

GC FTPYME SABADELL 5, F.T.A.

**INFORME MENSUAL
SOBRE IMPAGADOS
DICIEMBRE - 2012**

*DELINQUENCIES
MONTHLY INFORMATION
DECEMBER - 2012*



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

**GESTICAIXA**

Fondo/Fund: GC FTPYME SABADELL 5, F.T.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	1.869	281.637.865,55	48	4.231.156,16	362.935,37	59.986,12	1,6312 %
29/02/2012	1.852	275.379.738,68	47	3.714.864,64	309.383,99	49.091,54	1,4613 %
31/03/2012	1.815	269.896.885,48	49	4.230.697,25	340.867,66	57.058,15	1,6938 %
30/04/2012	1.771	263.206.704,11	54	5.266.838,33	379.385,29	68.891,90	2,1452 %
31/05/2012	1.728	254.235.910,99	60	5.691.602,69	412.745,60	76.317,37	2,4011 %
30/06/2012	1.703	247.777.488,29	52	5.211.167,56	363.974,90	73.279,22	2,2501 %
31/07/2012	1.678	241.751.912,16	53	5.945.995,95	425.401,87	76.958,47	2,6355 %
31/08/2012	1.655	236.219.715,37	54	6.220.041,84	499.258,71	85.582,13	2,8445 %
30/09/2012	1.632	230.835.680,64	47	6.014.985,15	479.445,17	86.121,07	2,8134 %
31/10/2012	1.605	225.022.192,16	56	6.256.951,78	524.631,80	96.113,78	3,0137 %
30/11/2012	1.580	219.891.173,86	51	5.024.099,54	503.277,41	90.473,39	2,5137 %
31/12/2012	1.538	211.259.469,28	52	5.210.467,70	489.311,50	87.227,64	2,6980 %

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



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	281.637.865,55	59.460.861,80	8.458.570,19	55.229.705,64	8.095.634,82	1,6312 %	95,3993 %
29/02/2012	275.379.738,68	60.293.178,21	8.531.945,95	56.578.313,57	8.222.561,96	1,4613 %	95,4084 %
31/03/2012	269.896.885,48	61.181.873,28	8.597.144,96	56.951.176,03	8.256.277,30	1,6938 %	94,7437 %
30/04/2012	263.206.704,11	62.606.655,23	8.683.039,48	57.339.816,90	8.303.654,19	2,1452 %	94,0734 %
31/05/2012	254.235.910,99	63.214.556,49	8.765.386,13	57.522.953,80	8.352.640,53	2,4011 %	92,4055 %
30/06/2012	247.777.488,29	63.338.315,83	8.814.390,15	58.127.148,27	8.450.415,25	2,2501 %	92,4946 %
31/07/2012	241.751.912,16	64.436.181,13	8.949.277,75	58.490.185,18	8.523.875,88	2,6355 %	92,8781 %
31/08/2012	236.219.715,37	65.832.601,89	9.050.659,14	59.612.560,05	8.551.400,43	2,8445 %	92,8848 %
30/09/2012	230.835.680,64	66.402.600,13	9.148.891,98	60.387.614,98	8.669.446,81	2,8134 %	92,2196 %
31/10/2012	225.022.192,16	68.027.306,06	9.248.738,06	61.770.354,28	8.724.106,26	3,0137 %	93,3065 %
30/11/2012	219.891.173,86	68.212.567,13	9.280.395,22	63.188.467,59	8.777.117,81	2,5137 %	93,1279 %
31/12/2012	211.259.469,28	69.136.657,89	9.340.600,35	63.926.190,19	8.851.288,85	2,6980 %	93,9150 %

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 FTPYME SABADELL 5, 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	281.637.865,55	29.588.584,05	-9.285.181,53	20.303.402,52	7,2090 %	31,6132 %
29/02/2012	275.305.290,13	30.170.314,96	-10.034.382,00	20.135.932,96	7,3140 %	33,9130 %
31/03/2012	269.822.436,93	30.278.633,11	-11.004.764,62	19.273.868,49	7,1432 %	36,4755 %
30/04/2012	263.132.255,56	30.491.969,12	-11.286.587,97	19.205.381,15	7,2988 %	37,2758 %
31/05/2012	254.161.462,44	30.510.425,76	-12.904.522,04	17.605.903,72	6,9271 %	42,3211 %
30/06/2012	247.703.039,74	30.733.362,41	-14.098.747,35	16.634.615,06	6,7155 %	46,2096 %
31/07/2012	241.677.463,61	30.901.697,50	-14.296.702,60	16.604.994,90	6,8707 %	46,5185 %
31/08/2012	236.219.715,37	31.273.514,65	-14.324.263,54	16.949.251,11	7,1752 %	46,3543 %
30/09/2012	230.835.680,64	31.705.058,88	-14.517.851,86	17.187.207,02	7,4456 %	46,4222 %
31/10/2012	225.022.192,16	32.507.743,90	-14.852.611,57	17.655.132,33	7,8460 %	46,8462 %
30/11/2012	219.891.173,86	32.508.420,34	-14.853.111,57	17.655.308,77	8,0291 %	45,6910 %
31/12/2012	211.259.469,28	33.177.044,19	-15.619.577,54	17.557.466,65	8,3109 %	48,0478 %

