

BANCAJA 13 Fondo de Titulización de Activos

Brief report

Date: 04/30/2013

Currency: EUR

Date of constitution
12/09/2008VAT Reg. no.
V85587434Management Company
Europa de Titulización, S.G.F.TOriginator
BancajaServicer
BancajaAssets Custodian
BancajaBond Paying Agent
Banco SantanderMarket
AIAF Mercado de Renta FijaRegister of Book Securities
IberclearTreasury Account
Banco SantanderSwap
JP Morgan ChaseStart-up Loan
BancajaSubordinated Loan
BancajaFund 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	76,338.17 1,972,349,298.29 76.34%	100,000.00 2,583,700,000.00	Floating 3M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.5080% 07/23/2013 98.026692 Gross 77.441087 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	07/23/2013 "Pass-Through"	A-sf Baa1sf	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	0.8080% 07/23/2013 204.244444 Gross 161.353111 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c. Ba2sf	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	1.4080% 07/23/2013 355.911111 Gross 281.169778 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c. B3sf	n.c. Baa3
Total		2,283,649,298.29	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	11.08	8.78	7.17	6.00	5.13	4.47	3.94	3.52								
			Date	05/17/2024	02/01/2022	06/21/2020	04/22/2019	06/09/2018	10/09/2017	04/01/2017	10/30/2016								
		Final Maturity	Years	25.27	21.77	18.76	16.01	14.01	12.26	10.76	9.76								
		Date	07/23/2038	01/23/2035	01/23/2032	04/23/2029	04/23/2027	07/23/2025	01/23/2024	01/23/2023									
	Without optional redemption *	Average life	Years	11.08	8.78	7.17	6.00	5.13	4.47	3.94	3.52								
			Date	05/17/2024	02/01/2022	06/21/2020	04/22/2019	06/09/2018	10/09/2017	04/01/2017	10/30/2016								
Final Maturity		Years	25.27	21.77	18.76	16.01	14.01	12.26	10.76	9.76									
	Date	07/23/2038	01/23/2035	01/23/2032	04/23/2029	04/23/2027	07/23/2025	01/23/2024	01/23/2023										
Series B	With optional redemption *	Average life	Years	25.73	22.23	19.21	16.48	14.24	12.49	11.22	9.98								
			Date	01/09/2039	07/11/2035	07/04/2032	10/10/2029	07/16/2027	10/17/2025	07/10/2024	04/15/2023								
		Final Maturity	Years	25.77	22.26	19.26	16.51	14.26	12.51	11.26	10.01								
		Date	01/23/2039	07/23/2035	07/23/2032	10/23/2029	07/23/2027	10/23/2025	07/23/2024	04/23/2023									
	Without optional redemption *	Average life	Years	27.11	23.81	20.70	17.98	15.71	13.85	12.31	11.04								
			Date	05/26/2040	02/05/2037	12/28/2033	04/12/2031	01/04/2029	02/22/2027	08/11/2025	05/03/2024								
Final Maturity		Years	29.02	26.27	23.02	20.26	17.76	15.76	14.01	12.76									
	Date	04/23/2042	07/23/2039	04/23/2036	07/23/2033	01/23/2031	01/23/2029	04/23/2027	01/23/2026										
Series C	With optional redemption *	Average life	Years	25.77	22.26	19.26	16.51	14.26	12.51	11.26	10.01								
			Date	01/23/2039	07/23/2035	07/23/2032	10/23/2029	07/23/2027	10/23/2025	07/23/2024	04/23/2023								
		Final Maturity	Years	25.77	22.26	19.26	16.51	14.26	12.51	11.26	10.01								
		Date	01/23/2039	07/23/2035	07/23/2032	10/23/2029	07/23/2027	10/23/2025	07/23/2024	04/23/2023									
	Without optional redemption *	Average life	Years	31.66	29.76	27.43	24.98	22.61	20.44	18.50	16.79								
			Date	12/10/2044	01/18/2043	09/21/2040	04/11/2038	11/28/2035	09/24/2033	10/17/2031	02/01/2030								
Final Maturity		Years	35.27	35.27	35.27	35.27	35.27	35.27	35.27	35.27									
	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	86.37%	1,972,349,298.29	20.95%	89.25%	2,583,700,000.00	16.15%
Series B	6.66%	152,000,000.00	14.29%	5.25%	152,000,000.00	10.90%
Series C	6.98%	159,300,000.00	7.31%	5.50%	159,300,000.00	5.40%
Issue of Bonds		2,283,649,298.29			2,895,000,000.00	
Reserve Fund	7.31%	166,848,244.76		5.40%	156,330,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	216,585,256.82	0.206%	
Servicer ppal collect not yet credited	2,641,502.53		
Servicer ints collect not yet credited	97,995.08		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		173,532,000.00	1.708%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		1,275,000.00	
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		14,812	16,973
Principal			
Principal outstanding		2,298,602,781.32	2,895,001,466.75
Average loan		155,185.17	170,565.10
Minimum		0.00	207.23
Maximum		804,082.83	904,672.45
Interest rate			
Weighted average (wac)		1.71%	5.77%
Minimum		0.89%	4.50%
Maximum		4.10%	7.25%
Final maturity			
Weighted average (WARM) (months)		361	409
Minimum		08/31/2013	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%		0.11	6.78
10.01 - 20%		0.59	15.96
20.01 - 30%		1.51	25.69
30.01 - 40%		3.18	35.62
40.01 - 50%		6.16	45.37
50.01 - 60%		10.77	55.42
60.01 - 70%		19.02	65.48
70.01 - 80%		25.65	74.88
80.01 - 90%		13.14	85.49
90.01 - 100%		19.86	95.50
Weighted average (WALT)		72.25	76.78
Minimum		0.00	0.14
Maximum		100.00	100.00

