892.285,17	2.023.184,34	127.523,79	2,8166 %
31/03/2012	2.503	307.939.379,27	131	5.787.056,08	2.012.562,08	119.946,96	2,5328 %
30/04/2012	2.330	300.078.757,89	133	7.186.943,25	1.746.885,36	137.387,76	2,9772 %
31/05/2012	2.074	292.948.325,76	125	7.159.405,63	1.496.966,78	148.107,92	2,9549 %
30/06/2012	1.885	283.983.239,06	111	6.783.664,12	1.070.350,52	135.635,83	2,7657 %
31/07/2012	1.799	274.966.987,98	101	10.351.647,67	1.048.287,31	173.970,60	4,1459 %
31/08/2012	1.686	270.159.590,32	114	12.185.074,48	1.204.188,57	202.352,02	4,9561 %
30/09/2012	1.584	264.961.158,81	106	11.369.542,20	1.224.392,15	198.244,45	4,7531 %
31/10/2012	1.464	259.588.451,10	105	12.032.119,14	1.197.785,03	208.085,06	5,0965 %
30/11/2012	1.309	254.499.408,36	96	10.639.221,46	1.178.883,50	182.149,13	4,6437 %
31/12/2012	1.290	249.914.005,53	91	10.495.227,92	1.136.397,68	175.753,89	4,6543 %

**INDICE MOROSIDAD** = (Principal Pendiente de Vencer Moroso + Principal Vencido No Cobrado Moroso) / Saldo Vivo Pendiente del Fondo.

**DELINQUENCY RATE** = (Delinquent Principal Outstanding Balance Not Due + Delinquent Principal Outstanding Balance Due and Not Paid) / Portfolio Outstanding Balance

**GESTICAIXA**

Fondo/Fund: GC SABADELL EMPRESAS 2, F.T.A.

**TASA DE RECUPERACIÓN DE MOROSIDAD / DELINQUENCY RECOVERIES RATE**

Fecha Date	Saldo Vivo Pendiente Cartera Portfolio Outstanding Balance	Operaciones Morosas Acumuladas Accumulated Delinquent Transactions		Recuperaciones Morosidad Acumuladas Accumulated Recovered Transactions		Tasas / Rates	
		Principal Pendiente Vencer Principal Outstanding Balance Not Due	Principal Vencido No Cobrado Principal Outstanding Balance Due and Not Paid	Principal Pendiente Vencer Principal Outstanding Balance Not Due	Principal Vencido No Cobrado Principal Outstanding Balance Due and Not Paid	Morosidad Delinquency	Recuperación Morosidad Delinquency Recoveries
31/01/2012	324.247.062,00	100.696.283,37	26.022.258,77	94.154.378,11	23.952.644,48	2,6559 %	94,3281 %
29/02/2012	316.532.347,92	101.966.268,71	26.292.008,08	95.073.983,54	24.268.823,74	2,8166 %	94,1794 %
31/03/2012	307.939.379,27	102.650.297,48	26.553.777,46	96.863.241,40	24.541.215,38	2,5328 %	94,6562 %
30/04/2012	300.078.757,89	104.543.598,74	26.885.926,99	97.356.655,49	25.139.041,63	2,9772 %	94,8079 %
31/05/2012	292.948.325,76	105.986.341,98	27.178.220,47	98.826.936,35	25.681.253,69	2,9549 %	94,7338 %
30/06/2012	283.983.239,06	107.436.445,26	27.353.417,88	100.652.781,14	26.283.067,36	2,7657 %	95,3225 %
31/07/2012	274.966.987,98	111.740.335,48	27.605.028,98	101.388.687,81	26.556.741,67	4,1459 %	94,9221 %
31/08/2012	270.159.590,32	113.803.755,80	27.862.935,33	101.618.681,32	26.658.746,76	4,9561 %	92,0572 %
30/09/2012	264.959.813,13	115.132.381,35	28.064.299,37	103.762.839,15	26.839.907,22	4,7531 %	92,1902 %
31/10/2012	259.588.451,10	117.024.354,57	28.289.946,22	104.992.235,43	27.092.161,19	5,0965 %	92,2398 %
30/11/2012	254.499.408,36	117.876.793,53	28.495.217,80	107.237.572,07	27.316.334,30	4,6437 %	92,5951 %
31/12/2012	249.914.005,53	119.272.916,64	28.636.993,31	108.777.688,72	27.500.595,63	4,6543 %	93,1041 %

