

Brief report

Date: 12/31/2020
 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	38,435.25 993,051,554.25 38.44%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.0000% 01/25/2021 0.000000 Gross 0.000000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	01/25/2021 "Pass-Through"	A+sf	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	0.0930% 01/25/2021 24.283333 Gross 19.669500 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c.	n.c. A2 Aa2 (sf)	
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	0.6930% 01/25/2021 180.950000 Gross 146.569500 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c.	n.c. Baa3 Baa3 (sf)	
Total		1,304,351,554.25	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			
					% 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	Date	7.20	6.49	5.89	5.38	4.94	4.55	4.22	3.93			
		Final Maturity	Years	Date	16.01	14.76	13.76	12.76	11.76	11.01	10.26	9.75			
	Without optional redemption *	Average life	Years	Date	10/23/2036	07/23/2035	07/23/2034	07/23/2033	07/23/2032	10/23/2031	01/23/2031	07/23/2030			
		Final Maturity	Years	Date	01/03/2028	04/20/2027	09/12/2026	03/09/2026	09/28/2025	05/12/2025	01/10/2025	09/26/2024			
Series B	With optional redemption *	Average life	Years	Date	16.89	15.66	14.63	13.62	12.64	11.87	10.93	10.38			
		Final Maturity	Years	Date	17.01	15.76	14.76	13.76	12.76	12.01	11.01	10.50			
	Without optional redemption *	Average life	Years	Date	18.10	16.93	15.80	14.76	13.80	12.91	12.10	11.36			
		Final Maturity	Years	Date	11/25/2038	09/21/2037	08/08/2036	07/25/2035	08/07/2034	09/16/2033	11/24/2032	02/29/2032			
Series C	With optional redemption *	Average life	Years	Date	17.01	15.76	14.76	13.76	12.76	12.01	11.01	10.50			
		Final Maturity	Years	Date	10/23/2037	07/23/2036	07/23/2035	07/23/2034	07/23/2033	10/23/2032	10/23/2031	04/23/2031			
	Without optional redemption *	Average life	Years	Date	23.44	22.70	21.91	21.07	20.23	19.38	18.55	17.74			
		Final Maturity	Years	Date	03/26/2044	06/30/2043	09/14/2042	11/14/2041	01/08/2041	03/06/2040	05/07/2039	07/15/2038			

* 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	76.13%	993,051,554.25	31.68%	89.25%	2,583,700,000.00	16.15%
Series B	11.65%	152,000,000.00	20.03%	5.25%	152,000,000.00	10.90%
Series C	12.21%	159,300,000.00	7.82%	5.50%	159,300,000.00	5.40%
Issue of Bonds		1,304,351,554.25			2,895,000,000.00	
Reserve Fund	7.82%	101,976,453.03		5.40%	156,330,000.00	

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	157,502,262.07
Servicer ppal collect not yet credited	660,856.93		
Servicer ints collect not yet credited	10,905.03		
Liabilities		Available	Interest
		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		1,319,304,179.06	2,895,001,466.75
Average loan		115,434.79	170,565.10
Minimum		0.00	207.23
Maximum		700,002.90	904,672.45
Interest rate			
Weighted average (wac)		0.52%	5.77%
Minimum		0.00%	4.50%
Maximum		3.37%	7.25%
Final maturity			
Weighted average (WARM) (months)		281	409
Minimum		01/05/2021	08/10/2010
Maximum		04/05/2049	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%	0.44	6.85	0.02	7.83
10.01 - 20%	1.83	15.93	0.28	16.65
20.01 - 30%	4.27	25.62	0.79	25.69
30.01 - 40%	8.57	35.64	2.07	35.55
40.01 - 50%	15.38	45.35	4.44	45.53
50.01 - 60%	23.58	55.49	7.76	55.43
60.01 - 70%	18.36	64.71	13.33	65.84
70.01 - 80%	21.05	74.93	36.08	76.84
80.01 - 90%	5.74	85.34	11.01	85.97
90.01 - 100%	0.97	90.96	24.20	97.06
Weighted average (WALTV)		57.93		76.78
Minimum		0.00		0.14
Maximum		92.73		100.00

BANCAJA 13 Fondo de Titulización de Activos

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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)	1.21%	0.48%	0.45%	0.27%	0.27%
Annual Percentage Rate (CPR)	13.58%	5.56%	5.27%	3.23%	3.17%

Geographic distribution		
	Current	At constitution date
Andalucia	15.12%	14.39%
Aragon	0.58%	0.61%
Asturias	0.81%	0.74%
Balearic Islands	7.04%	6.80%
Basque Country	0.83%	0.85%
Canary Islands	3.16%	3.30%
Cantabria	0.49%	0.43%
Castilla-La Mancha	3.17%	3.13%
Castilla-Leon	2.60%	2.78%
Catalonia	15.66%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.54%	0.47%
Galicia	1.62%	1.42%
La Rioja	0.16%	0.18%
Madrid	10.22%	9.07%
Melilla	0.03%	0.02%
Murcia	2.66%	2.95%
Navarra	0.56%	0.66%
Valencia	34.74%	36.94%

Current delinquency										
Aging	Assets	Overdue debt				Total	%	Outstanding debt	Total debt	% Total debt / Appraisal Value
		Principal	Interest	Other						
<i>Delinquencies</i>										
Up to 1 month	148	39,390.93	6,302.20	32,468.30	78,161.43	0.56	18,251,735.57	18,329,897.00	18.06	51.09
from > 1 to = 2 months	41	24,622.02	5,295.02	0.00	29,917.04	0.22	4,792,416.14	4,822,333.18	4.75	59.72
from > 2 to = 3 months	31	33,913.26	5,111.89	0.00	39,025.15	0.28	4,189,410.96	4,228,436.11	4.17	50.60
from > 3 to = 6 months	40	77,432.83	12,113.90	0.00	89,546.73	0.65	5,241,507.57	5,331,054.30	5.25	57.83
from > 6 to < 12 months	42	172,634.43	26,904.37	0.00	199,538.80	1.44	5,581,957.56	5,781,496.36	5.70	51.06
from = 12 to < 18 months	33	201,832.85	41,364.04	3,000.00	246,196.89	1.77	4,139,438.29	4,385,635.18	4.32	61.59
from = 18 to < 24 months	23	258,089.17	46,655.19	800.00	305,544.36	2.20	3,801,362.64	4,106,907.00	4.05	57.62
from ≥ 2 years	317	9,842,517.98	2,990,742.46	57,574.82	12,890,835.26	92.88	41,602,913.01	54,493,748.27	53.70	66.68
Subtotal	675	10,650,433.47	3,134,489.07	93,843.12	13,878,765.66	100.00	87,600,741.74	101,479,507.40	100.00	60.11
<i>Doubt debts (subjectives)</i>										
from ≥ 2 years	253	23,687,069.77	1,482,840.20	0.00	25,169,909.97	100.00	0.00	25,169,909.97	100.00	44.85
Subtotal	253	23,687,069.77	1,482,840.20	0.00	25,169,909.97	100.00	0.00	25,169,909.97	100.00	44.85
Total	928	34,337,503.24	4,617,329.27	93,843.12	39,048,675.63		87,600,741.74	126,649,417.37		