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Dirección General de Mercados e Inversores
C/ Edison, 4
Madrid

COMUNICACIÓN DE HECHO RELEVANTE

CÉDULAS TDA 5, FONDO DE TITULIZACIÓN DE ACTIVOS Actuaciones sobre las calificaciones de los bonos por parte de Fitch Ratings.

Titulización de Activos, Sociedad Gestora de Fondos de Titulización, S.A. comunica el siguiente Hecho Relevante:

- I. Respecto al fondo de referencia, adjuntamos nota de prensa publicada por Fitch Ratings, con fecha 23 de Marzo de 2018, donde se lleva a cabo la siguiente actuación:

- Bonos ISIN: ES0317045005, confirmado en a **A (sf) / Perspectiva estable**

En Madrid a 26 de marzo de 2018

Ramón Pérez Hernández
Consejero Delegado

Fitch Ratings

Fitch Upgrades Four Multi-Issuer Cedulas Hipotecarias Transactions

Fitch Ratings has upgraded four and affirmed 14 Spanish multi-issuer cedulas hipotecarias (MICH) transactions, and removed one series (Programa Cedulas TdA Series 4) from Rating Watch Positive (RWP) and assigned it a Positive Outlook. The Outlooks on all the other series are Stable. A full list of rating actions is available at www.fitchratings.com or by clicking on the link above.

This rating action commentary also corrects the rating actions taken on 20 April 2017, when Stable Outlooks should have been assigned to AyT Cedulas Cajas Global Series III, VI, VIII and XIII, AyT Cedulas Cajas V, IX and X, Cedulas TDA 6 and IM Cedulas 10.

KEY RATING DRIVERS

Improved Portfolios Quality

The upgrades primarily reflect the improved credit quality of MICH portfolios over the past months, driven by various changes to participating bank ratings. For example, the latest change reflects the merger by absorption of Banco Mare Nostrum by Bankia (BBB-/Positive) made effective in January 2018.

Application of European RMBS Rating Criteria

The credit analysis of mortgage cover pools of MICH transactions reflects the application of the European RMBS Rating Criteria and Fitch's calibration of certain assumptions for Spanish residential mortgages. The average 'B' lifetime estimated credit loss rate of the mortgage cover pools has reduced to 8.3% from 9.7% since April/17.

Large Over-Collateralisation (OC) Buffer

The relied upon level of OC of each of the participating banks range between 72% and 406% as of YE17, which remains much larger than the estimated supporting OC ratio at a 'A+' rating scenario, which range between 38% and 63%. The smallest buffer between relied upon OC and supporting OC ratios in a 'A+' scenario across all participating banks is 18pp as of YE17.

Obligor Concentration Risk

The analysis of MICH portfolios exposed to large single obligors is complemented by Fitch's specific payment continuity assessment of those transactions as per the agency criteria. The rating of three MICH transactions is capped because of single obligor concentration risk. Despite this, we have upgraded one of these (Programa Cedulas TdA Series 4) with a Positive Outlook and removed it from RWP as a consequence of the completion of the merger between Bankia and Banco Mare Nostrum. The Positive Outlook reflects that on Bankia's IDR, which is the largest participating bank in the series.

RATING SENSITIVITIES

MICH ratings are vulnerable to a downgrade if any of the following occurs: i) the relied upon OC of the participating banks falls below the supporting OC levels; ii) obligor concentrations increase as a result of further consolidation of the banking system; iii) the IDRs of issuing banks are downgraded; and iv) the available liquidity for each series

becomes insufficient to mitigate liquidity risks in the event of CH defaulting.

Supporting OC for a given CH issuer participating in a MICH will be affected, among others by the characteristics of the cover pool securing the CH, the agency's refinancing spread assumptions, and other analytical assumptions determined by Fitch's rating criteria, particularly those related to the credit performance of residential and SME mortgages.

USE OF THIRD-PARTY DUE DILIGENCE PURSUANT TO RULE 17G-10

No third-party due diligence was provided or reviewed in relation to this rating action.

DATA ADEQUACY

Fitch has checked the consistency and plausibility of the information it has received about the performance of the asset pools and the transactions. There were no findings that affected the rating analysis. Fitch has not reviewed the results of any third party assessment of the asset portfolio information nor conducted a review of origination files as part of its ongoing monitoring.

The majority of the underlying assets or risk presenting entities have ratings or credit opinions from Fitch and/or other Nationally Recognized Statistical Rating Organizations and/or European Securities and Markets Authority registered rating agencies. Fitch has relied on the practices of the relevant groups within Fitch and/or other rating agencies to assess the asset portfolio information.

Fitch did not undertake a review of the information provided about the underlying asset pools ahead of the transactions' initial closing. The subsequent performance of the transactions over the years is consistent with the agency's expectations given the operating environment and Fitch is therefore satisfied that the asset pool information relied upon for its initial rating analysis was adequately reliable.

Overall and together with the assumptions referred to above, Fitch's assessment of the information relied upon for the agency's rating analysis according to its applicable rating methodologies indicates that it is adequately reliable.

SOURCES OF INFORMATION

The information below was used in the analysis.

Mortgage cover pool and OC data provided by transaction trustees as at 31 December 2017

Transaction reporting provided by transaction trustees as at the most recent available data

MODELS

The model below was used in the analysis.

MICH Model

REPRESENTATIONS AND WARRANTIES

Not applicable

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