Rating Report

Caixabank Consumo 2, F.T.

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DBRS

Insight beyond the rating.

Ratings and Issuer's Assets and Liabilities

Debt	Par Amount 1	Initial Subordination 2	Coupon	ISIN	Rating	Rating Action
Series A	EUR 1,170,000,000	14.0%	3-month Euribor + 1.00%	ES0305137004	A (low) (sf)	Provisional Rating - Finalised
Series B	EUR 130,000,000	4.0%	3-month Euribor + 1.50%	ES0305137012	BB (sf)	Provisional Rating - Finalised

Notes:
1 As at the issue date.
2 Subordination is expressed in terms of portfolio size and includes the Reserve Fund for the Series A and Series B notes.
3 The Reserve Fund will be fully funded through a subordinated loan on the issue date.

	Initial Amount (EUR)	Size
Asset Portfolio	EUR 1,300,000,000	100.00%
Reserve Fund **3**	EUR 52,000,000	4.00%

DBRS Ratings Limited (DBRS) has finalised its provisional ratings assigned to the notes issued by CAIXABANK CONSUMO 2, FT (Caixabank Consumo 2 or the Issuer); a static securitisation fund issued on 22 June 2016 under Spanish securitisation law. The Series A and Series B notes were issued at closing to finance the purchase of a portfolio of consumer loans originated by Caixabank, S.A. (Caixabank). The portfolio comprises unsecured consumer loans and mortgage consumer loans including standard loans and current drawdowns of a revolving mortgage credit line called "Crédito Abierto". The transaction is managed by GESTICAIXA, S.G.F.T., S.A. (the Management Company or Gesticaixa). Caixabank will be the servicer of the portfolio.

Portfolio Summary (23 May 2016)			
Portfolio Balance	EUR 1,389,865,304	Asset Class	RMBS/ABS
Number of Borrowers	136,652	Governing Jurisdiction	Kingdom of Spain
Weighted Average Seasoning	30.5 months	Sovereign Rating	A (low)
Current Combined LTV (Mortgage Loans only)	51.2% [1]		

Transaction Overview

Transaction parties

Role(s)	Counterparty	Rating
Issuer	Caixabank CONSUMO 2, F.T.	Not Rated.
Originator, Seller and Servicer	Caixabank, S.A.	A(low) / Stable Trend / R-1 (low) / Stable Trend
Subordinated Loan Provider (Initial expenses and Reserve fund)	Caixabank, S.A.	A(low) / Stable Trend / R-1 (low) / Stable Trend
Account Bank and Paying Agent	Caixabank, S.A.	A(low) / Stable Trend / R-1 (low) / Stable Trend
Arranger and Management Company	Gesticaixa SGFT, S.A.	Not Rated
Guaranteed Reinvestment Agreement Provider	Caixabank, S.A.	A(low) / Stable Trend / R-1 (low) / Stable Trend

1. DBRS calculation. Includes both first and second liens secured against the same property.

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Transaction Overview (CONTINUED)

Relevant dates

Issue Date	22 June 2016
First Payment Date	20 October 2016
Payment Dates	Quarterly on the 20th of January, April, July and October
Collection Period	Each day of any calendar monthly
Legal Final Maturity Date	20 April 2060

Rating Considerations

- On 8 April 2016, DBRS confirmed the Kingdom of Spain's long-term foreign and local currency issuer ratings at A (low) and changed the trend to Stable from Positive. The change in the trend reflects the uncertainty over the future direction of economic policies. However, macroeconomic conditions in Spain moderately improved in 2015. The deficit has been halved to 5.1% in 2015 from 10.4% of GDP in 2012. External adjustment is also evident in a current account balance that shifted to a surplus of 1.4% of GDP in 2015 from a deficit of 9.6% in 2007. Spain's Eurozone membership is an integral component of its credit strength, both in terms of financial support, and in preferential access for its trade, financial markets and banking. Financial conditions have improved economy-wide as a result of the ECB asset purchase programme, refinancing operations and other monetary policy operations. These factors have made the economy more resilient to shocks. Real GDP growth returned to positive territory in 2013, and strengthened to 3.2% in 2015, more than double the Eurozone average. Real GDP is expected to decelerate this year to 2.7% as several of the factors driving growth – lower oil prices, the depreciation of the euro – lose momentum. Despite this deceleration, strong job growth is expected into 2017. The banking sector continues to stabilise, and new bank loans to households and firms with low debt are increasing. Exports have also shown resilience as the number of exporting firms has more than doubled since 2000. The economy has still to prove how the long-term structural reforms and potential political transition risks will influence future growth.
- Property values showed moderate signs of improvement in 2015. Home prices reached a recent trough on a national level at the beginning of 2014 according to INE. Peak-to-trough declines were -37.3% on the national level. Regional declines ranged between -29.7% in Andalusia and -47.3% in Navarre. Through Q4 2015 national home prices have increased 6.4% since bottoming out.
- The securitised portfolio consists of unsecured consumer loans (75.0%), consumer loans backed by first and second lien standard mortgage loans (15.8%) and consumer loans backed by first and second lien mortgage 'Crédito Abierto' drawdowns (9.2%) granted to borrowers located in Spain. Borrowers with 'Crédito Abierto' drawdowns are permitted to draw further advances subject to borrower performance and eligibility criteria. The mortgages are secured on Spanish residential properties.

Rating Considerations (CONTINUED)

Strengths

- **Seasoning:** The portfolio has a weighted-average seasoning of 30.5 months. The weighted-average seasoning of the mortgage consumer loans is 75.6 months whereas the weighted-average seasoning of the unsecured consumer loans is 15.4 months.
- **Diversified Portfolio:** The portfolio consists of 145,036 loan parts to 136,652 borrowers with the three largest Spanish autonomous regions being Catalonia (34.1%), Andalusia (16.9%) and Madrid (11.5%).
- **Sequential Amortisation:** The Series A notes will receive all principal payments until paid in full. Additionally, the principal of the Series A notes is senior to the interest payments of the Series B notes in the waterfall. Principal amortisation includes a provision mechanism for defaults (loans more than 12 months in arrears) through the utilisation of excess spread in the transaction waterfall.
- **Amortising Reserve Fund:** The Reserve Fund provides liquidity and credit support to the Series A and Series B notes. The Reserve Fund is fully funded at the close of the transaction to 4.0% of the Series A and Series B notes. The Reserve Fund will amortise subject to a floor and collateral performance triggers.

Challenges and Mitigating Factors

- **Moderately High Indexed LTVs:** The weighted-average current combined loan-to-value (CLTV) of the mortgage consumer loans is 51.2% with 3.9% having a CLTV of greater than 80%. However, the weighted-average indexed CLTV (INE data) is 71.1% with 35.7% of the loans having an indexed CLTV greater than 80%.

  Mitigants: Property values are indexed with the INE house price index to Q2 2015 for the purpose of calculating the CLTV to estimate portfolio default rates and losses with the European RMBS Insight Model. Additionally, market value declines are stressed to take into account potential further home price declines.
- **'Crédito Abierto' drawdown loans:** 9.2% of the consumer loans in the portfolio are backed by mortgage 'Crédito Abierto' drawdowns where borrowers have the ability to draw further advances subject to borrower performance and eligibility criteria. Further draws will be funded outside of the special-purpose vehicle (SPV), but will rank pari passu with amounts securitised.

  Mitigants: DBRS assumed the mortgage 'Crédito Abierto' drawdowns amounts were fully drawn for the purpose of calculating the LTV in the Portfolio Default Rate Default analysis when running the European RMBS Insight Model.
- **Renegotiations:** Caixabank is able to renegotiate the maturity date, interest rate type and margin of the loans subject to strict criteria.

  Mitigants: DBRS reflected this optionality in its cash flow modelling by extending the maturity date of 5% of the portfolio to the longest possible date and compressing the spread of the loan margins to the applicable margin in line with the renegotiation criteria.
- **Interest Rate and Basis Risk:** The interest rate risk and basis risk in this transaction is unhedged. The liabilities are indexed to 3-month Euribor and reset quarterly whereas 71.8% of the loans in the whole portfolio are fixed rate. The majority of the fixed-rate loans correspond to the unsecured consumer portion (86.9% of the unsecured consumer loans). The consumer mortgage loans are mostly floating-rate (73.05% of the consumer mortgage loans) and are indexed to 12-month Euribor.