**INDICE MOROSIDAD** = (Principal Pendiente de Vencer Moroso + Principal Vencido No Cobrado Moroso) / (Saldo Vivo Pendiente de la Cartera)

**DELINQUENCY RATE** = (Delinquent Principal Outstanding Balance Not Due + Delinquent Principal Outstanding Balance Due and Not Paid) / (Portfolio Outstanding Balance)

**TASA RECUPERACION MOROSIDAD** = (Principal Pendiente de Vencer Recuperado + Principal Vencido No Cobrado Recuperado) / (Principal Pendiente de Vencer Moroso + Principal Vencido No Cobrado Moroso)

**DELINQUENCY RECOVERIES RATE** = (Recoveries of Delinquent Principal Outstanding Balance Not Due + Recoveries of Delinquent Principal Outstanding Balance Due and Not Paid) / (Delinquent Principal Outstanding Balance Not Due + Delinquent Principal Outstanding Balance Due and Not Paid)

**GESTICAIXA**

Fondo/Fund: GC SABADELL EMPRESAS 2, F.T.A.

## TASA DE FALLIDOS - TASA RECUPERACION FALLIDOS DEFAULT RATES - DEFAULT RECOVERIES RATE

Fecha / Date	Saldo Vivo Pendiente Cartera Portfolio Outstanding Balance	Activos Suspenso / Defaulted Assets			Tasas / Rate	
		Incorporaciones Acumuladas Accumulated Incomings	Recuperaciones Acumuladas Accumulated Recoveries	Importe Neto Net Balance	Fallidos Defaults	Recuperación Fallidos Default Recoveries
31/01/2012	324.247.062,00	37.040.027,19	-13.782.698,18	23.257.329,01	7,1727 %	38,1998 %
29/02/2012	316.532.347,92	37.615.324,86	-14.500.664,53	23.114.660,33	7,3025 %	39,1486 %
31/03/2012	307.939.379,27	38.824.940,63	-14.621.310,67	24.203.629,96	7,8599 %	38,8706 %
30/04/2012	300.078.757,89	39.415.965,12	-15.083.307,52	24.332.657,60	8,1088 %	38,8495 %
31/05/2012	292.948.325,76	40.608.922,59	-15.176.435,59	25.432.487,00	8,6816 %	38,5033 %
30/06/2012	283.983.239,06	41.729.858,41	-16.406.837,10	25.323.021,31	8,9171 %	40,4020 %
31/07/2012	274.966.987,98	42.286.861,14	-16.886.429,89	25.400.431,25	9,2376 %	40,4661 %
31/08/2012	270.159.590,32	42.444.129,54	-16.920.143,65	25.523.985,89	9,4477 %	40,0128 %
30/09/2012	264.959.813,13	42.943.790,78	-17.824.901,26	25.118.889,52	9,4803 %	41,9962 %
31/10/2012	259.588.451,10	43.442.441,58	-18.769.682,92	24.672.758,66	9,5046 %	43,7076 %
30/11/2012	254.499.408,36	44.242.903,05	-19.171.502,25	25.071.400,80	9,8513 %	44,1308 %
31/12/2012	249.914.005,53	44.666.921,76	-19.680.688,49	24.986.233,27	9,9979 %	44,4833 %

**TASA FALLIDOS** = (Importe Neto de los Activos en Suspenso) / (Saldo Vivo Pendiente del Fondo)

**DEFAULT RATE** = (Net Balance Defaulted Assets) / (Portfolio Outstanding Balance)

**TASA RECUPERACION FALLIDOS** = (Recuperaciones Acumuladas de los Activos en Suspenso) / (Incorporaciones Acumuladas de los Activos en Suspenso)