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	198	426.910,16	96.676,85	523.587,01	26.556.843,07	27.080.430,08			
DE 1 A 2 MESES / From 1 to 2 months	37	362.061,12	67.363,93	429.425,05	8.598.085,27	9.027.510,32			
DE 2 A 3 MESES / From 2 to 3 months	18	180.169,58	35.102,94	215.272,52	4.180.892,57	4.396.165,09			
DE 3 A 6 MESES / From 3 to 6 months	25	111.221,73	27.785,43	139.007,16	1.850.593,29	1.989.600,45			
DE 6 A 12 MESES / From 6 to 12 months	27	378.089,77	59.442,21	437.531,98	3.359.874,41	3.797.406,39			
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			
Totales/Totals	305	1.458.452,36	286.371,36	1.744.823,72	44.546.288,61	46.291.112,33			
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	174	352.916,94	92.877,55	445.794,49	25.258.812,11	25.704.606,60	117.501.622,64	21,87596	
DE 1 A 2 MESES / From 1 to 2 months	31	333.885,96	65.838,65	399.724,61	8.435.117,51	8.834.842,12	29.592.526,79	29,85498	
DE 2 A 3 MESES / From 2 to 3 months	15	55.339,55	16.705,02	72.044,57	1.892.391,46	1.964.436,03	7.017.855,17	27,99197	
DE 3 A 6 MESES / From 3 to 6 months	19	98.162,84	27.727,91	125.890,75	1.832.877,93	1.958.768,68	9.999.560,35	19,58855	
DE 6 A 12 MESES / From 6 to 12 months	10	161.658,87	34.501,45	196.160,32	2.001.089,38	2.197.249,70	9.197.653,37	23,88924	
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	
Totales/Totals	249	1.001.964,16	237.650,58	1.239.614,74	39.420.288,39	40.659.903,13	173.309.218,32	23,46090	

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	54.618.904,27	10.845.854,85	65.464.759,12	53.445.885,58	10.545.610,62	63.991.496,20	1.173.018,69	300.244,23	1.473.262,92
31/01/2012	475.982,85	56.849,36	532.832,21	343.593,97	128.798,40	472.392,37	1.305.407,57	228.295,19	1.533.702,76
29/02/2012	212.519,35	51.889,77	264.409,12	367.142,08	70.754,62	437.896,70	1.150.784,84	209.430,34	1.360.215,18
31/03/2012	362.013,79	106.825,49	468.839,28	263.958,77	47.154,97	311.113,74	1.248.839,86	269.100,86	1.517.940,72
30/04/2012	295.414,64	47.161,39	342.576,03	344.922,27	81.432,61	426.354,88	1.199.332,23	234.829,64	1.434.161,87
31/05/2012	188.290,79	44.022,47	232.313,26	302.494,21	59.145,82	361.640,03	1.085.128,81	219.706,29	1.304.835,10
30/06/2012	519.587,16	105.923,81	625.510,97	249.923,68	44.275,55	294.199,23	1.354.792,29	281.354,55	1.636.146,84
31/07/2012	415.943,36	54.686,85	470.630,21	471.197,22	111.223,54	582.420,76	1.299.538,43	224.817,86	1.524.356,29
31/08/2012	279.585,42	51.525,45	331.110,87	317.140,73	51.620,41	368.761,14	1.261.983,12	224.722,90	1.486.706,02
30/09/2012	319.778,06	87.109,82	406.887,88	234.363,97	37.782,03	272.146,00	1.347.397,21	274.050,69	1.621.447,90
31/10/2012	380.733,06	52.829,39	433.562,45	289.313,25	74.691,58	364.004,83	1.438.817,02	252.188,50	1.691.005,52
30/11/2012	239.695,66	43.847,76	283.543,42	243.201,23	37.321,18	280.522,41	1.435.311,45	258.715,08	1.694.026,53
31/12/2012	334.547,09	91.965,11	426.512,20	311.406,18	64.308,83	375.715,01	1.458.452,36	286.371,36	1.744.823,72
	58.642.995,50	11.640.491,52	70.283.487,02	57.184.543,14	11.354.120,16	68.538.663,30			

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.