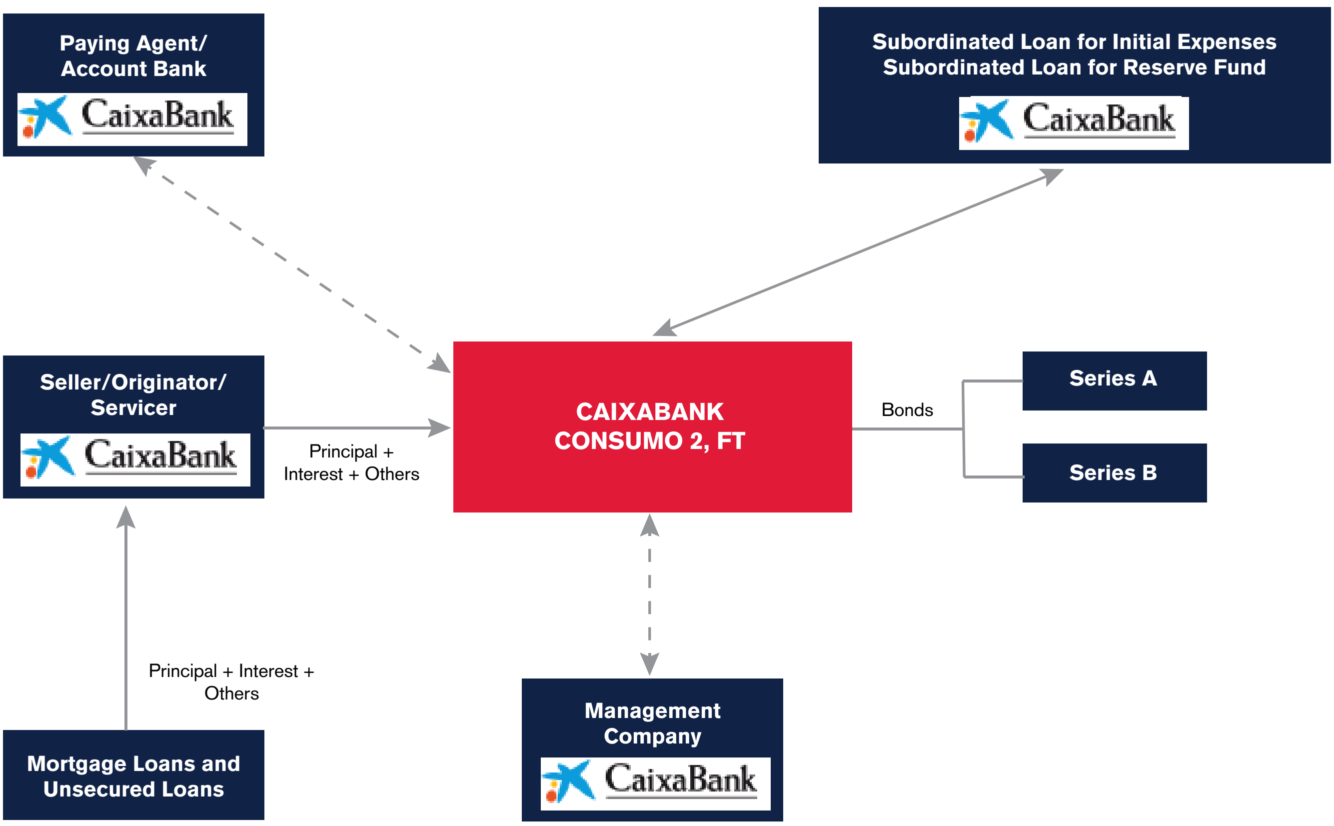
  Mitigants: (1) Interest rate risk and basis risk for the Series A notes partially mitigated by the subordination of the Series B interest payments in the priority of payments, (2) the Reserve Fund is available to cover interest payments to the Series A notes and (3) the high initial excess spread in the transaction of approximately 6.3%

Transaction Structure

Transaction summary

Currencies	Issuer's assets and liabilities are denominated in euros (EUR).
Relevant Legal Jurisdictions	Mortgage consumer loans and unsecured consumer loans are assigned to the Issuer as a true sale pursuant to Spanish securitisation law. The issuer is a securitisation fund incorporated under Spanish securitisation law.
Interest Rate Hedging	none
Basis Risk Hedging	none
Cash Reserve	Provides liquidity and credit support to cover shortfalls on the payment of senior fees, interest and principal shortfalls on the Series A notes and Series B notes (once the Series A notes are fully amortised). **Initial Amount:** EUR 52,000,000 - 4.0% of the initial balance of the rated notes. **Target Amount** Lower of (1) EUR 52,000,000 and (2) 8.0% of the outstanding amount of the Series A and B notes. **Floor Amount** EUR 26,000,000 **Trigger** The Reserve Fund will not amortise if (1) the Reserve Fund was not at the target balance at the beginning of the interest payment period; (2) loans in arrears 90+ days are greater than 1.5% of the performing collateral balance (excluding any defaulted loans greater than 12 months in arrears); or, (3) two years have not elapsed since the closing date.
Commingling Reserve	none

The transaction structure is summarised below:



Transaction Structure (CONTINUED)

Counterparty Assessment

Account Bank

Caixabank is the Account Bank and Paying Agent for the transaction. DBRS publically rates Caixabank A (low) with a stable trend and it has a Critical Obligations rating of A (high). DBRS concluded that Caixabank meets DBRS's minimum criteria to act in such capacity. The transaction contains downgrade provisions relating to the account bank where, if downgraded below BBB (low), the Issuer will (1) replace the Account Bank or (2) find a guarantor. The downgrade provision is consistent with DBRS's criteria for the initial rating of A (low) (sf) assigned to the Series A notes.

Servicing of the Portfolio and Collections

All borrower payments are collected by Caixabank under a direct debit scheme and deposited in the treasury account with Caixabank. Payments are transferred from the servicer account to the treasury account at the account bank in the name of the fund on the following business day after receipt of funds.

In case of termination of the servicing agreement with the servicer, the Management Company is responsible for appointing a new servicer. If the servicer's DBRS rating is downgraded below BBB (low), the servicer would need to (1) find a replacement servicer, (2) find a back-up servicer or (3) fund a commingling reserve in line with DBRS criteria. DBRS believes that the servicer's current financial condition, together with the provisions, mitigates the risk of a disruption in servicing following a servicer event of default including insolvency.

The treasury account was established with the account bank at the close of the transaction to hold the following amount during the relevant collection period:

- Principal and interest collections;
- The Reserve Fund amount;
- Return on the amounts deposited in the bank account.

The treasury account will pay a rate of interest on the funds deposited in the account equal to the greater of 3-month Euribor or zero.

If the Account Bank's Applicable rating from DBRS is downgraded below BBB (low), within 30 days the Management Company on behalf of the fund would need to (1) find a guarantor with the minimum DBRS rating of BBB (low) who will unconditionally and irrevocably guarantee the obligations of the treasury account agreement or (2) find a replacement with the minimum Account Bank's DBRS rating of BBB (low).

Moreover, the Management Company will enter into a paying agency agreement with Caixabank on behalf of the fund. The paying agency agreement will have the replacement trigger set at BBB (low). The paying agent is performing the calculation of the amounts due and payable and instructs the account bank to make the payments.

Priority of Payments

Pre-Enforcement Priority of Payments

The available funds will be distributed through the following waterfall on each payment date:

1. Ordinary and extraordinary expenses and the servicing fee (if Caixabank ceases to be the servicer);
2. Interest due on the Series A notes;
3. Amounts paid to amortise the Series A notes;
4. Replenishment of the reserve fund to the target level;
5. Interest due on the Series B notes;
6. Amounts paid to amortise the Series B notes;

Transaction Structure (CONTINUED)

7. Replenishment of the Reserve Fund 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.

Post-Enforcement Priority of Payments

Upon liquidation of the Issuer at the legal final maturity date or early termination of the Issuer, the available funds and any amounts received by the Issuer after the sale of the remaining mortgage portfolio will be distributed through the Post-Enforcement Priority of Payments:

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

Principal Amortisation

Available funds to amortise principal 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 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.

According to the transaction documents, defaulted loans are defined as loans more than 12 months in arrears. The Series A notes benefit from full sequential amortisation, with principal payments on the Series B notes starting once the Series A notes are redeemed in full. Additionally, principal payments on the Series A notes are senior to interest payments on the Series B notes.

Origination and Servicing

DBRS conducted an operational review of Caixabank S.A.'s consumer loans operation in April 2016 in Barcelona, Spain. Caixabank S.A.'s residential mortgage operational review was conducted in December 2015, also in Barcelona. DBRS considers the originations and servicing practices of Caixabank to be consistent with those observed among other Spanish lenders.

Caixabank is a financial services company, owned by the savings bank Criteria Caixa SAU, which has a 56.8% stake. The company was originally formed in 2007 as Criteria CaixaCorp, a publicly-traded vehicle for La Caixa's shareholdings and investments in both industrial and financial services companies. The company consists of the universal banking and insurance activities of the La Caixa group, along with the group's stakes in the oil and gas firm Repsol, the telecommunications company Telefónica and its holdings in several other financial institutions.

Caixabank is currently the leading retail franchise in Spain and listed on the Madrid stock exchange since July 2011. The bank's competitive position was reinforced by the acquisition of Banca Cívica in March 2012, Banco De Valencia in 2013 and Barclays Bank's Spanish operations in 2015, making Caixabank the largest bank in Spain (excluding foreign assets) with over 13 million customers and deposits exceeding EUR 300 billion.

