

BANCAJA 13 Fondo de Titulización de Activos

Brief report

Date: 10/31/2018
Currency: EUR

Constitution date
12/09/2008

VAT Reg. no.
V85587434

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

Originator
Bankia

Servicer
Bankia

Assets Custodian
Bankia

Bond Paying Agent
Banco Santander

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Santander

Swap
JP Morgan

Start-up Loan
Bankia

Subordinated Loan
Bankia

Fund Auditor
KPMG Auditores

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 FITC / MOOD	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0312847009	12/11/2008 25,837	46,439.09 1,199,846,768.33 46.44%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.0000% 01/23/2019 0.000000 Gross 0.000000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	01/23/2019 "Pass-Through"	A+ Aa1	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 3-M Euribor+0.600% 23.Jan/Apr/Jul/Oct	0.2830% 01/23/2019 72.322222 Gross 58.581000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c. Aa2	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 3-M Euribor+1.200% 23.Jan/Apr/Jul/Oct	0.8830% 01/23/2019 225.655556 Gross 182.781000 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		1,511,146,768.33	2,895,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date													
		% Monthly CPR (SMM)		Years	Date	0,17	0,25	0,34	0,43	0,51	0,60	0,69	0,78
		% Annual equivalent CPR				2,00	3,00	4,00	5,00	6,00	7,00	8,00	9,00
Series A	With optional redemption *	Average life	Years	8.07	7.25	6.56	5.97	5.46	5.03	4.65	4.32	4.32	4.32
		Final Maturity	Years	18.27	17.01	15.76	14.51	13.51	12.51	11.76	10.76	10.76	10.76
			Date	01/23/2037	10/23/2035	07/23/2034	04/23/2033	04/23/2032	04/23/2031	07/23/2030	07/23/2029	07/23/2029	07/23/2029
	Without optional redemption *	Average life	Years	8.07	7.25	6.56	5.97	5.46	5.03	4.65	4.32	4.32	4.32
		Final Maturity	Years	18.27	17.01	15.76	14.51	13.51	12.51	11.76	10.76	10.76	10.76
			Date	01/23/2037	10/23/2035	07/23/2034	04/23/2033	04/23/2032	04/23/2031	07/23/2030	07/23/2029	07/23/2029	07/23/2029
Series B	With optional redemption *	Average life	Years	19.12	17.66	16.41	15.37	14.17	13.17	12.39	11.64	11.64	11.64
		Final Maturity	Years	12/02/2037	06/17/2036	03/18/2035	03/02/2034	12/19/2032	12/22/2031	03/15/2031	06/09/2030	06/09/2030	06/09/2030
			Date	01/23/2038	07/23/2036	04/23/2035	04/23/2034	01/23/2033	01/23/2032	04/23/2031	07/23/2030	07/23/2030	07/23/2030
	Without optional redemption *	Average life	Years	20.26	18.95	17.69	16.51	15.42	14.41	13.49	12.65	12.65	12.65
		Final Maturity	Years	01/20/2039	09/29/2037	06/28/2036	04/24/2035	03/20/2034	03/16/2033	04/14/2032	06/12/2031	06/12/2031	06/12/2031
			Date	04/23/2041	01/23/2040	10/23/2038	07/23/2037	07/23/2036	07/23/2035	07/23/2034	07/23/2033	07/23/2033	07/23/2033
Series C	With optional redemption *	Average life	Years	19.27	17.76	16.51	15.51	14.26	13.26	12.51	11.76	11.76	11.76
		Final Maturity	Years	01/22/2038	07/23/2036	04/22/2035	04/22/2034	01/23/2033	01/23/2032	04/22/2031	07/23/2030	07/23/2030	07/23/2030
			Date	01/23/2038	07/23/2036	04/23/2035	04/23/2034	01/23/2033	01/23/2032	04/23/2031	07/23/2030	07/23/2030	07/23/2030
	Without optional redemption *	Average life	Years	25.49	24.70	23.83	22.91	21.97	21.03	20.10	19.19	19.19	19.19
		Final Maturity	Years	04/13/2044	06/28/2043	08/16/2042	09/15/2041	10/06/2040	10/29/2039	11/23/2038	12/23/2037	12/23/2037	12/23/2037
			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	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	79.40%	1,199,846,768.33	28.55%	89.25%	2,583,700,000.00	16.15%	
Series B	10.06%	152,000,000.00	18.49%	5.25%	152,000,000.00	10.90%	
Series C	10.54%	159,300,000.00	7.95%	5.50%	159,300,000.00	5.40%	
Issue of Bonds		1,511,146,768.33			2,895,000,000.00		
Reserve Fund	7.95%	120,093,371.48		5.40%	156,330,000.00		

