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COMUNICACIÓN DE OTRA INFORMACIÓN RELEVANTE

TDA CAM 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 la siguiente información relevante:

I. Respecto al fondo de referencia, adjuntamos nota de prensa publicada por Fitch Ratings, con fecha 16 de abril de 2020, donde se llevan a cabo las siguientes actuaciones:

- Bono A, **AAA (sf); perspectiva de revisión negativa.**

En Madrid, a 20 de abril de 2020

Ramón Pérez Hernández
Consejero Delegado

FitchRatings

16 Apr 2020 | Rating Watch

Fitch Puts 85 Spanish & Portuguese RMBS Tranches on RWN on Coronavirus Shock

Link to Fitch Ratings' Report(s): [Fitch Puts 85 Spanish & Portuguese RMBS Tranches on RWN on Coronavirus Shock]

Fitch Ratings-Madrid-16 April 2020:

Fitch Ratings has placed 75 Spanish and 10 Portuguese RMBS tranches linked to 61 transactions on Rating Watch Negative (RWN) due to the anticipated effects of the coronavirus pandemic on the securitised portfolios. Fitch has also maintained seven tranches on RWN.

A full list of rating actions is below.

Transaction Summary

The transactions are securitisations of Spanish and Portuguese residential mortgages.

KEY RATING DRIVERS

COVID-19 Stresses

The RWN reflects the high probability that the tranches will be downgraded as a result of the coronavirus pandemic, considering the following drivers: i) reduced available liquidity to protect noteholders if underlying borrowers are granted and accept payment holidays; ii) insufficient credit enhancement (CE) levels that are unable to compensate for additional projected losses on the portfolios as a result of changing macro-economic circumstances; and iii) larger than average exposures to self-employed borrowers who are viewed as the most vulnerable in the current crisis due to income volatility and rapid job losses.

Portugal and Spain have been under a state of emergency since the middle of March 2020 with full lockdown measures implemented. Fitch has made assumptions about the spread of coronavirus and the economic impact of the related containment measures. As a base-case (most likely) scenario, Fitch assumes a global recession in 1H20, driven by sharp economic contractions in major economies with a rapid spike in unemployment, followed by a recovery that begins in 3Q20 as the health crisis subsides. However, if a longer lockdown period is required to contain the coronavirus in 2H20 or the health crisis extends through 2021 because of the re-emergence of infections, a prolonged period of economic contraction will take place linked to continued job losses and depressed markets.

Commentary describing Fitch's credit views and analytical approach as a consequence of coronavirus is available within the reports "Global Economic Outlook - COVID-19 Crisis Update April 2 2020", "Coronavirus Baseline and Downside Scenarios" and "Global SF Rating Assumptions Updated to Reflect Coronavirus Risk" at https://www.fitchratings.com/. Additionally, analytical notes relevant for EMEA RMBS transactions are discussed in the commentary "Fitch Ratings' Approach for Addressing Coronavirus-Related Risks for EMEA RMBS" dated 15 April 2020.

Liquidity and Payment Interruption Risk: Emergency support measures introduced by policy makers include mortgage payment moratoriums to vulnerable borrowers. The RWN on four senior 'AAsf' and 'AAAsf' tranches of four Spanish RMBS reflects Fitch's assessment of increased payment interruption risk on the notes in the event of a servicer disruption, as available liquidity sources will be reduced by the payment moratoriums and also by larger projected defaults. Therefore, liquidity could be insufficient to cover the senior transaction costs, net swap payments (if any) and notes' interest during a minimum of three months while alternative servicer arrangements were implemented.

Weaker Asset Performance Outlook: We expect a generalised weakening in borrowers' ability to keep up with mortgage payments, as large scale job losses take place especially in sectors like tourism related services. The RWN on 45 and maintained on seven mezzanine and junior tranches rated 'Asf' or below (from 36 transactions) reflect the heightened probability of downgrade in a scenario calibrated with a 15% increase of lifetime defaults versus un-adjusted assumptions.

Large Exposure to Self-Employed: The RWN also reflects the performance volatility expected on 20 tranches of 11 transactions with exposure to self-employed borrowers of greater than 20% of the current portfolio balance, as Fitch view self-employed borrowers to be highly vulnerable in the current crisis due to income volatility. Around 40% of the working population in Spain and Portugal is either self-employed or has temporary work arrangements, a ratio that is almost 10pp higher than the eurozone average (source: OECD).

Counterparty Dependencies (SPV Account Banks)

The RWN on 24 mezzanine and junior securitisation tranches of 19 transactions reflects the recent corresponding rating action on direct support counterparties in the transactions. This because the notes are exposed to excessive counterparty risk, as a very material component of each tranche's CE is provided by the cash reserves held by the account bank. This is in line with Fitch's Structured

Finance and Covered Bonds Counterparty Rating Criteria.