As of end-March 2016, CaixaBank's portfolio of other retail loans totalled EUR 31.5 billion, including among others consumer loans for which the bank had a market share of 16.7%. The bank is also one of the largest mortgage lenders in Spain. Caixabank's residential mortgage loan book totalled EUR 88.7 billion at end-March 2016. This is equivalent to a 17.5% market share. The bank also has a leading 33% share of the online and mobile banking sector. Caixabank's long-term debt rating was confirmed by DBRS at A (low) with a Stable trend in April 2016.

Origination & Underwriting

Origination and sourcing

Caixabank offers the standard loan products that are common in the Spanish market. Consumer loans are sourced through several channels. Caixabank's branch network accounts for 31% of pre-approved instant consumer loans (Click and Go loans). The branch network has relationship managers responsible for liaising with borrowers, collecting data and the required documentation and inputting the relevant information into the appropriate credit scoring system and rating model. The remaining 69% of Click and Go loans are sold through electronic channels, with mobile channels accounting for 30%, online 24% and ATMs 15%.

All mortgage loans are sourced through Caixabank's branch network with relationship managers responsible for liaising with borrowers, collecting data and the required documentation and inputting the relevant information into the appropriate credit scoring system and rating model. Mortgage loans generally have a maximum term of 30 years although an additional five years can be added following review by credit risk and management approval.

Variable and fixed rates are available for all types of loans as well as monthly, quarterly and semi-annual payment options although monthly is the most common and represents the vast majority of all loans within each bank's portfolio.

Underwriting

While the origination process and loan approval is generally performed at the branch level, all applications are submitted electronically to Caixabank's headquarters in Barcelona and reviewed by the credit department. The review includes an analysis of financial statements, historical analysis of the debtor's exposure to Caixabank and the wider Spanish banking system. The credit department then prepares a report clarifying its opinion on the borrower's creditworthiness which is used in the final approval process. As consistent with the overall Spanish market, full income verification is conducted on all customers including collection of tax returns, acts of incorporation and lists of outstanding loans.

Caixabank uses an internally developed credit scoring model for all mortgage loans which is IRB-compliant and authorised by Spanish regulators. The system determines the probabilities of default (PDs) which are then mapped to a traditional 'traffic light' system classifying loans as green, yellow or red. The bank's automatic approval rate for green cases as well as monthly rejection rate is consistent with the overall market. An internal rating model is also used for small businesses and corporates.

Origination and Servicing (CONTINUED)

All models and scoring systems are validated by Caixabank's internal validation department as well as by the bank's internal audit department. The majority of 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 Bank of Spain.

Approval authority is based on the level assigned to the various approving bodies from branch level through to senior management, executive committees and the board. The approval limits also take into account the borrower type (SME, corporates, and individuals), client and loan risk profile (including expected loss) as well as the total exposure to an economic group. A branch director can approve unsecured loans (for individuals) up to an upper limit of EUR 100,000 and mortgage loans up to EUR 400,000, with a balanced upper limit of EUR 300,000. Loans and facilities which can be reviewed by the respective business units require dual sign-off. For larger and/or riskier positions, dual approval still applies, with credit risk providing the secondary approval.

Valuations
Caixabank has an internal appraisal department responsible for carrying out valuations of select properties based on internal guidelines, managing external valuers and reviewing all valuations conducted by external appraisers. All appraisals are performed according to Caixabank guidelines and standard valuation templates are used.

Assets are re-valued once every three years per Bank of Spain guidelines although values are checked more frequently using statistical models.

Summary strengths
- No external sourcing channels for new originations.
- Largest domestic presence with high market share in terms of deposits and loans.
- Loan-to-deposit ratio under 100% and lower real estate exposure compared to peers, the latter a result of the reorganisation of La Caixa group.

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 including early arrears management activities.

As part of the operational assessment, DBRS reviewed the bank's systems relating to origination and servicing and believes them to be sufficient to meet Caixabank's operational needs.

Like most Spanish banks, payments are primarily made through direct debit although borrowers can pay directly at the branch. The majority of loans are on monthly payment schedules although the portfolio does include some quarterly, semi-annual and annual schedules which are in line with the overall Spanish market.

The bank follows standard collections and arrears management strategies including compliance with regulatory guidelines surrounding delinquency, watch list and default definitions. Borrower contact is managed through the local branch. Automated, standard letters are generated through the servicing system and sent to the borrower around day 15 and day 30. The bank's internal rating system is used to monitor the loan including updates to the rating and helps to set the appropriate workout strategy. Legal proceedings are initiated generally after a loan is officially classified as a default and all previous attempts at an out-of-court resolution have been exhausted. Caixabank estimates the average resolution timeline at under three years, which is generally consistent with the overall market.

Timelines and recovery rates are consistent with Caixabank's peers.

Origination and Servicing (CONTINUED)

Summary strengths
- Standard Spanish servicing practices;
- Lower default rate compared to peers.

Opinion on Back-Up Servicer: No back-up servicer at closing of the current Caixabank securitisation. DBRS believes that Caixabank's current financial condition mitigates the risk of a possible disruption in servicing following a servicer event of default including insolvency.

Collateral Summary

DBRS received a loan tape to conduct the credit analysis of the portfolio (as of 23 May 2016). In addition, DBRS was provided with historical performance data by origination quarter for arrears and recoveries from Q4 2005 to Q4 2015 for each product type. The sources of information used for these ratings were provided by Caixabank and their representatives. DBRS considers the information available to it for the purposes of providing this rating to be of satisfactory quality.

The main characteristics of the portfolio are summarised below. All calculations are based on the portfolio as of 23 May 2016. Additionally, the representation and warranties per the prospectus include the following:
- At the closing date, up to 5.0% of the initial balance of the portfolio may be up to 30 days in arrears, no more than 0.05% of the initial balance of the portfolio may be between 30 and 90 days in arrears, and none of the loans will be greater than 90 days in arrears.
- None of the loans have a maturity date later than 1 September 2056.
- All of the loans make payments via direct debit.
- All of the loans are used for consumer purposes granted to individuals residing in Spain.
- None of the loans have previously been subject to a grace period for capital and/or interest.
- None of the loans have been restructured.
- None of the borrowers will be employees of the Caixabank.

The final portfolio sold to the issuer will be static. However, the Seller will be able to substitute any loans which are found to have breached the reps and warranties with loans of similar credit characteristics.

Origination and Servicing (CONTINUED)

Summary Statistics (DBRS Calculations) as of 23 May 2016

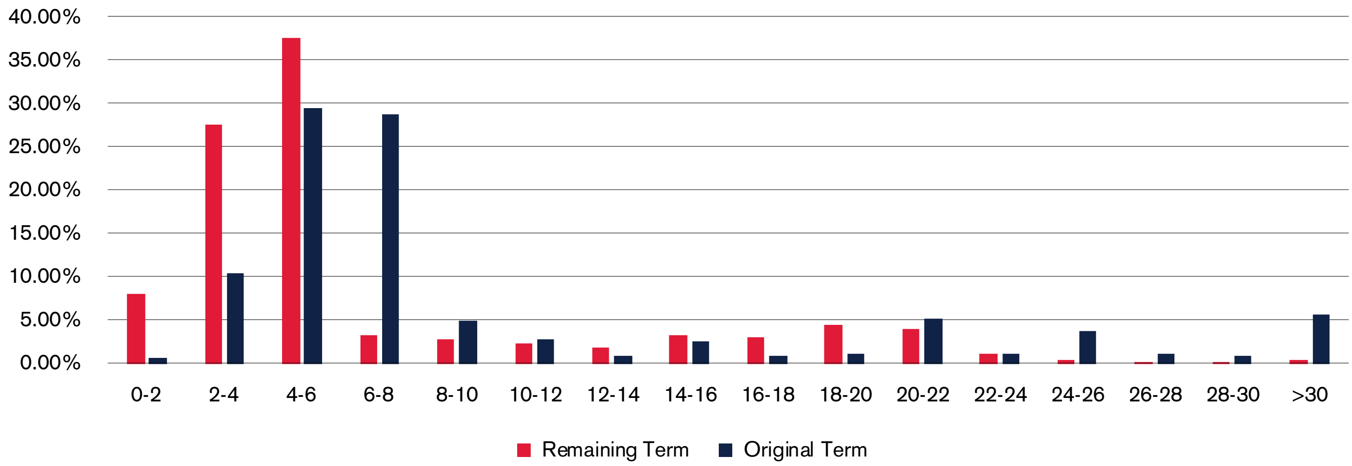
	Mortgage consumer loans[2] (25.0%)	Unsecured consumer loans (75.0%)	Total
Number of Loan Parts	18,191	126,845	145,036
Number of Borrowers	15,035	122,279	136,652
Total Original Balance (EUR)	472,149,784	1,404,792,948	1,876,942,732
Total Current Balance (EUR)	347,287,246	1,042,578,058	1,389,865,304
Average Original Balance per Borrower (EUR)	31,403	11,488	13,735
Average Current Balance per Borrower (EUR)	23,099	8,526	10,171
Maximum Original Balance (EUR)	750,000	2,930,000	2,930,000
Maximum Current Balance (EUR)	742,286	2,930,000	2,930,000
WA Original LTV (OLTV)	61.5%	n.a.	
% >=80% OLTV	16.4%	n.a.	
WA Combined Current LTV *	51.2%	n.a.	
% >=80% Combined Current LTV *	3.9%	n.a.	
WA Combined Current Indexed LTV *	71.1%	n.a.	
% >=80 Combined Current Indexed LTV *	35.7%	n.a.	
WA Seasoning (months)	75.6	15.4	30.5
WA Remaining Term (months)	189.6	48.5	83.8
WA Interest Rate	2.6%	8.8%	7.3%
WA Margin	1.5%	0.5%	2.2%
Fixed-rate loans	26.7%	86.9%	71.8%
Self-Employed	21.0%	n.a.	
Foreign Nationals	1.5%	5.9%	4.8%
Second Liens	79.8%	n.a.	