**DEFAULT RECOVERIES RATE** = (Accumulated Recoveries of Defaulted Assets) / (Accumulated Incomings)



## Impagados al / Loans in Arrears at 31/12/2012

### Clasificación por Antigüedad. Primera Cuota Vencida y no Pagada

### Classification by Aging. First Overdue Instalment

Total Impagados / Total Delinquency		Importe Impagado / Overdue Amount							
Antigüedad Deuda Aging	Nº de Activos Number	Principal Principal	Intereses Ordinarios Ordinary Interests	Total Total	Principal pendiente no vencido Principal Not Due	Deuda Total Total Debt			
HASTA 1 MES / Up to 1 month	28	82.719,17	8.417,61	91.136,78	3.898.318,64	3.989.455,42			
DE 1 A 2 MESES / From 1 to 2 months	17	75.401,14	12.269,38	87.670,52	2.252.322,83	2.339.993,35			
DE 2 A 3 MESES / From 2 to 3 months	12	144.440,68	22.687,18	167.127,86	4.019.164,88	4.186.292,74			
DE 3 A 6 MESES / From 3 to 6 months	37	232.250,92	29.302,21	261.553,13	2.765.298,74	3.026.851,87			
DE 6 A 12 MESES / From 6 to 12 months	54	904.146,76	146.451,68	1.050.598,44	7.729.929,18	8.780.527,62			
DE 12 A 18 MESES / From 12 to 18 months	0	0,00	0,00	0,00	0,00	0,00			
DE 18 A 2 AÑOS / From 18 months to 2 year:	0	0,00	0,00	0,00	0,00	0,00			
DE 2 A 3 AÑOS / From 2 to 3 years	0	0,00	0,00	0,00	0,00	0,00			
MAS DE 3 AÑOS / More than 3 years	0	0,00	0,00	0,00	0,00	0,00			
<b>Totales/Totals</b>	<b>148</b>	<b>1.438.958,67</b>	<b>219.128,06</b>	<b>1.658.086,73</b>	<b>20.665.034,27</b>	<b>22.323.121,00</b>			

  

Impagado con Garantía Real / Mortgage-Backed Delinquency		Importe Impagado / Overdue Amount							
Antigüedad Deuda Aging	Nº de Activos Number	Principal Principal	Intereses ordinarios Ordinary Interests	Total Total	Principal pendiente no vencido Principal Not Due	Deuda Total Total Debt	Valor Garantía Appraisal Value	%Deuda / v.Tasación %Debt / Appraisal	
HASTA 1 MES / Up to 1 month	15	51.147,85	7.842,69	58.990,54	3.614.281,16	3.673.271,70	12.713.752,62	28,89211	
DE 1 A 2 MESES / From 1 to 2 months	7	41.877,50	11.429,25	53.306,75	1.891.021,56	1.944.328,31	4.926.058,46	39,47026	
DE 2 A 3 MESES / From 2 to 3 months	8	124.314,97	22.049,02	146.363,99	3.955.364,10	4.101.728,09	13.174.184,58	31,13459	
DE 3 A 6 MESES / From 3 to 6 months	11	93.521,78	26.616,60	120.138,38	2.435.233,61	2.555.371,99	9.037.047,17	28,27663	
DE 6 A 12 MESES / From 6 to 12 months	20	617.920,16	140.975,51	758.895,67	7.392.353,79	8.151.249,46	16.445.151,30	49,56628	
DE 12 A 18 MESES / From 12 to 18 months	0	0,00	0,00	0,00	0,00	0,00	0,00	0,00000	
DE 18 A 2 AÑOS / From 18 months to 2 year:	0	0,00	0,00	0,00	0,00	0,00	0,00	0,00000	
DE 2 A 3 AÑOS / From 2 to 3 years	0	0,00	0,00	0,00	0,00	0,00	0,00	0,00000	
MAS DE 3 AÑOS / More than 3 years	0	0,00	0,00	0,00	0,00	0,00	0,00	0,00000	
<b>Totales/Totals</b>	<b>61</b>	<b>928.782,26</b>	<b>208.913,07</b>	<b>1.137.695,33</b>	<b>19.288.254,22</b>	<b>20.425.949,55</b>	<b>56.296.194,13</b>	<b>36,28300</b>	

