

Brief report

Date: 07/31/2012
Currency: EUR

Date of constitution
12/09/2008

VAT Reg. no.
V85587434

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

Originator
Bancaja

Servicer
Bancaja

Assets Custodian
Bancaja

Bond Paying Agent
Banco Cooperativo

Market
AIAF 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 Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0312847009	12/11/2008 25,837	81,660.92 2,109,873,190.04 81.66%	100,000.00 2,583,700,000.00	Floating 3M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.7580% 10/23/2012 158.186275 Gross 128.130883 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	10/23/2012 "Pass-Through"	A-sf A3sf	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	1.0580% 10/23/2012 270.377778 Gross 219.006000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c. A3sf	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	1.6580% 10/23/2012 423.711111 Gross 343.206000 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		2,421,173,190.04	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	12.02	9.47	7.70	6.43	5.49	4.78	4.22	3.78	
			Date	04/26/2024	10/11/2021	01/01/2020	09/24/2018	10/17/2017	01/31/2017	07/12/2016	02/01/2016	
		Final Maturity	Years	27.27	23.52	20.01	17.26	15.01	13.01	11.51	10.25	
			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	
	Without optional redemption *	Average life	Years	12.02	9.47	7.70	6.43	5.49	4.78	4.22	3.78	
			Date	04/26/2024	10/11/2021	01/01/2020	09/24/2018	10/17/2017	01/31/2017	07/12/2016	02/01/2016	
Final Maturity		Years	27.27	23.52	20.01	17.26	15.01	13.01	11.51	10.25		
		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		
Series B	With optional redemption *	Average life	Years	27.50	23.98	20.71	17.73	15.46	13.48	11.98	10.73	
			Date	10/16/2039	04/08/2036	01/02/2033	01/10/2030	10/06/2027	10/13/2025	04/12/2024	01/12/2023	
		Final Maturity	Years	27.52	24.02	20.77	17.76	15.51	13.51	12.01	10.76	
			Date	10/23/2039	04/23/2036	01/23/2033	01/23/2030	10/23/2027	10/23/2025	04/23/2024	01/23/2023	
	Without optional redemption *	Average life	Years	28.88	25.49	22.19	19.26	16.81	14.79	13.13	11.76	
			Date	03/03/2041	10/12/2037	06/24/2034	07/22/2031	02/06/2029	01/31/2027	06/05/2025	01/22/2024	
Final Maturity		Years	30.77	27.77	24.52	21.52	19.01	16.76	15.01	13.51		
		Date	01/23/2043	01/23/2040	10/23/2036	10/23/2033	04/23/2031	01/23/2029	04/23/2027	10/23/2025		
Series C	With optional redemption *	Average life	Years	27.52	24.02	20.77	17.76	15.51	13.51	12.01	10.76	
			Date	10/23/2039	04/23/2036	01/23/2033	01/23/2030	10/23/2027	10/23/2025	04/23/2024	01/23/2023	
		Final Maturity	Years	27.52	24.02	20.77	17.76	15.51	13.51	12.01	10.76	
			Date	10/23/2039	04/23/2036	01/23/2033	01/23/2030	10/23/2027	10/23/2025	04/23/2024	01/23/2023	
	Without optional redemption *	Average life	Years	33.03	31.20	28.85	26.31	23.81	21.50	19.44	17.63	
			Date	04/25/2045	06/27/2043	02/21/2041	08/07/2038	02/07/2036	10/17/2033	09/25/2031	12/04/2029	
Final Maturity		Years	36.27	36.27	36.27	36.27	36.27	36.27	36.27	36.27		
		Date	07/23/2048	07/23/2048	07/23/2048	07/23/2048	07/23/2048	07/23/2048	07/23/2048	07/23/2048		

* 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	87.14%	2,109,873,190.04	20.03%	89.25%	2,583,700,000.00	16.15%	
Series B	6.28%	152,000,000.00	13.75%	5.25%	152,000,000.00	10.90%	
Series C	6.58%	159,300,000.00	7.17%	5.50%	159,300,000.00	5.40%	
Issue of Bonds		2,421,173,190.04			2,895,000,000.00		
Reserve Fund	7.17%	173,532,000.00		5.40%	156,330,000.00		