Source: Caixabank
* This calculation considers the current loan amount for the standard loans and the total potential drawdown amount for the 'Crédito Abierto'.

Original Term vs Remaining Term

The original weighted-average term of the portfolio was 9.5 years while the current weighted-average remaining term of the portfolio is seven years.

Portfolio Loan Term Distribution (in years)



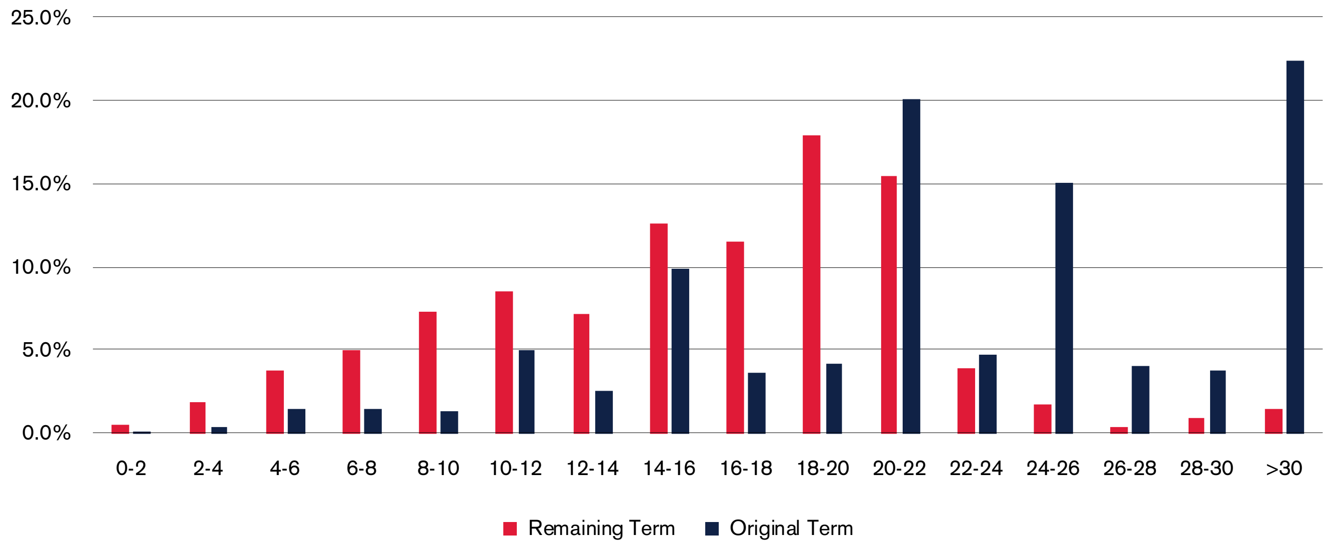
Source: Caixabank.

2. Includes standard loans and current drawdowns of a revolving mortgage credit line called "Crédito Abierto".

Origination and Servicing (CONTINUED)

The original weighted-average term of the mortgage consumer loans was 22.1 years with 70.2% having an original term greater than 20 years and 22.5% having an original term greater than 30 years. The current weighted-average remaining term of the mortgage consumer loans is 15.8 years with 23.9% having a remaining term greater than 20 years and 1.5% having a remaining term greater than 30 years.

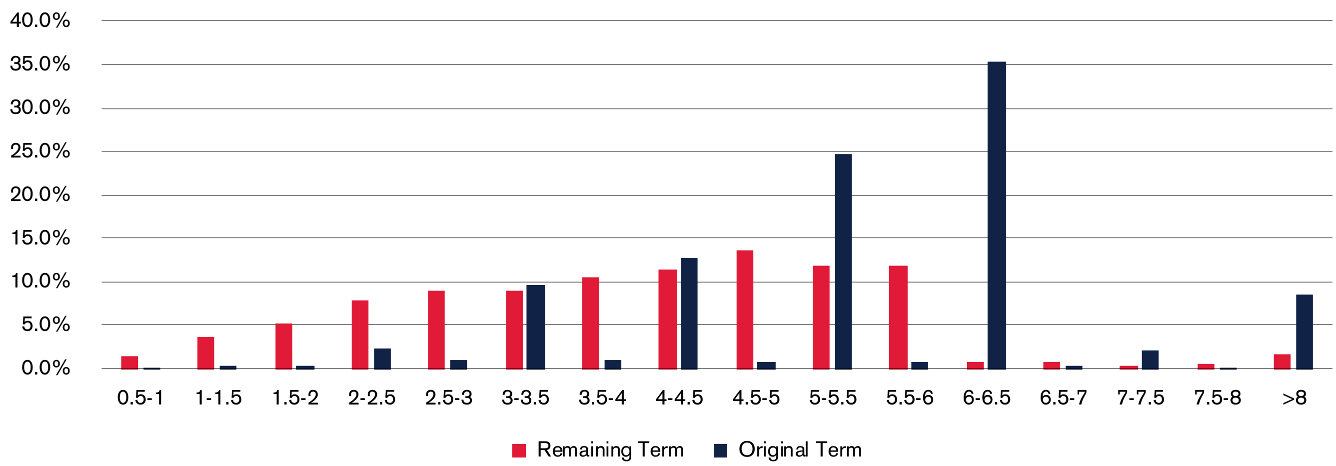
Mortgage Loan Term Distribution (in years)



Source: Caixabank.

The unsecured consumer loans had an original weighted-average term of 5.3 years and a weighted-average remaining term of four years. 72% of this portfolio balance had an original term greater than five years whereas 28.2% currently has a weighted-average remaining term greater than five years.

Unsecured Loan Term Distribution (in years)



Source: Caixabank.

Origination and Servicing (CONTINUED)

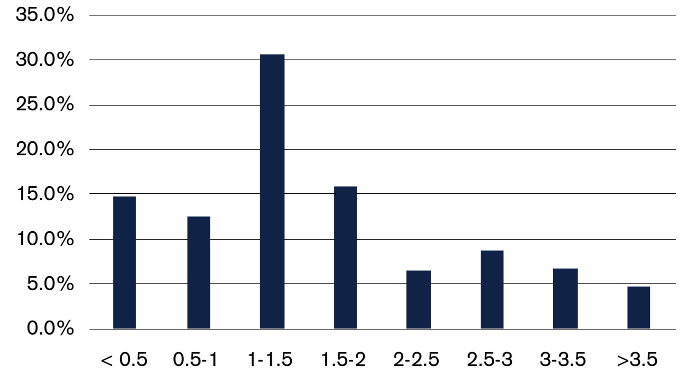
Margin and Interest Rate

The majority of the mortgage consumer loans are floating-rate loans indexed to 12-month Euribor (73.05%) or to IRPH (26.7%). The weighted-average margin of the mortgage loans is 1.5% while the weighted-average interest rate is 2.6%.

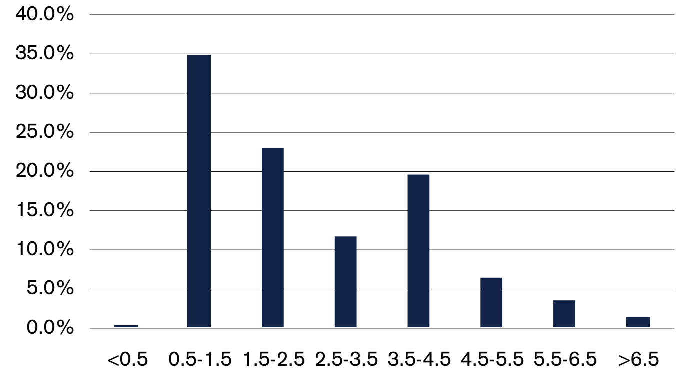
The majority of the consumer loans are fixed rate (86.9%) with a weighted-average interest rate of 9.6%. The remaining 13.2% are floating rate loans indexed to 12-month Euribor with a weighted-average interest rate of 3.8%.