The majority of the related bank rating actions are explain in the following rating action commentaries: "Fitch Takes Action on 17 Spanish Banking Groups On Heightened Challenges from Coronavirus Outbreak", "Fitch Takes Action on 8 French Banking Groups On Coronavirus Growth Uncertainties" and "Fitch Places Barclays' Ratings on Negative Watch on Coronavirus Outbreak".

RATING SENSITIVITIES

Factors that may, individually or collectively, lead to positive rating action/upgrade:

Transactions' liquidity sources are resilient to coronavirus-associated stresses such as payment moratoriums and new loan defaults, all else being equal. This is in connection with the notes affected by liquidity and payment interruption risks.

CE ratios increase as the transactions deleverage, able to fully compensate the credit losses and cash flow stresses commensurate with higher rating scenarios, all else being equal. This is in connection with the notes affected by a weaker asset performance outlook due to the coronavirus crisis.

An upgrade on the SPV account bank, all else being equal. This is in connection with the junior notes' ratings that are capped at the counterparty rating because of excessive counterparty risk.

Factors that may, individually or collectively, lead to negative rating action/downgrade:

Transactions' liquidity positions weaken due to large take ups on mortgage payment moratoriums and new defaults as a consequence of the coronavirus crisis. This is in relation to the notes affected by liquidity and payment interruption risk.

A longer-than-expected coronavirus crisis that deteriorates macroeconomic fundamentals and the mortgage market in Spain and Portugal beyond Fitch's current base case. CE ratios cannot fully compensate the credit losses and cash flow stresses associated with the current ratings scenarios, all else being equal. This in connection with the notes affected by a weaker asset performance outlook due to the coronavirus crisis.

A downgrade of the SPV account bank, all else being equal. This is in connection with the junior notes' ratings that are capped at the counterparty rating because of excessive counterparty risk.

A downgrade of Spain's Long-Term Issuer Default Rating (IDR) that could decrease the maximum achievable rating for Spanish structured finance transactions. This is in connection with the senior notes rated 'AAAsf' as this is the current maximum achievable rating in the country six notches above the sovereign IDR, in line with the agency's Structured Finance and Covered Bonds Country Risk Rating Criteria

Fitch expects to resolve the RWN within the next six months, with a likely rating impact that could range between upgrades and affirmations to multi-notch downgrades depending on the trajectory of the coronavirus crisis, the take up rate of payment holidays and the final rating actions on SPV counterparties.

Best/Worst Case Rating Scenario

International scale credit ratings of Structured Finance transactions have a best-case rating upgrade scenario (defined as the 99th percentile of rating transitions, measured in a positive direction) of seven notches over a three-year rating horizon; and a worst-case rating downgrade scenario (defined as the 99th percentile of rating transitions, measured in a negative direction) of seven notches over three years. The complete span of best- and worst-case scenario credit ratings for all rating categories ranges from 'AAAsf' to 'Dsf'. Best- and worst-case scenario credit ratings are based on historical performance. For more information about the methodology used to determine sector-specific best- and worst-case scenario credit ratings, visit https://www.fitchratings.com/site/re/10111579.

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

Form ABS Due Diligence-15E was not provided to, or reviewed by, Fitch 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 portfolios information or conducted a review of origination files as part of its ongoing monitoring. Fitch did not undertake a review of the information provided about the underlying asset pools ahead of the transactions' initial closing, except for Miravet S.A.R.L. and IM BCC Cajamar 2, FT. 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.

SOURCES OF INFORMATION

The information below was used in the analysis.

- Spanish Royal Decree Laws 7/2020 (12 March) and 8/2020 (17 March) sourced from Boletin Oficial del Estado

- Portuguese Decree-Law No. 10-J/2020 sourced from the Official Journal

REFERENCES FOR SUBSTANTIALLY MATERIAL SOURCE CITED AS KEY DRIVER OF RATING
The principal sources of information used in the analysis are described in the Applicable Criteria.

PUBLIC RATINGS WITH CREDIT LINKAGE TO OTHER RATINGS

The RWN driven by counterparty dependencies reflects the recent corresponding rating action on the respective SPV Account Bank provider rating because of excessive counterparty risk.

MODELS

ResiGlobal

https://www.fitchratings.com/site/structuredfinance/rmbs/resiglobal

EMEA Cash Flow Model

https://www.fitchratings.com/site/structuredfinance/emeacfm

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Applicable Criteria

European RMBS Rating Criteria (pub. 28 Feb 2020) (including rating assumption sensitivity)
Global Structured Finance Rating Criteria (pub. 02 May 2019) (including rating assumption sensitivity)
Structured Finance and Covered Bonds Counterparty Rating Criteria (pub. 29 Jan 2020)
Structured Finance and Covered Bonds Counterparty Rating Criteria: Derivative Addendum (pub. 29 Jan 2020)
Structured Finance and Covered Bonds Country Risk Rating Criteria (pub. 06 Feb 2020)
Structured Finance and Covered Bonds Interest Rate Stresses Rating Criteria (pub. 06 Dec 2019)

Additional Disclosures

Solicitation Status
Endorsement Status
Endorsement Policy