

BANCAJA 13 Fondo de Titulización de Activos



Brief report

Date: 05/31/2012
Currency: EUR

Date of constitution
12/09/2008

VAT Reg. no.
V85587434

Management Company
Europa de Titulización, S.G.F.T

Originator
Bancaja

Servicer
Bancaja

Assets Custodian
Bancaja

Bond Paying Agent
Banco Cooperativo

Market
AIASF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Santander

Swap
JP Morgan Chase

Start-up Loan
Bancaja

Subordinated Loan
Bancaja

Fund Auditors
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Lead Manager and Subscriber
Bancaja

Issued securities: Asset-Backed Bonds

Bonds issue									
Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0312847009	12/11/2008 25,837	83,046.98 2,145,684,822.26 83.05%	100,000.00 2,583,700,000.00	Floating 3M Euribor+0.300% 23.Jan/Apr/Jul/Oct	1.0370% 07/23/2012 217.691510 Gross 176.330123 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	07/23/2012 "Pass-Through"	A-sf Aa2sf	n.c. Aaa
Series B ES0312847017	12/11/2008 1,520	100,000.00 152,000,000.00 100.00%	100,000.00 152,000,000.00	Floating 3M Euribor+0.600% 23.Jan/Apr/Jul/Oct	1.3370% 07/23/2012 337.963889 Gross 273.750750 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c. A2	n.c. A2
Series C ES0312847025	12/11/2008 1,593	100,000.00 159,300,000.00 100.00%	100,000.00 159,300,000.00	Floating Interpolacion lineal (4 - 5 meses) 23.Jan/Apr/Jul/Oct	1.9370% 07/23/2012 489.630556 Gross 396.600750 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c. Baa3	n.c. Baa3
Total		2,456,984,822.26	2,895,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
		% Monthly CPR (SMM)		0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44
		% Annual equivalent CPR		2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00
Series A	With optional redemption *	Average life	Years	12.08	9.50	7.70	6.41	5.46	4.74	4.18	3.73
		Date		05/20/2024	10/21/2021	01/02/2020	09/19/2018	10/07/2017	01/17/2017	06/26/2016	01/14/2016
		Final Maturity	Years	27.27	23.52	20.01	17.26	15.01	13.01	11.51	10.25
	Without optional redemption *	Average life	Years	12.08	9.50	7.70	6.41	5.46	4.74	4.18	3.73
		Date		07/23/2039	10/23/2035	04/23/2032	07/23/2029	04/23/2027	04/23/2025	10/23/2023	07/23/2022
		Final Maturity	Years	27.27	23.52	20.01	17.26	15.01	13.01	11.51	10.25
Series B	With optional redemption *	Average life	Years	27.72	23.98	20.72	17.73	15.46	13.48	11.97	10.72
		Date		01/05/2040	04/10/2036	01/04/2033	01/11/2030	10/05/2027	10/12/2025	04/10/2024	01/09/2023
		Final Maturity	Years	27.77	24.02	20.77	17.76	15.51	13.51	12.01	10.76
	Without optional redemption *	Average life	Years	27.72	23.98	20.72	17.73	15.46	13.48	11.97	10.72
		Date		01/23/2040	04/23/2036	01/23/2033	01/23/2030	10/23/2027	10/23/2025	04/23/2024	01/23/2023
		Final Maturity	Years	27.77	24.02	20.77	17.76	15.51	13.51	12.01	10.76
Series C	With optional redemption *	Average life	Years	27.72	24.02	20.77	17.76	15.51	13.51	12.01	10.76
		Date		01/23/2040	04/23/2036	01/23/2033	01/23/2030	10/23/2027	10/23/2025	04/23/2024	01/23/2023
		Final Maturity	Years	27.77	24.02	20.77	17.76	15.51	13.51	12.01	10.76
	Without optional redemption *	Average life	Years	33.05	31.23	28.88	26.32	23.81	21.49	19.42	17.60
		Date		05/03/2045	07/07/2043	03/01/2041	08/12/2038	02/08/2036	10/14/2033	09/19/2031	11/24/2029
		Final Maturity	Years	36.27	36.27	36.27	36.27	36.27	36.27	36.27	36.27

* Optional clean up call when the amount of the outstanding balance of the securitised assets is less than 10 per 100 of the initial outstanding balance.
Hypothesis of delinquency and default assumptions of the securitised assets: 0%

Credit enhancement and financial operations

Credit enhancement (CE)						
		Current		At issue date		
			% CE		% CE	
Series A	87.33%	2,145,684,822.26	19.73%	89.25%	2,583,700,000.00	16.15%
Series B	6.19%	152,000,000.00	13.54%	5.25%	152,000,000.00	10.90%
Series C	6.48%	159,300,000.00	7.06%	5.50%	159,300,000.00	5.40%
Issue of Bonds		2,456,984,822.26			2,895,000,000.00	
Reserve Fund	7.06%	173,532,000.00		5.40%	156,330,000.00	