Mortgage Loans

Margin Distribution (%)



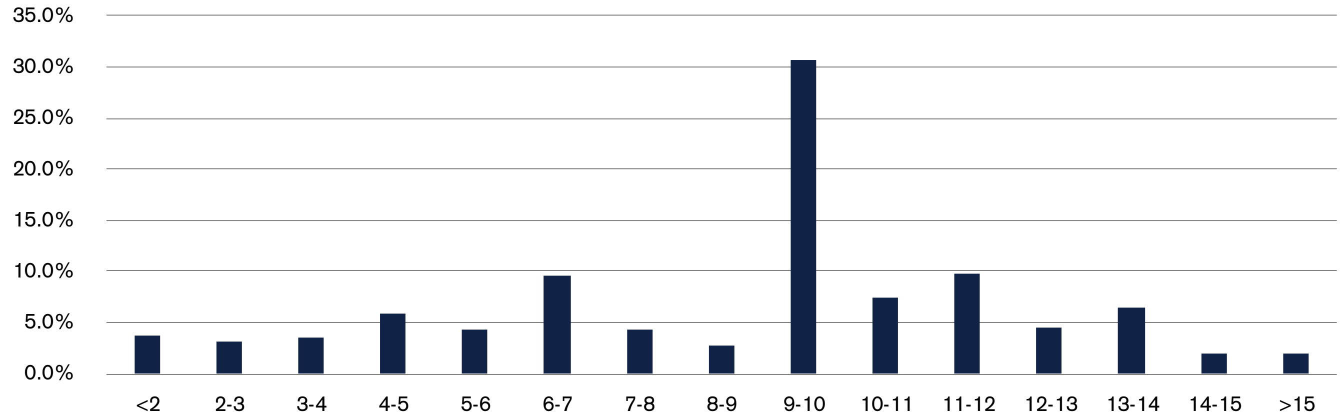
Interest Rate Distribution (%)



Source: Caixabank.

Consumer Loans

Interest Rate Distribution (%)



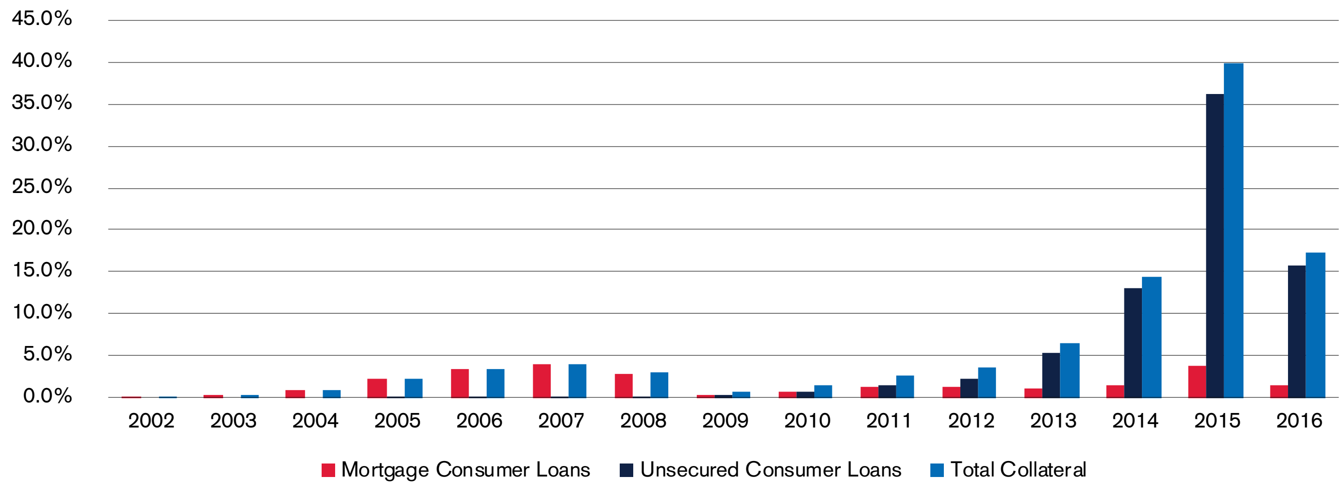
Source: Caixabank.

Origination and Servicing (CONTINUED)

Origination Vintages

The unsecured consumer loans are concentrated between 2014 and 2016 (86.5%) with 2015 being the highest vintage (48.2%) followed by 2016 (20.9%). The mortgage consumer loans are concentrated in earlier vintages with 49.5% of the mortgage portfolio balance being originated between 2005 and 2008. 14.8% of the mortgage portfolio balance was also originated in 2015.

Origination Vintages

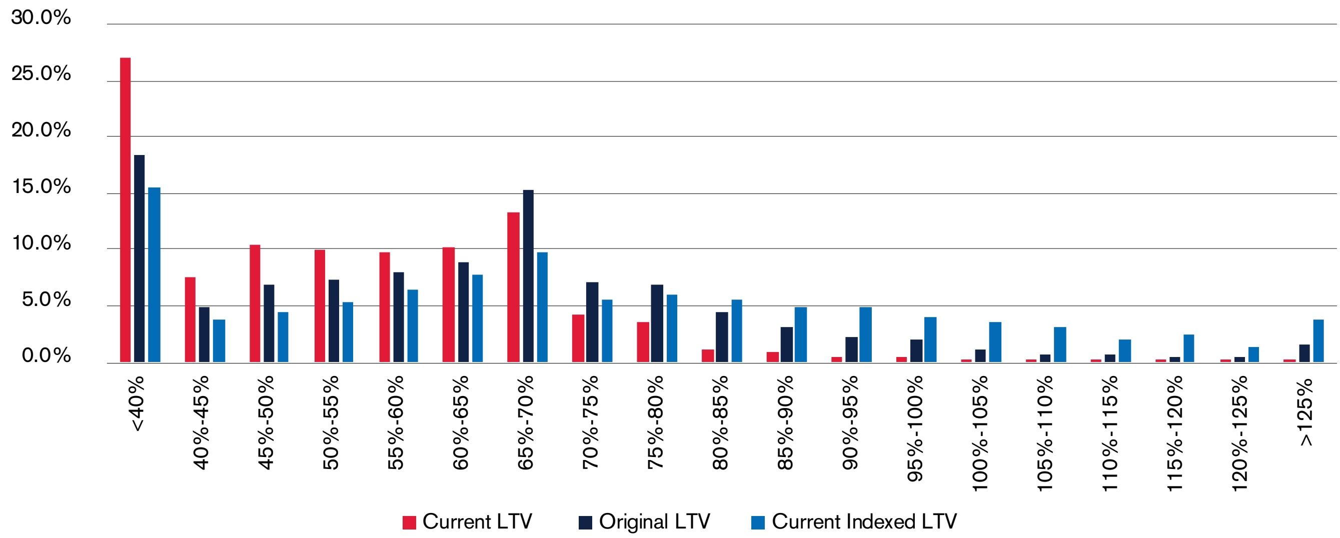


Source: Caixabank.

LTV Distributions for the mortgage consumer loans

The weighted-average original LTV of the mortgage consumer assets is 61.5% with 16.5% having an OLTV greater than 80% and 4.7% having an OLTV greater than 100.0%. The weighted-average current LTV is 51.2% with 3.9% having a current LTV above 80% and 0.9% having a current LTV greater than 100%. The weighted-average indexed LTV (INE data) is 71.1% with 35.7% having a current indexed LTV greater than 80% and 16.3% having a current indexed LTV greater than 100%.

LTV Distribution - Mortgage Consumer Loans



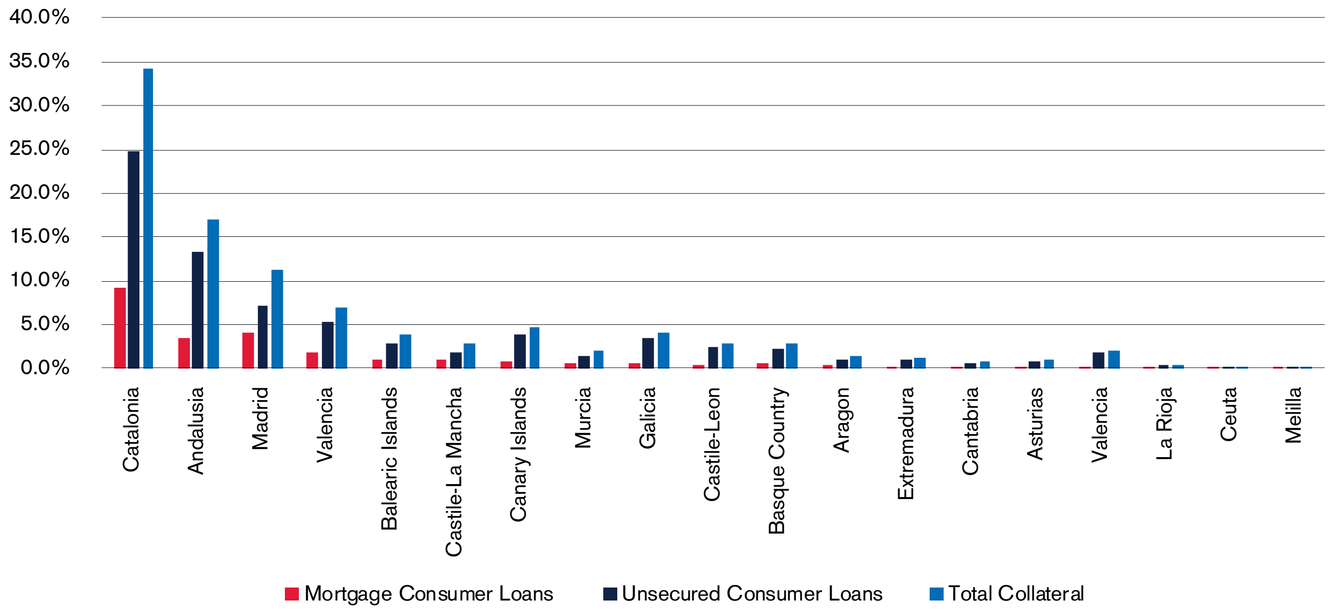
Source: Caixabank.

