

Brief report

Date: 06/30/2020
 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	With optional redemption *	Average life	Years	Date	% Monthly CPR (SMM)									
					0,17	0,25	0,34	0,43	0,51	0,60	0,69	0,78		
Series A	Final Maturity	% Annual equivalent CPR												
		2,00	3,00	4,00	5,00	6,00	7,00	8,00	9,00					
Series A	Final Maturity	Average life												
		7.41	6.68	6.05	5.52	5.06	4.67	4.32	4.02					
Series A	Final Maturity	Date												
		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 A	Final Maturity	Date												
		10/23/2036	07/23/2035	07/23/2034	07/23/2033	07/23/2032	10/23/2031	01/23/2031	04/23/2030					
Series B	Final Maturity	Average life												
		7.41	6.68	6.05	5.52	5.06	4.67	4.32	4.02					
Series B	Final Maturity	Date												
		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	Final Maturity	Date												
		10/23/2036	07/23/2035	07/23/2034	07/23/2033	07/23/2032	10/23/2031	01/23/2031	04/23/2030					
Series C	Final Maturity	Average life												
		17.40	16.16	15.12	13.82	12.92	12.15	11.39	10.65					
Series C	Final Maturity	Date												
		09/12/2037	06/15/2036	06/02/2035	03/20/2034	03/23/2033	06/13/2032	09/10/2031	12/14/2030					
Series C	Final Maturity	Date												
		10/23/2037	07/23/2036	07/23/2035	04/23/2034	04/23/2033	07/23/2032	10/23/2031	01/23/2031					

* 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	16.15%
Series B	11.19%	152,000,000.00	19.40%	5.25%	152,000,000.00	10.90%
Series C	11.72%	159,300,000.00	7.68%	5.50%	159,300,000.00	5.40%
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	145,698,006.62
Servicer ppal collect not yet credited	240,435.30		
Servicer ints collect not yet credited	25,074.42		
Liabilities		Available	Balance
		Subordinated Loan L/T	173,532,000.00
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	
Principal			
Principal outstanding		1,391,073,047.42	2,895,001,466.75
Average loan		118,208.11	170,565.10
Minimum		0.00	207.23
Maximum		711,841.64	904,672.45
Interest rate			
Weighted average (wac)		0.54%	5.77%
Minimum		0.00%	4.50%
Maximum		3.77%	7.25%
Final maturity			
Weighted average (WARM) (months)		287	409
Minimum		07/01/2020	08/10/2010
Maximum		05/05/2049	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%	0.39	7.02	0.02	7.83
10.01 - 20%	1.55	15.57	0.28	16.65
20.01 - 30%	3.90	25.66	0.79	25.69
30.01 - 40%	8.06	35.65	2.07	35.55
40.01 - 50%	14.61	45.41	4.44	45.53
50.01 - 60%	21.84	55.39	7.76	55.43
60.01 - 70%	19.72	64.33	13.33	65.84
70.01 - 80%	21.07	75.13	36.08	76.84
80.01 - 90%	6.70	83.90	11.01	85.97
90.01 - 100%	2.17	91.54	24.20	97.06
Weighted average (WALTV)		58.99		76.78
Minimum		0.00		0.14
Maximum		94.20		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)	0.14%	0.09%	0.09%	0.12%	0.26%
Annual Percentage Rate (CPR)	1.70%	1.05%	1.09%	1.47%	3.08%

Geographic distribution

	Current	At constitution date
Andalucia	14.99%	14.39%
Aragon	0.57%	0.61%
Asturias	0.83%	0.74%
Balearic Islands	7.05%	6.80%
Basque Country	0.89%	0.85%
Canary Islands	3.12%	3.30%
Cantabria	0.50%	0.43%
Castilla-La Mancha	3.11%	3.13%
Castilla-Leon	2.58%	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	10.11%	9.07%
Melilla	0.03%	0.02%
Murcia	2.70%	2.95%
Navarra	0.58%	0.66%
Valencia	35.09%	36.94%

Current delinquency

Aging	Assets	Overdue debt				Total	%	Outstanding debt	Total debt	%	% Total debt / Appraisal Value
		Principal	Interest	Other							
Delinquencies											
Up to 1 month	209	66,883.39	9,198.81	22,848.16	98,930.36	0.72	25,506,878.22	25,605,808.58	19.15	51.61	
from > 1 to = 2 months	80	55,113.79	9,123.61	0.00	64,237.40	0.47	10,834,098.35	10,898,335.75	8.15	56.70	
from > 2 to = 3 months	105	92,493.03	14,368.98	0.00	106,862.01	0.78	14,844,501.86	14,951,363.87	11.18	57.81	
from > 3 to = 6 months	68	95,895.41	16,046.03	0.00	111,941.44	0.81	9,695,688.34	9,807,629.78	7.34	61.32	
from > 6 to < 12 months	55	230,280.34	44,764.97	3,000.00	278,045.31	2.02	7,499,174.67	7,777,219.98	5.82	57.46	
from = 12 to < 18 months	27	200,169.09	39,553.76	800.00	240,522.85	1.75	4,294,808.91	4,535,331.76	3.39	59.30	
from = 18 to < 24 months	25	231,828.48	46,582.26	0.00	278,410.74	2.03	3,249,148.53	3,527,559.27	2.64	59.99	
from ≥ 2 years	327	9,474,245.72	3,054,000.44	38,483.22	12,566,729.38	91.42	44,030,041.33	56,596,770.71	42.33	67.48	
Subtotal	896	10,446,909.25	3,233,638.86	65,131.38	13,745,679.49	100.00	119,954,340.21	133,700,019.70	100.00	60.33	
Doubt debts (subjectives)											
from ≥ 2 years	254	23,717,016.73	1,403,657.82	0.00	25,120,674.55	100.00	0.00	25,120,674.55	100.00	44.59	
Subtotal	254	23,717,016.73	1,403,657.82	0.00	25,120,674.55	100.00	0.00	25,120,674.55	100.00	44.59	
Total	1,150	34,163,925.98	4,637,296.68	65,131.38	38,866,354.04		119,954,340.21	158,820,694.25			