**GESTICAIXA**

Fondo/Fund: GC FTPYME SABADELL 5, F.T.A.

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	8.356.159,05	1.463.203,30	9.819.362,35	8.055.418,65	1.416.834,18	9.472.252,83	300.740,40	46.369,12	347.109,52	468.575,42
31/01/2012	102.411,14	19.771,38	122.182,52	40.216,17	6.154,38	46.370,55	362.935,37	59.986,12	422.921,49	364.484,03
29/02/2012	73.375,76	16.575,15	89.950,91	126.927,14	27.469,73	154.396,87	309.383,99	49.091,54	358.475,53	366.168,87
31/03/2012	65.199,01	12.932,83	78.131,84	33.715,34	4.966,22	38.681,56	340.867,66	57.058,15	397.925,81	503.144,76
30/04/2012	85.894,52	16.117,67	102.012,19	47.376,89	4.283,92	51.660,81	379.385,29	68.891,90	448.277,19	399.414,47
31/05/2012	82.346,65	16.256,95	98.603,60	48.986,34	8.831,48	57.817,82	412.745,60	76.317,37	489.062,97	546.309,28
30/06/2012	49.004,02	6.444,65	55.448,67	97.774,72	9.482,80	107.257,52	363.974,90	73.279,22	437.254,12	534.176,02
31/07/2012	134.887,60	13.271,65	148.159,25	73.460,63	9.592,40	83.053,03	425.401,87	76.958,47	502.360,34	261.419,56
31/08/2012	101.381,39	23.484,46	124.865,85	27.524,55	14.860,80	42.385,35	499.258,71	85.582,13	584.840,84	461.011,56
30/09/2012	98.232,84	16.812,76	115.045,60	118.046,38	16.273,82	134.320,20	479.445,17	86.121,07	565.566,24	525.509,34
31/10/2012	99.846,08	27.133,98	126.980,06	54.659,45	17.141,27	71.800,72	524.631,80	96.113,78	620.745,58	431.674,87
30/11/2012	31.657,16	7.316,78	38.973,94	53.011,55	12.957,17	65.968,72	503.277,41	90.473,39	593.750,80	0,00
31/12/2012	60.205,13	13.829,55	74.034,68	74.171,04	17.075,30	91.246,34	489.311,50	87.227,64	576.539,14	397.574,67
	9.340.600,35	1.653.151,11	10.993.751,46	8.851.288,85	1.565.923,47	10.417.212,32				

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 FTPYME SABADELL 5, 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	29.371.171,70	40.193,75	-9.040.858,92	-40.193,75	20.330.312,78	0,00	20.330.312,78					
31/01/2012	217.412,35	0,00	-244.322,61	0,00	20.303.402,52	0,00	20.303.402,52	0,00	0,00	0,00	0,00	0,00
29/02/2012	581.730,91	0,00	-749.200,47	0,00	20.135.932,96	0,00	20.135.932,96	0,00	0,00	0,00	0,00	0,00
31/03/2012	108.318,15	0,00	-970.382,62	0,00	19.273.868,49	0,00	19.273.868,49	0,00	0,00	0,00	0,00	0,00
30/04/2012	213.336,01	0,00	-281.823,35	0,00	19.205.381,15	0,00	19.205.381,15	0,00	0,00	0,00	0,00	0,00
31/05/2012	18.456,64	0,00	-1.617.934,07	0,00	17.605.903,72	0,00	17.605.903,72	0,00	0,00	0,00	0,00	0,00
30/06/2012	222.936,65	0,00	-1.194.225,31	0,00	16.634.615,06	0,00	16.634.615,06	0,00	0,00	0,00	0,00	0,00
31/07/2012	168.335,09	0,00	-197.955,25	0,00	16.604.994,90	0,00	16.604.994,90	0,00	0,00	0,00	0,00	0,00
31/08/2012	371.817,15	0,00	-27.560,94	0,00	16.949.251,11	0,00	16.949.251,11	0,00	0,00	0,00	0,00	0,00
30/09/2012	431.544,23	0,00	-193.588,32	0,00	17.187.207,02	0,00	17.187.207,02	0,00	0,00	0,00	0,00	0,00
31/10/2012	802.685,02	0,00	-334.759,71	0,00	17.655.132,33	0,00	17.655.132,33	0,00	0,00	0,00	0,00	0,00
30/11/2012	676,44	0,00	-500,00	0,00	17.655.308,77	0,00	17.655.308,77	0,00	0,00	0,00	0,00	0,00
31/12/2012	668.623,85	0,00	-766.465,97	0,00	17.557.466,65	0,00	17.557.466,65	0,00	0,00	0,00	0,00	0,00
	33.177.044,19	40.193,75	-15.619.577,54	-40.193,75								

* 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)