Origination and Servicing (CONTINUED)

Geographic Breakdown

The pool is primarily concentrated in Catalonia (34.1%), Andalusia (16.9%) and Madrid (11.5%). The distribution is reflective of Caixabank's retail presence in Spain.

Regional Distribution



Source: Caixabank.

Spanish house prices have rebounded 6.4% on a national level since Q1 2014 following the peak-to-trough drop of -37.3%. House price declines in the most populous regions of Spain (Madrid, Andalusia and Catalonia) were very severe during the crisis, with only Andalusia experiencing a peak-to-date decline (-29.7%) lower than the national average observed for Spain (-37.3%). However, these regions have had sharper rebounds as we can see in the table and chart below:

Region	% Current Balance (Mortgage Loans)	Peak to Trough	Change Since Q1 2014
National	100%	-37.3%	6.4%
Catalonia	37.0%	-46.6%	8.8%
Madrid	16.4%	-43.1%	9.1%
Andalusia	14.2%	-29.7%	5.8%

Rating Analysis

The ratings are based upon a review by DBRS of the following analytical considerations:

- Transaction capital structure, proposed ratings and form and sufficiency of available credit enhancement.
- The ability of the transaction to withstand stressed cash flow assumptions and repay investors according to terms in which they have invested.
- The transaction parties' capabilities with respect to originations, underwriting, servicing and financial strength.
- The credit quality of the collateral
- A review of the legal structure, transaction documents and opinions.

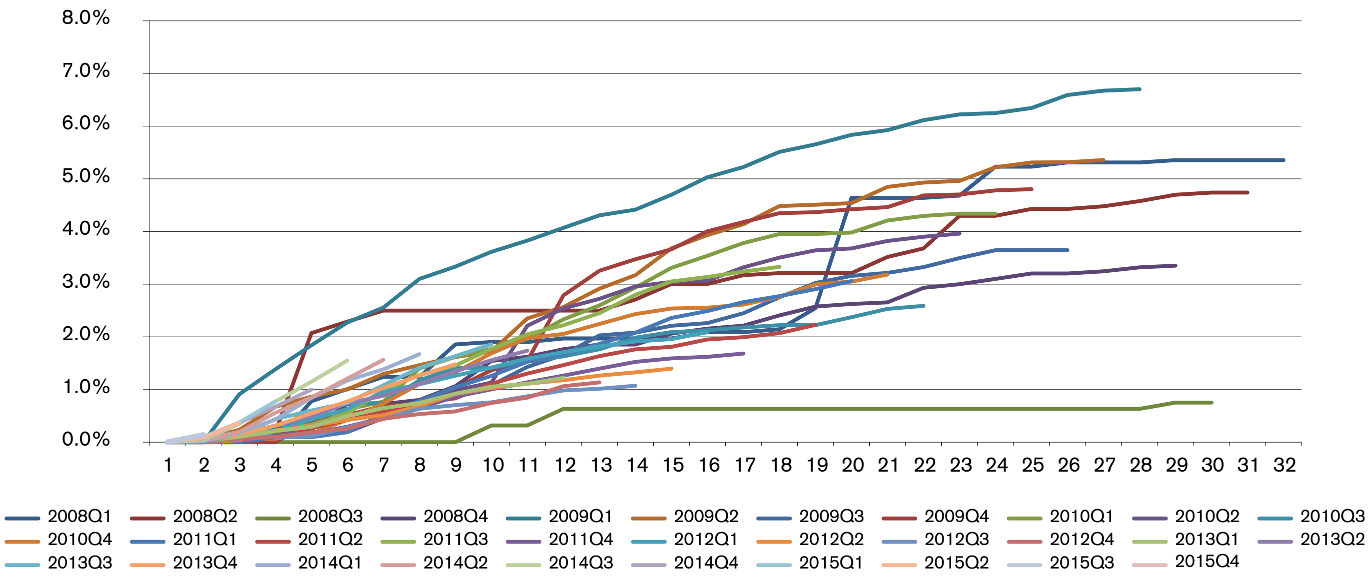
Portfolio Performance Data

DBRS received historical delinquency and recovery data on Caixabank's loan book divided by unsecured consumer loans, mortgage consumer loans and mortgage 'Crédito Abierto' drawdowns.

- Dynamic 90+ days arrears on a quarterly basis for the period Q4 2005 to Q4 2015.
- Dynamic 90+ days recoveries on a quarterly basis for the period Q4 2005 to Q4 2015.

Taking into account the data provided, DBRS obtained the cumulative 90+ days arrears and the cumulative 90+ days recoveries for each of the portfolio's subsets sent by Caixabank.

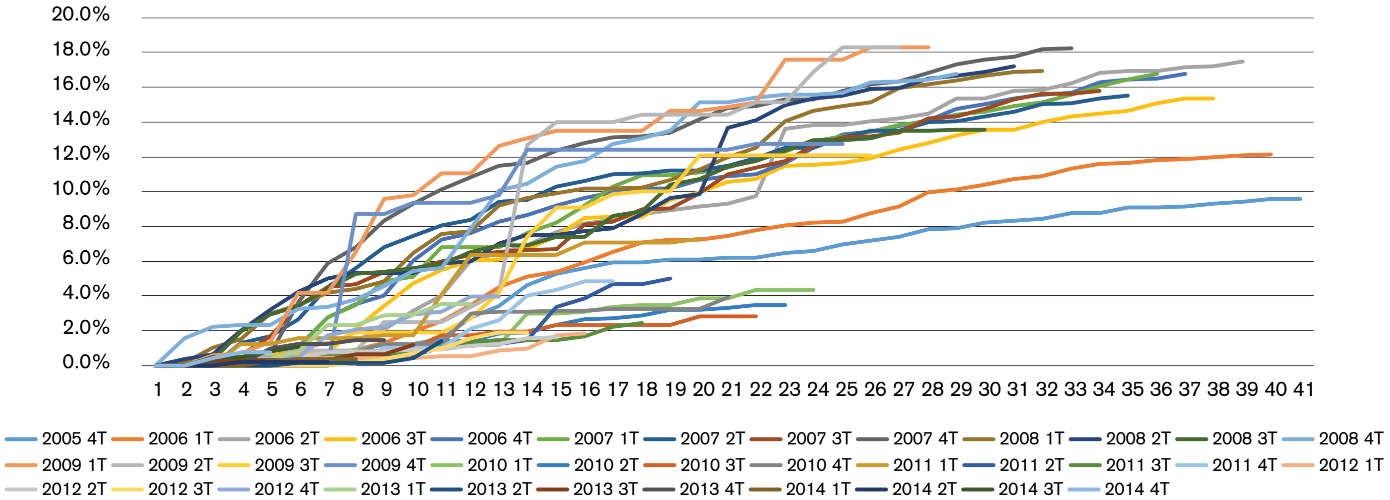
Cumulative 90+ Arrears – Unsecured Consumer Loans



Source: Caixabank.

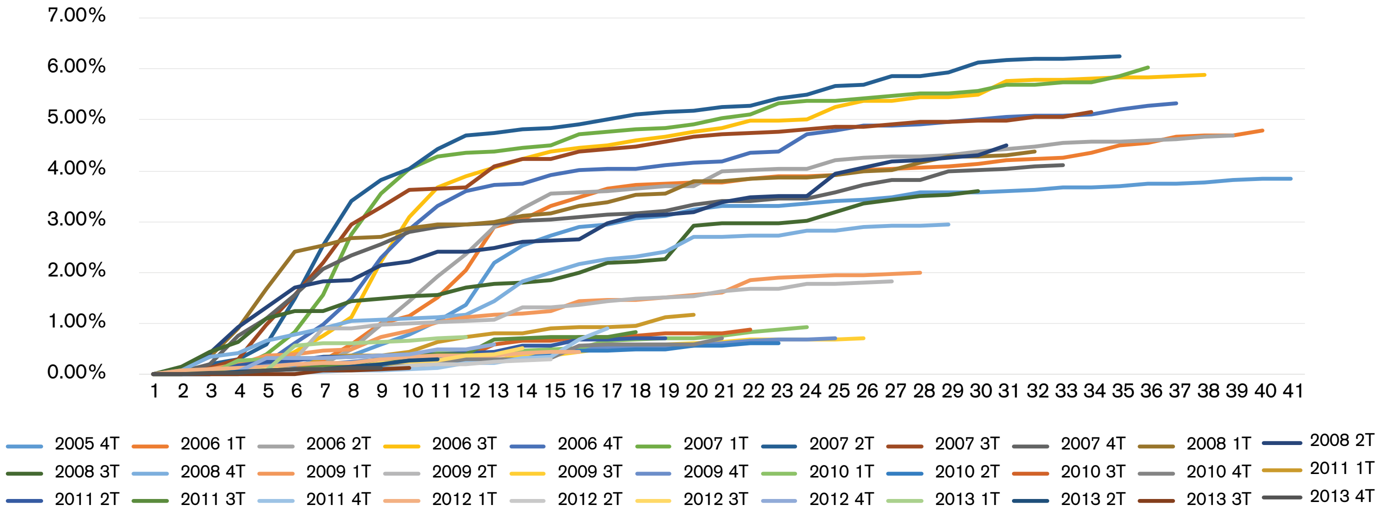
Rating Analysis (CONTINUED)

Cumulative 90+ Arrears – Performance Data for Standard Mortgage Consumer Loans



Source: Caixabank.