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		178,439,723.31	0.458%
Servicer ppal collect not yet credited		1,642,272.47	
Servicer ints collect not yet credited		164,567.52	
Liabilities		Available	Balance
Subordinated Loan L/T			173,532,000.00
Subordinated Loan S/T			0.00
Start-up Loan L/T			850,000.00
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		15,290	16,973
Principal			
Principal outstanding		2,425,456,041.28	2,895,001,466.75
Average loan		158,630.22	170,565.10
Minimum		0.00	207.23
Maximum		824,127.66	904,672.45
Interest rate			
Weighted average (wac)		2.63%	5.77%
Minimum		1.62%	4.50%
Maximum		4.34%	7.25%
Final maturity			
Weighted average (WARM) (months)		369	409
Minimum		08/07/2012	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
0.01 - 10%		0.09	6.90
10.01 - 20%		0.51	18.11
20.01 - 30%		1.35	25.76
30.01 - 40%		2.93	35.74
40.01 - 50%		5.69	45.52
50.01 - 60%		9.83	55.54
60.01 - 70%		17.70	65.65
70.01 - 80%		27.57	75.23
80.01 - 90%		12.60	85.62
90.01 - 100%		21.72	96.10
Weighted average (WALTV)		73.56	76.78
Minimum		0.00	0.14
Maximum		100.00	100.00

BANCAJA 13 Fondo de Titulización de Activos



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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.43%	0.35%	0.26%	0.20%	0.28%
Annual Percentage Rate (CPR)	5.06%	4.15%	3.05%	2.42%	3.32%

Geographic distribution		
	Current	At constitution date
Andalucia	14.62%	14.39%
Aragon	0.59%	0.61%
Asturias	0.76%	0.74%
Balearic Islands	6.92%	6.80%
Basque Country	0.89%	0.85%
Canary Islands	3.29%	3.30%
Cantabria	0.46%	0.43%
Castilla-La Mancha	3.09%	3.13%
Castilla-Leon	2.70%	2.78%
Catalonia	15.52%	15.26%
Ceuta	0.00%	0.00%
Extremadura	0.46%	0.47%
Galicia	1.43%	1.42%
La Rioja	0.18%	0.16%
Madrid	9.19%	9.07%
Mellilla	0.02%	0.02%
Murcia	2.97%	2.95%
Navarra	0.66%	0.66%
Valencia	36.25%	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	825	124,638.60	198,695.19	0.00	323,333.79	6.22	143,524,688.58	143,848,022.37	39.63	71.04
from > 1 to ≤ 2 months	354	142,704.41	227,619.81	0.00	370,324.22	7.13	62,779,486.49	63,149,810.71	17.40	71.06
from > 2 to ≤ 3 months	240	156,734.20	273,711.38	0.00	430,445.58	8.28	42,675,313.01	43,105,758.59	11.88	74.32
from > 3 to ≤ 6 months	269	301,080.38	501,397.56	0.00	802,477.94	15.44	47,786,093.21	48,588,571.15	13.39	77.58
from > 6 to < 12 months	210	415,545.77	791,730.02	0.00	1,207,275.79	23.23	36,567,389.25	37,774,665.04	10.41	79.14
from ≥ 12 to < 18 months	74	250,893.05	466,012.81	0.00	716,905.86	13.79	13,133,840.67	13,850,746.53	3.82	76.25
from ≥ 18 to < 24 months	33	139,955.13	224,664.09	0.00	364,619.22	7.02	4,812,866.46	5,177,485.68	1.43	73.72
from ≥ 2 years	55	250,348.73	731,526.12	0.00	981,874.85	18.89	6,469,062.17	7,450,937.02	2.05	58.35
Subtotal	2,060	1,781,900.27	3,415,356.98	0.00	5,197,257.25	100.00	357,748,739.84	362,945,997.09	100.00	72.93
<i>Doubt debts (subjectives)</i>										
from > 3 to ≤ 6 months	3	108,802.75	2,091.68	0.00	110,894.43	11.87	0.00	110,894.43	11.87	14.24
from > 6 to < 12 months	3	193,041.21	4,637.90	0.00	197,679.11	21.16	0.00	197,679.11	21.16	32.56
from ≥ 12 to < 18 months	4	113,723.94	14,829.69	0.00	128,553.63	13.76	0.00	128,553.63	13.76	21.06
from ≥ 18 to < 24 months	8	429,540.31	46,574.69	0.00	476,115.00	50.97	0.00	476,115.00	50.97	32.92
from ≥ 2 years	1	17,724.05	3,226.21	0.00	20,950.26	2.24	0.00	20,950.26	2.24	19.16
Subtotal	19	862,832.26	71,360.17	0.00	934,192.43	100.00	0.00	934,192.43	100.00	26.30
Total	2,079	2,644,732.53	3,486,717.15	0.00	6,131,449.68		357,748,739.84	363,880,189.52		72.60