Nota: Los intervalos se entenderán excluido el inicio e incluido el final

Note: The intervals exclude the beginning of the period and include the ending



## Movimiento Mensual Impagados Monthly Arrears Report

Fecha / Date	Incorporaciones / Incoming Arrears			Recuperaciones / Recoveries			SALDO / BALANCE		
	Principal Principal	Intereses Interests	Total Total	Principal Principal	Intereses Interests	Total Total	Principal Principal	Intereses Interests	Total Total
Saldo anterior / Previous Balance	32.776.186,78	3.482.094,88	36.258.281,66	29.741.529,33	3.258.457,00	32.999.986,33	3.034.657,45	223.637,88	3.258.295,33
31/01/2012	276.720,36	24.459,38	301.179,74	665.365,56	72.107,37	737.472,93	2.646.012,25	175.989,89	2.822.002,14
29/02/2012	412.750,15	57.166,87	469.917,02	462.919,39	22.327,87	485.247,26	2.595.843,01	210.828,89	2.806.671,90
31/03/2012	313.596,48	26.582,14	340.178,62	466.929,17	57.290,04	524.219,21	2.442.510,32	180.120,99	2.622.631,31
30/04/2012	440.126,94	44.793,03	484.919,97	650.306,48	19.683,35	669.989,83	2.232.330,78	205.230,67	2.437.561,45
31/05/2012	414.802,45	61.633,36	476.435,81	614.827,38	41.725,95	656.553,33	2.032.305,85	225.138,08	2.257.443,93
30/06/2012	251.954,38	41.460,76	293.415,14	767.013,44	48.282,30	815.295,74	1.517.246,79	218.316,54	1.735.563,33
31/07/2012	244.822,34	35.338,53	280.160,87	397.906,68	34.763,92	432.670,60	1.364.162,45	218.891,15	1.583.053,60
31/08/2012	271.028,58	31.265,91	302.294,49	139.900,23	4.852,29	144.752,52	1.495.290,80	245.304,77	1.740.595,57
30/09/2012	240.975,78	42.146,34	283.122,12	218.279,22	40.799,99	259.079,21	1.517.987,36	246.651,12	1.764.638,48
31/10/2012	235.147,91	22.711,20	257.859,11	291.107,71	24.352,29	315.460,00	1.462.027,56	245.010,03	1.707.037,59
30/11/2012	245.959,45	24.575,56	270.535,01	240.569,99	39.557,89	280.127,88	1.467.417,02	230.027,70	1.697.444,72
31/12/2012	196.479,15	17.805,71	214.284,86	224.937,50	28.705,35	253.642,85	1.438.958,67	219.128,06	1.658.086,73
	36.320.550,75	3.912.033,67	40.232.584,42	34.881.592,08	3.692.905,61	38.574.497,69			

Nota: El concepto "Impagados" incluye las operaciones no pagadas a partir de un día hasta su entrada a fallidos.

Note: The term "Arrears" includes the unpaid loans from one day until the day they are considered as default.



## Movimiento Mensual Operaciones Morosas Monthly Delinquencies Report

Fecha / Date	Incorporaciones / Incoming Delinquencies			Recuperaciones / Recoveries			SALDO/ BALANCE			Provisiones / Provisions
	Principal Principal	Intereses Interests	Total Total	Principal Principal	Intereses Interests	Total Total	Principal Principal	Intereses Interests	Total Total	Importe Amount
Saldo anterior / Previous Balance	25.727.759,79	2.091.831,95	27.819.591,74	23.407.455,04	1.939.890,56	25.347.345,60	2.320.304,75	151.941,39	2.472.246,14	1.355.171,46
31/01/2012	294.498,98	19.116,18	313.615,16	545.189,44	51.074,77	596.264,21	2.069.614,29	119.982,80	2.189.597,09	1.214.975,22
29/02/2012	269.749,31	23.059,18	292.808,49	316.179,26	15.518,19	331.697,45	2.023.184,34	127.523,79	2.150.708,13	1.438.076,32
31/03/2012	261.769,38	17.873,54	279.642,92	272.391,64	25.450,37	297.842,01	2.012.562,08	119.946,96	2.132.509,04	1.518.623,75
30/04/2012	332.149,53	29.805,70	361.955,23	597.826,25	12.364,90	610.191,15	1.746.885,36	137.387,76	1.884.273,12	1.359.042,57
31/05/2012	292.293,48	36.267,34	328.560,82	542.212,06	25.547,18	567.759,24	1.496.966,78	148.107,92	1.645.074,70	1.582.282,45
30/06/2012	175.197,41	22.823,37	198.020,78	601.813,67	35.295,46	637.109,13	1.070.350,52	135.635,83	1.205.986,35	917.207,68
31/07/2012	251.611,10	57.643,34	309.254,44	273.674,31	19.308,57	292.982,88	1.048.287,31	173.970,60	1.222.257,91	807.215,95
31/08/2012	257.906,35	31.625,05	289.531,40	102.005,09	3.243,63	105.248,72	1.204.188,57	202.352,02	1.406.540,59	944.259,27
30/09/2012	201.364,04	36.226,74	237.590,78	181.160,46	40.334,31	221.494,77	1.224.392,15	198.244,45	1.422.636,60	984.625,79
31/10/2012	225.646,85	27.521,33	253.168,18	252.253,97	17.680,72	269.934,69	1.197.785,03	208.085,06	1.405.870,09	992.245,82
30/11/2012	205.271,58	13.532,10	218.803,68	224.173,11	39.468,03	263.641,14	1.178.883,50	182.149,13	1.361.032,63	967.418,65
31/12/2012	141.775,51	16.014,51	157.790,02	184.261,33	22.409,75	206.671,08	1.136.397,68	175.753,89	1.312.151,57	1.168.309,23
	28.636.993,31	2.423.340,33	31.060.333,64	27.500.595,63	2.247.586,44	29.748.182,07				