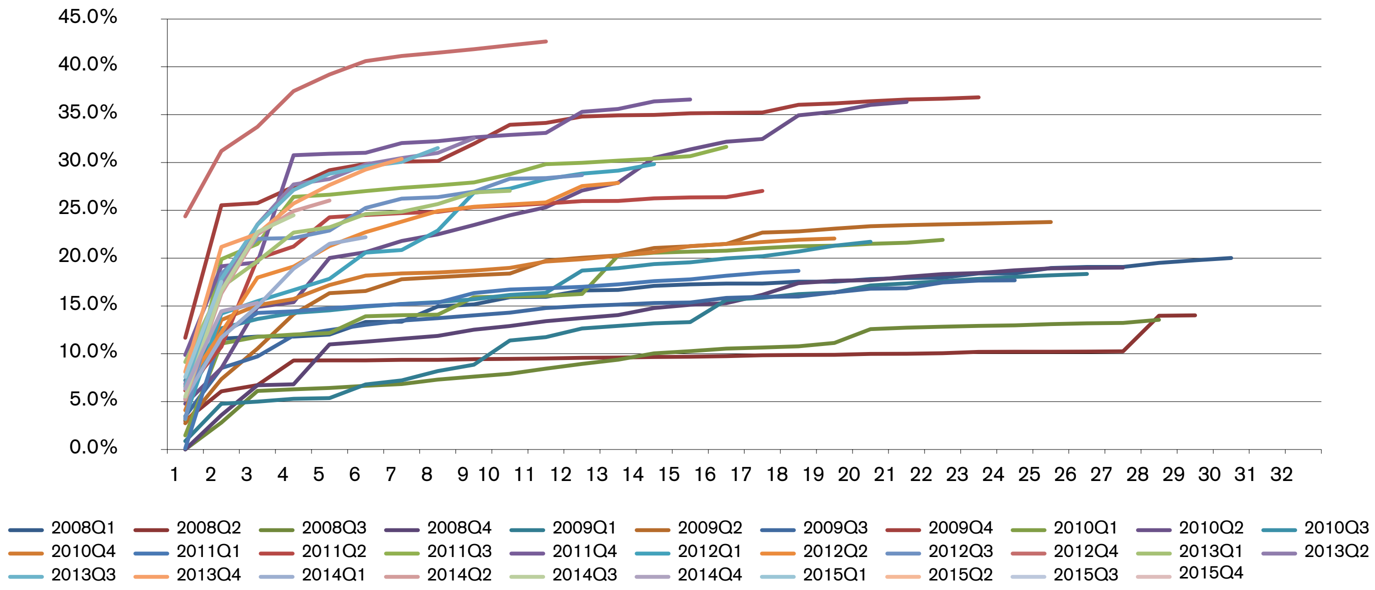
Cumulative 90+ Arrears – Performance Data for Consumer Mortgage 'Crédito Abierto' Drawdowns



Source: Caixabank.

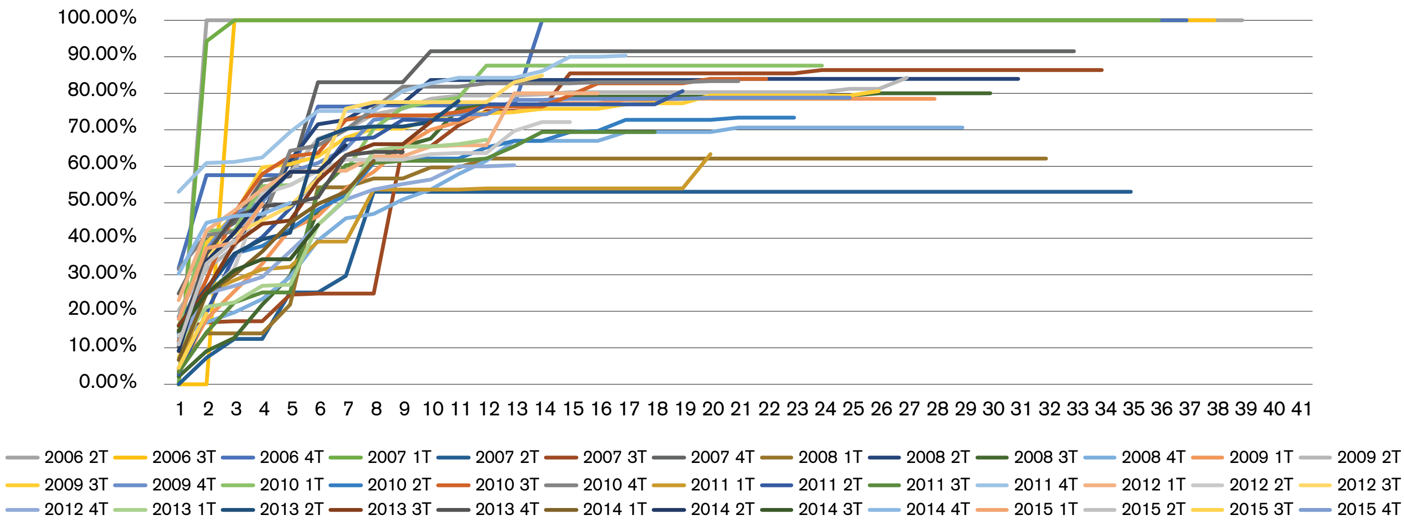
Rating Analysis (CONTINUED)

Cumulative 90+Recoveries – Performance Data for Unsecured Consumer Loans



Source: Caixabank.

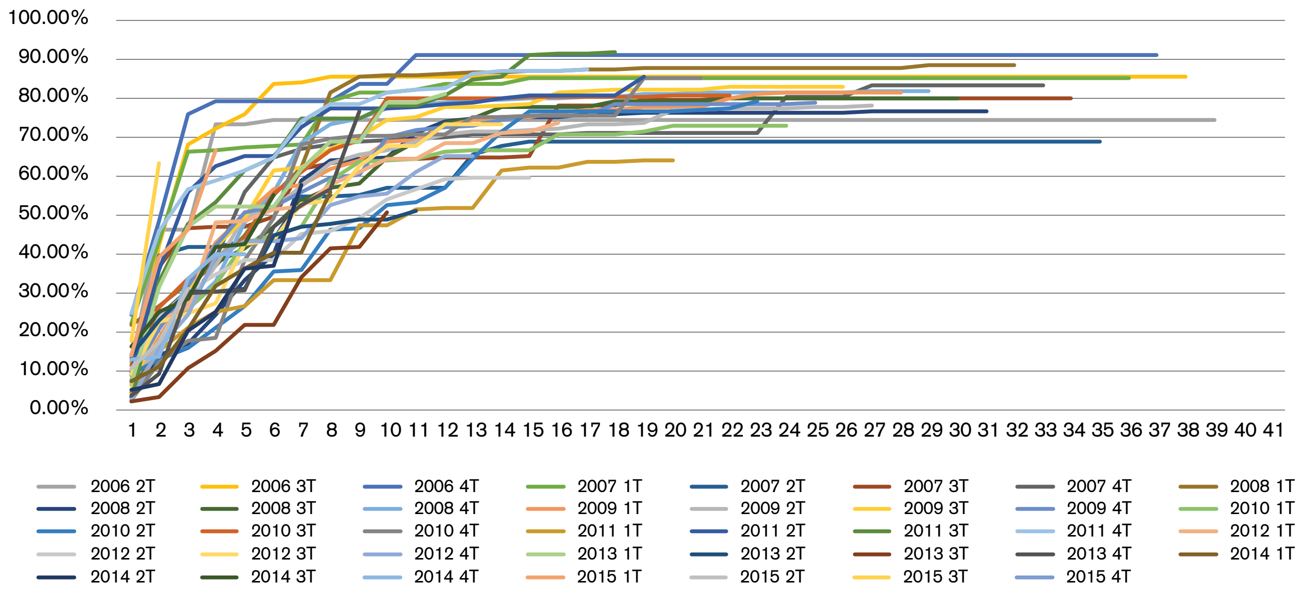
Cumulative 90+Recoveries – Performance Data for Standard Consumer Mortgage Loans



Source: Caixabank.

Rating Analysis (CONTINUED)

Cumulative 90+Recoveries – Performance Data for Consumer Mortgage 'Crédito Abierto' Drawdowns



Source: Caixabank.