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	151,067,860.58	0.000%	
Servicer ppal collect not yet credited	306,371.54		
Servicer ints collect not yet credited	15,478.43		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		173,532,000.00	1.183%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
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 (PTCs)

General			
		Current	At constitution date
Count		12,317	16,973
Principal			
Principal outstanding		1,560,658,619.28	2,895,001,466.75
Average loan		126,707.69	170,565.10
Minimum		0.00	207.23
Maximum		750,366.86	904,672.45
Interest rate			
Weighted average (wac)		0.61%	5.77%
Minimum		0.06%	4.50%
Maximum		3.66%	7.25%
Final maturity			
Weighted average (WARM) (months)		304	409
Minimum		11/10/2018	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%	0.28	6.86	0.02	7.83
10.01 - 20%	1.26	15.76	0.28	16.65
20.01 - 30%	3.04	25.49	0.79	25.69
30.01 - 40%	6.39	35.55	2.07	35.55
40.01 - 50%	12.01	45.51	4.44	45.53
50.01 - 60%	19.00	55.30	7.76	55.43
60.01 - 70%	22.40	64.53	13.33	65.84
70.01 - 80%	17.82	75.42	36.08	76.84
80.01 - 90%	13.23	83.56	11.01	85.97
90.01 - 100%	4.57	94.65	24.20	97.06
Weighted average (WALT)	62.51		76.78	
Minimum	0.00		0.14	
Maximum	99.22		100.00	

Additional information

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Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

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Swap
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Start-up Loan
Bankia

Subordinated Loan
Bankia

Fund Auditor
KPMG Auditores

Lead Manager and Suscriber
Bancaja

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.10%	0.08%	0.11%	0.14%	0.28%
Annual Percentage Rate (CPR)	1.23%	0.96%	1.33%	1.64%	3.34%

Geographic distribution		
	Current	At constitution date
Andalucia	14.73%	14.39%
Aragon	0.60%	0.61%
Asturias	0.82%	0.74%
Balearic Islands	7.02%	6.80%
Basque Country	0.85%	0.85%
Canary Islands	3.08%	3.30%
Cantabria	0.48%	0.43%
Castilla-La Mancha	3.18%	3.13%
Castilla-Leon	2.55%	2.78%
Catalonia	15.63%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.51%	0.47%
Galicia	1.57%	1.42%
La Rioja	0.17%	0.16%
Madrid	9.96%	9.07%
Mellilla	0.03%	0.02%
Murcia	2.75%	2.95%
Navarra	0.57%	0.66%
Valencia	35.50%	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	188	55,520.27	10,203.97	0.00	65,724.24	0.53	25,247,210.11	25,312,934.35	18.38	58.44
from > 1 to = 2 months	59	47,038.40	9,625.70	0.00	56,664.10	0.46	9,293,733.28	9,350,397.38	6.79	65.61
from > 2 to = 3 months	57	67,055.43	14,912.15	0.00	81,967.58	0.66	8,735,561.35	8,817,528.93	6.40	67.61
from > 3 to = 6 months	53	128,521.49	25,342.05	0.00	153,863.54	1.25	9,296,849.62	9,450,713.16	6.86	65.66
from > 6 to < 12 months	81	348,245.34	79,498.68	0.00	427,744.02	3.47	13,108,863.80	13,536,607.82	9.83	65.55
from = 12 to < 18 months	48	311,732.54	80,385.50	0.00	392,118.04	3.18	7,718,429.33	8,110,547.37	5.89	64.87
from = 18 to < 24 months	40	408,807.89	102,611.49	0.00	511,419.38	4.15	6,573,264.53	7,084,683.91	5.14	62.90
from ≥ 2 years	321	7,646,559.13	2,994,222.04	0.00	10,640,781.17	86.30	45,424,048.83	56,064,830.00	40.71	71.29
Subtotal	847	9,013,480.49	3,316,801.58	0.00	12,330,282.07	100.00	125,397,960.85	137,728,242.92	100.00	66.19
<i>Doubt debts (subjectives)</i>										
from = 12 to < 18 months	3	286,665.25	3,335.06	0.00	290,000.31	1.14	0.00	290,000.31	1.14	37.81
from = 18 to < 24 months	26	1,745,604.64	25,748.22	0.00	1,771,352.86	6.94	0.00	1,771,352.86	6.94	29.27
from ≥ 2 years	231	22,368,585.30	1,099,258.21	0.00	23,467,843.51	91.93	0.00	23,467,843.51	91.93	46.17
Subtotal	260	24,400,855.19	1,128,341.49	0.00	25,529,196.68	100.00	0.00	25,529,196.68	100.00	44.28
Total	1,107	33,414,335.68	4,445,143.07	0.00	37,859,478.75		125,397,960.85	163,257,439.60		