Nota: El concepto "Morosas" incluye las operaciones impagadas a partir de más noventa días hasta su entrada a fallidos.

Note: The term "Delinquencies" includes the unpaid loans from more than ninety days until the day they are considered as default.

**GESTICAIXA**

Fondo/Fund: GC SABADELL EMPRESAS 2, F.T.A.

## Movimiento Mensual Fallidos Monthly Defaults Report

Fecha / Date	Incorporaciones / Incoming Defaults		Recuperaciones / Recoveries		SALDO / BALANCE			SALDO INMUEBLES ADJUDICADOS/ BALANCE PROPERTIES				
	Activos Susp. Defaulted Ass.	Rendim. Susp. Defaulted Returns	Activos Susp. Defaulted Ass.	Rendim. Susp. Defaulted Returns	Activos Susp. Defaulted Ass.	Rendim. Susp. Defaulted Returns	Total Total	Valor Adjudicación Repossession Value	Valor Venta Sale Proceed	Deuda Total Total Debt	Resultado * Outcome *	
Saldo anterior												
Previous Balance	36.080.543,42	0,00	-13.628.301,44	0,00	22.452.241,98	0,00	22.452.241,98					
31/01/2012	959.483,77	0,00	-154.396,74	0,00	23.257.329,01	0,00	23.257.329,01	0,00	0,00	0,00	0,00	0,00
29/02/2012	575.297,67	0,00	-717.966,35	0,00	23.114.660,33	0,00	23.114.660,33	0,00	0,00	0,00	0,00	0,00
31/03/2012	1.209.615,77	0,00	-120.646,14	0,00	24.203.629,96	0,00	24.203.629,96	0,00	0,00	0,00	0,00	0,00
30/04/2012	591.024,49	0,00	-461.996,85	0,00	24.332.657,60	0,00	24.332.657,60	0,00	0,00	0,00	0,00	0,00
31/05/2012	1.192.957,47	0,00	-93.128,07	0,00	25.432.487,00	0,00	25.432.487,00	0,00	0,00	0,00	0,00	0,00
30/06/2012	1.120.935,82	0,00	-1.230.401,51	0,00	25.323.021,31	0,00	25.323.021,31	0,00	0,00	0,00	0,00	0,00
31/07/2012	557.002,73	0,00	-479.592,79	0,00	25.400.431,25	0,00	25.400.431,25	0,00	0,00	0,00	0,00	0,00
31/08/2012	157.268,40	0,00	-33.713,76	0,00	25.523.985,89	0,00	25.523.985,89	0,00	0,00	0,00	0,00	0,00
30/09/2012	499.661,24	0,00	-904.757,61	0,00	25.118.889,52	0,00	25.118.889,52	0,00	0,00	0,00	0,00	0,00
31/10/2012	498.650,80	0,00	-944.781,66	0,00	24.672.758,66	0,00	24.672.758,66	0,00	0,00	0,00	0,00	0,00
30/11/2012	800.461,47	0,00	-401.819,33	0,00	25.071.400,80	0,00	25.071.400,80	0,00	0,00	0,00	0,00	0,00
31/12/2012	424.018,71	0,00	-509.186,24	0,00	24.986.233,27	0,00	24.986.233,27	0,00	0,00	0,00	0,00	0,00
	44.666.921,76	0,00	-19.680.688,49	0,00								

\* Resultado: Valor Venta menos la Deuda Total de los préstamos con inmuebles vendidos ( Beneficio (+) / Pérdida (-) de las ventas)

\* Outcome: Sale Proceed less the Total Debt of foreclosed loans with properties sold ( Benefit (+) / Loss (-) on sale)