Additional information

Europa de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 📠 +34 91 411 84 68 🌐 www.edt-sg.com ✉ info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

BANCAJA 13 Fondo de Titulización de Activos



Brief report

Date: 04/30/2013
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 Santander

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 Suscriber
Bancaja

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.50%	0.45%	0.46%	0.39%	0.30%
Annual Percentage Rate (CPR)	5.85%	5.25%	5.34%	4.56%	3.56%

Geographic distribution		
	Current	At constitution date
Andalucia	14.29%	14.39%
Aragon	0.60%	0.61%
Asturias	0.76%	0.74%
Balearic Islands	7.06%	6.80%
Basque Country	0.89%	0.85%
Canary Islands	3.18%	3.30%
Cantabria	0.46%	0.43%
Castilla-La Mancha	3.07%	3.13%
Castilla-Leon	2.66%	2.78%
Catalonia	15.66%	15.26%
Ceuta	0.00%	0.00%
Extremadura	0.46%	0.47%
Galicia	1.45%	1.42%
La Rioja	0.17%	0.16%
Madrid	9.28%	9.07%
Mellilla	0.02%	0.02%
Murcia	2.96%	2.95%
Navarra	0.65%	0.66%
Valencia	36.38%	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	552	118,556.08	97,248.86	0.00	215,804.94	2.73	93,814,817.92	94,030,622.86	30.73	69.83
from > 1 to ≤ 2 months	236	118,757.79	106,357.79	0.00	225,115.58	2.84	38,246,552.48	38,471,668.06	12.57	68.79
from > 2 to ≤ 3 months	125	104,467.47	97,756.93	0.00	202,224.40	2.55	20,707,702.00	20,909,926.40	6.83	68.33
from > 3 to ≤ 6 months	186	246,508.67	251,025.59	0.00	497,534.26	6.28	29,339,830.82	29,837,365.08	9.75	69.38
from > 6 to < 12 months	318	866,939.68	963,054.50	0.00	1,829,994.18	23.12	51,008,891.46	52,838,885.64	17.27	69.73
from ≥ 12 to < 18 months	227	964,068.29	1,276,315.93	0.00	2,240,384.22	28.30	39,287,384.66	41,527,768.88	13.57	79.92
from ≥ 18 to < 24 months	84	497,415.45	706,276.78	0.00	1,203,692.23	15.20	14,989,122.77	16,192,815.00	5.29	77.71
from ≥ 2 years	75	510,261.76	991,867.09	0.00	1,502,128.85	18.97	10,696,657.74	12,198,786.59	3.99	68.71
Subtotal	1,803	3,426,975.19	4,489,903.47	0.00	7,916,878.66	100.00	298,090,959.85	306,007,838.51	100.00	71.08
<i>Doubt debts (subjectives)</i>										
from ≥ 12 to < 18 months	6	301,843.96	12,090.21	0.00	313,934.17	50.55	0.00	313,934.17	50.55	22.65
from ≥ 18 to < 24 months	2	56,265.36	9,474.37	0.00	65,739.73	10.59	0.00	65,739.73	10.59	17.46
from ≥ 2 years	6	210,474.50	30,868.60	0.00	241,343.10	38.86	0.00	241,343.10	38.86	27.65
Subtotal	14	568,583.82	52,433.18	0.00	621,017.00	100.00	0.00	621,017.00	100.00	23.56
Total	1,817	3,995,559.01	4,542,336.65	0.00	8,537,895.66		298,090,959.85	306,628,855.51		70.79