BANCAJA 13 Fondo de Titulización de Activos

Brief report

Date: 11/30/2018
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 Suscriber
Bancaja

Issued securities: Asset-Backed Bonds

Bonds issue

Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current	 Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	 Next	Rating FITC / MOOD 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)	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
			Date	11/16/2026	01/21/2026	05/12/2025	10/09/2024	04/07/2024	10/31/2023	06/14/2023	02/14/2023
		Final Maturity	Years	18.27	17.01	15.76	14.51	13.51	12.51	11.76	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
	Without optional redemption *	Average life	Years	8.07	7.25	6.56	5.97	5.46	5.03	4.65	4.32
			Date	11/16/2026	01/21/2026	05/12/2025	10/09/2024	04/07/2024	10/31/2023	06/14/2023	02/14/2023
		Final Maturity	Years	18.27	17.01	15.76	14.51	13.51	12.51	11.76	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
Series B	With optional redemption *	Average life	Years	19.12	17.66	16.41	15.37	14.17	13.17	12.39	11.64
			Date	12/02/2037	06/17/2036	03/18/2035	03/02/2034	12/19/2032	12/22/2031	03/13/2031	06/09/2030
		Final Maturity	Years	19.27	17.76	16.51	15.51	14.26	13.26	12.51	11.76
			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
	Without optional redemption *	Average life	Years	20.26	18.95	17.69	16.51	15.42	14.41	13.49	12.65
			Date	01/20/2039	09/29/2037	06/28/2036	04/24/2035	03/20/2034	03/16/2033	04/14/2032	06/12/2031
		Final Maturity	Years	22.52	21.27	20.01	18.76	17.76	16.76	15.76	14.76
			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
Series C	With optional redemption *	Average life	Years	19.27	17.76	16.51	15.51	14.26	13.26	12.51	11.76
			Date	01/22/2038	07/23/2036	04/22/2035	04/22/2034	01/23/2033	01/23/2032	04/22/2031	07/23/2030
		Final Maturity	Years	19.27	17.76	16.51	15.51	14.26	13.26	12.51	11.76
			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
	Without optional redemption *	Average life	Years	25.49	24.70	23.83	22.91	21.97	21.03	20.10	19.19
			Date	04/13/2044	06/28/2043	08/16/2042	09/15/2041	10/06/2040	10/29/2039	11/23/2038	12/27/2037
		Final Maturity	Years	29.77	29.77	29.77	29.77	29.77	29.77	29.77	29.77
			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	% CE		At issue date	% 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 finantial operations (current)

Assets		Balance	Interest
Treasury Account		158,810,332.96	0.000%
Servicer ppal collect not yet credited		474,788.99	
Servicer ints collect not yet credited		16,872.48	
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	12,288	16,973
Principal		
Principal outstanding	1,550,977,409.91	2,895,001,466.75
Average loan	126,218.86	170,565.10
Minimum	0.00	207.23
Maximum	748,437.30	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)	303	409
Minimum	12/05/2018	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 % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	0.29	6.92	0.02	7.83
10.01 - 20%	1.27	15.74	0.28	16.65
20.01 - 30%	3.05	25.44	0.79	25.69
30.01 - 40%	6.52	35.57	2.07	35.55
40.01 - 50%	12.21	45.55	4.44	45.53
50.01 - 60%	19.01	55.32	7.76	55.43
60.01 - 70%	22.31	64.50	13.33	65.84
70.01 - 80%	18.01	75.42	36.08	76.84
80.01 - 90%	12.84	83.50	11.01	85.97
90.01 - 100%	4.47	94.44	24.20	97.06
Weighted average (WALTV)		62.32		76.78
Minimum		0.00		0.14
Maximum		98.96		100.00

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 Fax +34 91 411 84 68 www.edt-sg.com info@edt-sg.com
Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 www.cnmv.com

BANCAJA 13 Fondo de Titulización de Activos

Brief report

Date: 11/30/2018
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 Suscriber
Bancaja

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.11%	0.11%	0.11%	0.13%	0.28%
Annual Percentage Rate (CPR)	1.33%	1.33%	1.35%	1.55%	3.32%

Geographic distribution

	Current	At constitution date
Andalucia	14.70%	14.39%
Aragon	0.60%	0.61%
Asturias	0.82%	0.74%
Balearic Islands	7.01%	6.80%
Basque Country	0.86%	0.85%
Canary Islands	3.09%	3.30%
Cantabria	0.49%	0.43%
Castilla-La Mancha	3.18%	3.13%
Castilla-Leon	2.56%	2.78%
Catalonia	15.61%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.52%	0.47%
Galicia	1.57%	1.42%
La Rioja	0.17%	0.18%
Madrid	9.98%	9.07%
Melilla	0.03%	0.02%
Murcia	2.75%	2.95%
Navarra	0.57%	0.66%
Valencia	35.51%	36.94%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	173	55,903.87	10,221.51	0.00	66,125.38	0.53	23,207,620.93	23,273,746.31	17.68	59.87
from > 1 to = 2 months	52	39,037.43	7,634.49	0.00	46,671.92	0.38	7,387,914.16	7,434,586.08	5.65	62.39
from > 2 to = 3 months	43	58,416.21	12,389.33	0.00	70,805.54	0.57	7,180,980.89	7,251,786.43	5.51	65.60
from > 3 to = 6 months	60	140,194.12	26,727.91	0.00	166,922.03	1.35	10,364,899.07	10,531,821.10	8.00	65.01
from > 6 to < 12 months	69	299,127.37	66,476.24	0.00	365,603.61	2.96	11,185,073.37	11,550,676.98	8.78	65.80
from = 12 to < 18 months	51	339,959.53	83,745.24	0.00	423,704.77	3.43	8,196,912.70	8,620,617.47	6.55	67.23
from = 18 to < 24 months	37	358,302.26	99,678.05	0.00	457,980.31	3.70	6,217,851.44	6,675,831.75	5.07	66.37
from ≥ 2 years	324	7,785,993.65	2,985,107.66	0.00	10,771,101.31	87.08	45,514,988.26	56,286,089.57	42.76	70.28
Subtotal	809	9,076,934.44	3,291,980.43	0.00	12,368,914.87	100.00	119,256,240.82	131,625,155.69	100.00	66.29
Doubt debts (subjectives)										
from = 12 to < 18 months	2	105,954.25	1,331.85	0.00	107,286.10	0.42	0.00	107,286.10	0.42	24.77
from = 18 to < 24 months	23	1,785,697.51	25,448.07	0.00	1,811,145.58	7.09	0.00	1,811,145.58	7.09	31.55
from ≥ 2 years	235	22,508,379.31	1,117,030.09	0.00	23,625,409.40	92.49	0.00	23,625,409.40	92.49	45.90
Subtotal	260	24,400,031.07	1,143,810.01	0.00	25,543,841.08	100.00	0.00	25,543,841.08	100.00	44.31
Total	1,069	33,476,965.51	4,435,790.44	0.00	37,912,755.95		119,256,240.82	157,168,996.77		

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 Fax +34 91 411 84 68 www.edt-sg.com info@edt-sg.com
Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 www.cnmv.com