European ABS Analysis

For the unsecured consumer portion of the portfolio, DBRS analyses the historical default and recovery data and derives the base case. This base case assumption is stressed by DBRS in accordance with the sovereign stress for Spain at A (low). DBRS used a five years' maturity Idealised Default Table which is in line with the three-year revolving period of the transaction. After applying the sovereign stress, the base case increases from 9.79% to 10.27%.

Product	Average Projected Default	STDEV	Expected Default	Average Projected Recovery	STDEV	Expected Recoveries	DBRS CNL Projection	DBRS CNL Projection (EL) with Sovereign Stress
Consumer loans	6.25%	6.24%	12.48%	34.11%	12.52%	21.59%	9.79%	10.27%

Base Case Assumption Summary

Based on the factors described above, the following portfolio assumptions have been made:

Cumulative Gross Loss Rate:	12.48%
Recovery Rate:	21.59%
Cumulative Net Loss Rate:	9.79%
Cumulative Net Loss Rate After Sovereign Adjustment:	10.27%

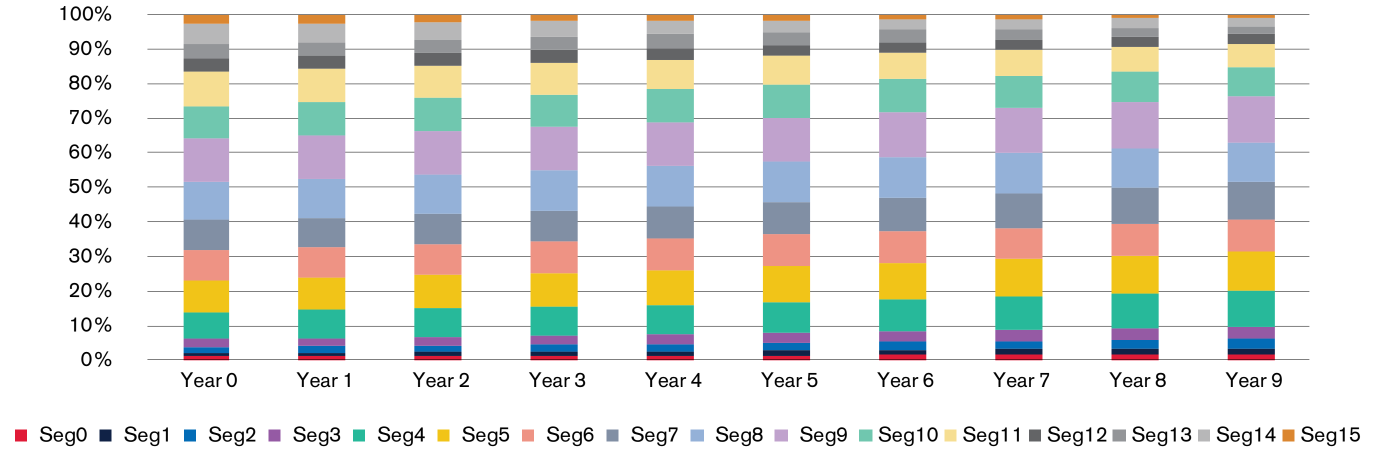
European RMBS Insight Analysis

The mortgage consumer portfolio was analysed using the European RMBS Insight Model with the parameters for the Spanish MSM used to score the credit risk of the loans and forecast portfolio default rate and expected loss (EL) in the base case and stressed rating scenarios. The standard loans and the 'Crédito Abierto' drawdowns were each analysed separately. For the 'Crédito Abierto' drawdowns, the maximum draw was assumed for the purpose of calculating the LTV ratio. We assigned a Spanish Underwriting Score of 3 for the standard loans and a Spanish Underwriting Score of 1 for the 'Crédito Abierto' sub-pool. The calculated weighted-average life (WAL) of the portfolio assuming a 3% conditional prepayment rate (CPR) is 6.7 years.

Rating Analysis (CONTINUED)

Of the initial mortgage portfolio, 48.5% are scored in the risk segments between 9 and 16 per the DBRS European RMBS Insight Model. In Year 4, 44.0% are scored in the higher risk segments (segment 9 to 16) with 37.3% remaining in the higher risk segments in Year 9. See below for further details on the risk segment migration of the portfolio over time.

Risk Segmentation Migration



The results of the European RMBS Insight model were used as the inputs into the cash flow analysis of the structure. The results of the model at the A (low) (sf) rating scenario, BB (sf) rating scenario and base case are listed below:

Rating Scenario Total Mortgage Portfolio (Weighted)	PD	LGD	EL
'A (low) (sf)'	21.6%	34.2%	7.7%
'BB (sf)'	12.6%	24.0%	3.3%
Base Case	8.6%	21.9%	2.1%

Cash Flow Scenarios

To assess the timely payment of interest on the Class A, ultimate payment of interest on the Class B and the ultimate payment of principal on the Series A and Series B notes, DBRS applied two default timing curves (front-ended and back-ended), its prepayment curves (low, medium and high CPR assumptions) and interest rate stresses as per its unified interest rate methodology. Due to the low prepayment rates observed in the Spanish mortgage market, DBRS also applied a 0% CPR assumption.

Rating Analysis (CONTINUED)

Based on a combination of these assumptions, a total of 16 cash flow scenarios were applied to test the performance of the rated notes (see table below):

Scenario	Pre-payments	Default timing	Interest Rate
1	0%	Front	Upward
2	0%	Front	Downward
3	0%	Back	Upward
4	0%	Back	Downward
5	5%	Front	Upward
6	5%	Front	Downward
7	5%	Back	Upward
8	5%	Back	Downward
9	10%	Front	Upward
10	10%	Front	Downward
11	10%	Back	Upward
12	10%	Back	Downward
13	20%	Front	Upward
14	20%	Front	Downward
15	20%	Back	Upward
16	20%	Back	Downward

Interest Rate Stresses

DBRS applied its standard interest rate stresses as detailed in its *Unified Interest Rate Model Methodology for European Securitisations.*

Loan Modifications

As per the servicing agreement, the servicer is allowed to modify loans within the portfolio aside from the good servicing practices defined by the Bank of Spain. These modifications can be made without the Management Company consent and are subject to the flowing concentrations:

1. Floating-rate loans may not be converted to fixed-rate loans;
2. The interest rate of fixed-rate loans cannot be reduced;
3. 5% of the portfolio may have the maturity extended up until September 2056;
4. The weighted-average margin of the portfolio may not be renegotiated below 3-month Euribor + 1.25%.

DBRS has stressed 5% of the portfolio to extend the maturity of the loans to the maximum date and reduced the margin on the portfolio to minimum allowable level in its cash flow analysis.

Timing of Defaults and Recovery Lag

DBRS utilised ten-year front- and back-loaded default timing curves. A recovery lag of 48 months was used in the cash flow analysis per the DBRS EU RMBS methodology.

Rating Analysis (CONTINUED)

Risk Sensitivity

DBRS estimated the PD and LGD for each pool based on a review of historical data and an assessment of the mortgage pool characteristics. Adverse changes to asset performance may cause stresses to base case assumptions and therefore have a negative impact on credit ratings. The tables below illustrate the sensitivity of the rating to various changes in the based case PD and LGD assumptions in the respective rating scenarios:

Class A

		Increase in Default Rate (%)		
		0	25	50
Increase in LGD (%)	0	A (Low)	BBB (high)	BBB (low)
	25	BBB (high)	BBB (low)	BB
	50	BBB (high)	BBB (low)	BB

Class B

		Increase in Default Rate (%)		
		0	25	50
Increase in LGD (%)	0	BB	B	CCC
	25	B	CCC	NR
	50	B (low)	CCC	NR

Appendix

Methodologies Applied

The principal methodologies applicable to assign ratings to the above referenced transaction are:

- *European RMBS Insight Methodology* (17 May 2016)
- *European RMBS Insight: Spanish Addendum* (17 May 2016)
- *Master European Residential Mortgage-Backed Securities Rating Methodology and Jurisdictional Addenda* (17 May 2016)
- *Rating European Consumer and Commercial Asset-Backed Securitisations* (30 September 2015)
- *Master European Structured Finance Surveillance Methodology* (6 April 2016)

Other methodologies referenced in this transaction are listed below.

- *Legal Criteria for European Structured Finance Transactions* (19 February 2016)
- *Unified Interest Rate Model Methodology for European Securitisations* (12 October 2015)
- *Operational Risk Assessment for European Structured Finance Servicers* (31 December 2015)
- *Operational Risk Assessment for European Structured Finance Originators* (15 December 2015)

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

Surveillance Methodology

The transaction is monitored by DBRS in accordance with its Master European Structured Finance Surveillance Methodology (6 April 2016), and available at www.dbrs.com under the heading Methodologies; alternatively, please contact info@dbrs.com.

Notes:
All figures are euros unless otherwise noted.

This report is based on information as of 22 July 2016, unless otherwise noted. Subsequent information may result in material changes to the rating assigned herein and/or the contents of this report.