Other financial operations (current)			
Assets		Balance	Interest
	Treasury Account	190,891,397.00	0.737%
	Servicer ppal collect not yet credited	1,180,493.77	
	Servicer ints collect not yet credited	135,756.49	
Liabilities		Available	Balance
	Subordinated Loan L/T		173,532,000.00
	Subordinated Loan S/T		0.00
	Start-up Loan L/T		1,275,000.00
	Start-up Loan S/T		1,700,000.00
Swap collateralized amount		Amount	Credited
	CSA *	0.00	
	Cash		0.00
	Securities		0.00
	* Credit Support Amount in favour of the Fund		

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		15,405	16,973
Principal	Principal outstanding	2,453,977,854.16	2,895,001,466.75
	Average loan	159,297.49	170,565.10
	Minimum	0.00	207.23
	Maximum	828,048.10	904,672.45
Interest rate	Weighted average (wac)	2.78%	5.77%
	Minimum	1.75%	4.50%
	Maximum	4.34%	7.25%
Final maturity	Weighted average (WARM) (months)	371	409
	Minimum	06/05/2012	08/10/2010
	Maximum	08/30/2048	08/30/2048
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)		100.00%	99.99%

LTV Distribution			
		Current	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		0.09	6.80
10.01 - 20%		0.49	18.08
20.01 - 30%		1.31	25.71
30.01 - 40%		2.87	35.68
40.01 - 50%		5.59	45.49
50.01 - 60%		9.67	55.51
60.01 - 70%		17.45	65.68
70.01 - 80%		28.00	75.29
80.01 - 90%		12.51	85.64
90.01 - 100%		22.01	96.21
Weighted average (WALTV)		73.79	76.78
Minimum		0.00	0.14
Maximum		100.00	100.00

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.23%	0.21%	0.19%	0.15%	0.28%
Annual Percentage Rate (CPR)	2.75%	2.53%	2.25%	1.83%	3.25%

Geographic distribution

	Current	At constitution date
Andalucia	14.65%	14.39%
Aragon	0.59%	0.61%
Asturias	0.76%	0.74%
Balearic Islands	6.92%	6.80%
Basque Country	0.90%	0.85%
Canary Islands	3.30%	3.30%
Cantabria	0.46%	0.43%
Castilla-La Mancha	3.14%	3.13%
Castilla-Leon	2.72%	2.78%
Catalonia	15.45%	15.26%
Ceuta	0.00%	0.00%
Extremadura	0.45%	0.47%
Galicia	1.42%	1.42%
La Rioja	0.18%	0.16%
Madrid	9.23%	9.07%
Mellilla	0.02%	0.02%
Murcia	2.95%	2.95%
Navarra	0.66%	0.66%
Valencia	36.20%	36.94%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
<i>Delinquencies</i>										
Up to 1 month	932	137,874.04	226,786.42	0.00	364,660.46	7.76	163,651,633.10	164,016,293.56	43.12	72.14
from > 1 to ≤ 2 months	440	173,956.95	301,829.70	0.00	475,786.65	10.12	78,664,915.00	79,140,701.65	20.81	72.73
from > 2 to ≤ 3 months	236	136,724.48	264,721.44	0.00	401,445.92	8.54	40,921,900.43	41,323,346.35	10.86	76.06
from > 3 to ≤ 6 months	246	269,355.23	466,962.68	0.00	736,317.91	15.66	43,370,454.78	44,106,772.69	11.60	77.07
from > 6 to < 12 months	150	299,109.22	576,934.48	0.00	876,043.70	18.64	26,647,062.05	27,523,105.75	7.24	78.85
from ≥ 12 to < 18 months	73	220,170.38	422,944.06	0.00	643,114.44	13.68	12,451,849.76	13,094,964.20	3.44	76.55
from ≥ 18 to < 24 months	29	124,061.71	197,075.56	0.00	321,137.27	6.83	3,918,255.93	4,239,393.20	1.11	71.50
from ≥ 2 years	52	200,343.62	682,129.92	0.00	882,473.54	18.77	6,040,066.34	6,922,539.88	1.82	58.82
Subtotal	2,158	1,561,595.63	3,139,384.26	0.00	4,700,979.89	100.00	375,666,137.39	380,367,117.28	100.00	73.51
<i>Doubt debts (subjectives)</i>										
from > 1 to ≤ 2 months	3	108,802.75	1,502.09	0.00	110,304.84	11.86	0.00	110,304.84	11.86	14.16
from > 3 to ≤ 6 months	1	39,337.77	635.71	0.00	39,973.48	4.30	0.00	39,973.48	4.30	17.14
from > 6 to < 12 months	2	153,703.44	3,089.34	0.00	156,792.78	16.86	0.00	156,792.78	16.86	41.92
from ≥ 12 to < 18 months	8	354,134.92	38,405.11	0.00	392,540.03	42.20	0.00	392,540.03	42.20	27.44
from ≥ 18 to < 24 months	5	206,906.57	23,631.47	0.00	230,538.04	24.79	0.00	230,538.04	24.79	31.35
Subtotal	19	862,885.45	67,263.72	0.00	930,149.17	100.00	0.00	930,149.17	100.00	26.19
Total	2,177	2,424,481.08	3,206,647.98	0.00	5,631,129.06		375,666,137.39	381,297,266.45		73.19

Additional information