

Brief report

Date: 04/30/2020  
 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	40,546.57 1,047,601,729.09 40.55%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.0670% 07/23/2020 6.867012 Gross 5.562280 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	07/23/2020 "Pass-Through"	A+sf n.c. Aaa	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	0.3670% 07/23/2020 92.769444 Gross 75.143250 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c. Aa2 (sf)	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	0.9670% 07/23/2020 244.436111 Gross 197.993250 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c. Baa3 (sf)	n.c. Baa3
Total		1,358,901,729.09	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

Series	Hypothesis	Average life	Years	% Monthly CPR (SMM)									
				0,17	0,25	0,34	0,43	0,51	0,60	0,69	0,78		
Series A	With optional redemption *	Average life	7.41	6.68	6.05	5.52	5.06	4.67	4.32	4.02			
		Final Maturity	09/18/2027	12/24/2026	05/10/2026	10/28/2025	05/14/2025	12/21/2024	08/17/2024	04/29/2024			
	Without optional redemption *	Average life	7.41	6.68	6.05	5.52	5.06	4.67	4.32	4.02			
		Final Maturity	09/18/2027	12/24/2026	05/10/2026	10/28/2025	05/14/2025	12/21/2024	08/17/2024	04/29/2024			
	Series B	With optional redemption *	Average life	17.40	16.16	15.12	13.92	12.92	12.15	11.39	10.65		
			Final Maturity	09/12/2037	06/15/2036	06/02/2035	03/20/2034	03/23/2033	06/13/2032	09/10/2031	12/14/2030		
Without optional redemption *		Average life	17.51	16.26	15.26	14.01	13.01	12.26	11.51	10.76			
		Final Maturity	10/23/2037	07/23/2036	07/23/2035	04/23/2034	04/23/2033	07/23/2032	10/23/2031	01/23/2031			
Series C		With optional redemption *	Average life	17.51	16.26	15.26	14.01	13.01	12.26	11.51	10.76		
			Final Maturity	10/23/2037	07/23/2036	07/23/2035	04/23/2034	04/23/2033	07/23/2032	10/23/2031	01/23/2031		
	Without optional redemption *	Average life	23.92	23.17	22.36	21.51	20.64	19.78	18.92	18.09			
		Final Maturity	03/20/2044	06/20/2043	08/29/2042	10/22/2041	12/09/2040	01/27/2040	03/22/2039	05/21/2038			

\* 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	% CE	% CE	
Series A	77.09%	1,047,601,729.09	30.59%	89.25%	2,583,700,000.00
Series B	11.19%	152,000,000.00	19.40%	5.25%	152,000,000.00
Series C	11.72%	159,300,000.00	7.68%	5.50%	159,300,000.00
Issue of Bonds		1,358,901,729.09			2,895,000,000.00
Reserve Fund	7.68%	104,376,623.92	5.40%		156,330,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	132,372,772.26	0.000%	
Servicer ppal collect not yet credited	155,247.24		
Servicer ints collect not yet credited	14,496.51		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		173,532,000.00	1.267%
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	11,809	16,973	
Principal			
Principal outstanding	1,404,857,525.83	2,895,001,466.75	
Average loan	118,964.99	170,565.10	
Minimum	0.00	207.23	
Maximum	715,736.75	904,672.45	
Interest rate			
Weighted average (wac)	0.55%	5.77%	
Minimum	0.00%	4.50%	
Maximum	3.58%	7.25%	
Final maturity			
Weighted average (WARM) (months)	288	409	
Minimum	05/01/2020	08/10/2010	
Maximum	06/05/2049	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%	0.38	7.00	0.02	7.83
10.01 - 20%	1.56	15.65	0.28	16.65
20.01 - 30%	3.75	25.64	0.79	25.69
30.01 - 40%	7.91	35.61	2.07	35.55
40.01 - 50%	14.52	45.40	4.44	45.53
50.01 - 60%	21.31	55.36	7.76	55.43
60.01 - 70%	20.07	64.27	13.33	65.84
70.01 - 80%	20.51	75.10	36.08	76.84
80.01 - 90%	7.52	83.43	11.01	85.97
90.01 - 100%	2.48	91.78	24.20	97.06
Weighted average (WALTV)		59.28		76.78
Minimum		0.00		0.14
Maximum		94.69		100.00

# BANCAJA 13 Fondo de Titulización de Activos

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Bancaja

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.04%	0.08%	0.12%	0.12%	0.26%
Annual Percentage Rate (CPR)	0.50%	0.90%	1.45%	1.45%	3.10%

Geographic distribution		
	Current	At constitution date
Andalucia	14.98%	14.39%
Aragon	0.57%	0.61%
Asturias	0.83%	0.74%
Balearic Islands	7.03%	6.80%
Basque Country	0.89%	0.85%
Canary Islands	3.12%	3.30%
Cantabria	0.50%	0.43%
Castilla-La Mancha	3.10%	3.13%
Castilla-Leon	2.59%	2.78%
Catalonia	15.56%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.53%	0.47%
Galicia	1.59%	1.42%
La Rioja	0.17%	0.18%
Madrid	10.09%	9.07%
Melilla	0.03%	0.02%
Murcia	2.74%	2.95%
Navarra	0.58%	0.66%
Valencia	35.12%	36.94%

Current delinquency									
Aging	Assets	Overdue debt				Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total %				
<b>Delinquencies</b>									
Up to 1 month	389	142,546.88	22,710.04	17,985.17	183,242.09	52,755,376.36	52,938,618.45	34.84	55.86
from > 1 to = 2 months	108	80,246.26	14,543.92	0.00	94,790.18	14,956,228.86	15,051,019.04	9.90	58.31
from > 2 to = 3 months	54	63,163.53	12,137.24	0.00	75,300.77	7,450,957.07	7,526,257.84	4.95	58.60
from > 3 to = 6 months	26	53,934.15	9,658.05	0.00	63,592.20	3,640,181.32	3,703,773.52	2.44	64.06
from > 6 to < 12 months	58	231,613.49	46,896.84	3,800.00	282,310.33	7,919,557.61	8,201,867.94	5.40	58.07
from = 12 to < 18 months	25	211,402.03	41,850.40	0.00	253,252.43	4,313,343.94	4,566,596.37	3.01	57.10
from = 18 to < 24 months	26	255,031.95	55,075.42	0.00	310,107.37	3,988,969.90	4,299,077.27	2.83	66.57
from ≥ 2 years	324	9,152,720.42	2,999,052.30	30,655.64	12,182,428.36	43,492,496.90	55,674,925.26	36.64	67.23
Subtotal	1,010	10,190,658.71	3,201,924.21	52,440.81	13,445,023.73	138,517,111.96	151,962,135.69	100.00	60.64
<b>Doubt debts (subjectives)</b>									
from ≥ 2 years	254	23,718,696.85	1,376,920.19	0.00	25,095,617.04	0.00	25,095,617.04	100.00	44.55
Subtotal	254	23,718,696.85	1,376,920.19	0.00	25,095,617.04	0.00	25,095,617.04	100.00	44.55
<b>Total</b>	<b>1,264</b>	<b>33,909,355.56</b>	<b>4,578,844.40</b>	<b>52,440.81</b>	<b>38,540,640.77</b>	<b>138,517,111.96</b>	<b>177,057,752.73</b>		