

BANCAJA 13 Fondo de Titulización de Activos

Brief report

Date: 02/28/2022
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
Bankia

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Bankia

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 Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0312847009	12/11/2008 25,837	33,631.75 868,943,524.75 33.63%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.0000% 04/25/2022 0.000000 Gross 0.000000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	04/25/2022 "Pass-Through"	A+sf Aa1 (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	0.0470% 04/25/2022 11.890556 Gross 9.623250 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	0.6470% 04/25/2022 163.547222 Gross 132.473250 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		1,180,243,524.75	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	6.55	5.93	5.39	4.93	4.54	4.20	3.90	3.63
		Final Maturity	Date	08/12/2028	12/27/2027	06/15/2027	12/29/2026	08/07/2026	04/04/2026	12/16/2025	09/11/2025
	Without optional redemption *	Average life	Years	6.55	5.93	5.39	4.93	4.54	4.20	3.90	3.63
		Final Maturity	Date	07/23/2036	07/23/2035	07/23/2034	07/23/2033	10/23/2032	01/23/2032	04/23/2031	10/23/2030
	With optional redemption *	Average life	Years	6.55	5.93	5.39	4.93	4.54	4.20	3.90	3.63
		Final Maturity	Date	08/12/2028	12/27/2027	06/15/2027	12/29/2026	08/07/2026	04/04/2026	12/16/2025	09/11/2025
Series B	With optional redemption *	Average life	Years	15.38	14.17	13.17	12.38	11.42	10.67	9.94	9.41
		Final Maturity	Date	06/07/2037	03/23/2036	03/23/2035	06/07/2034	06/21/2033	09/21/2032	12/29/2031	06/19/2031
	Without optional redemption *	Average life	Years	15.50	14.25	13.25	12.50	11.50	10.75	10.00	9.50
		Final Maturity	Date	07/23/2037	04/23/2036	04/23/2035	07/23/2034	07/23/2033	10/23/2032	01/23/2032	07/23/2031
	With optional redemption *	Average life	Years	16.59	15.50	14.48	13.53	12.66	11.86	11.12	10.45
		Final Maturity	Date	08/23/2038	07/22/2037	07/15/2036	08/04/2035	09/18/2034	11/29/2033	03/06/2033	07/04/2032
Series C	With optional redemption *	Average life	Years	19.01	17.76	16.76	15.76	15.01	14.01	13.25	12.50
		Final Maturity	Date	01/23/2041	10/23/2039	10/23/2038	10/23/2037	01/23/2037	01/23/2036	04/23/2035	07/23/2034
	Without optional redemption *	Average life	Years	15.50	14.25	13.25	12.50	11.50	10.75	10.00	9.50
		Final Maturity	Date	07/23/2037	04/23/2036	04/23/2035	07/23/2034	07/23/2033	10/23/2032	01/23/2032	07/23/2031
	With optional redemption *	Average life	Years	22.04	21.33	20.58	19.80	19.01	18.23	17.46	16.71
		Final Maturity	Date	02/01/2044	05/19/2043	08/18/2042	11/07/2041	01/24/2041	04/12/2040	07/06/2039	10/06/2038

* 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	
Series A	73.62%	868,943,524.75	35.13%	89.25%	2,583,700,000.00	16.15%
Series B	12.88%	152,000,000.00	22.25%	5.25%	152,000,000.00	10.90%
Series C	13.50%	159,300,000.00	8.75%	5.50%	159,300,000.00	5.40%
Issue of Bonds		1,180,243,524.75			2,895,000,000.00	
Reserve Fund	8.75%	103,306,957.89		5.40%	156,330,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		112,456,019.08	0.0000%
Servicer ppal collect not yet credited		118,264.28	
Servicer ints collect not yet credited		6,584.26	
Liabilities		Available	Balance
Subordinated Loan L/T			143,302,500.00
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			
Count		Current	At constitution date
		10,892	16,973
Principal	Principal outstanding	1,210,623,246.34	2,895,001,466.75
	Average loan	111,147.93	170,565.10
	Minimum	0.00	207.23
	Maximum	671,720.20	904,672.45
Interest rate	Weighted average (wac)	0.29%	5.77%
	Minimum	0.00%	4.50%
	Maximum	3.36%	7.25%
Final maturity	Weighted average (WARM) (months)	269	409
	Minimum	03/10/2022	08/10/2010
	Maximum	02/05/2051	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%		0.51	6.93	0.02	7.83
10.01 - 20%		2.00	16.10	0.28	16.65
20.01 - 30%		4.56	25.49	0.79	25.69
30.01 - 40%		10.35	35.56	2.07	35.55
40.01 - 50%		16.91	45.29	4.44	45.53
50.01 - 60%		24.70	55.22	7.76	55.43
60.01 - 70%		18.95	65.25	13.33	65.84
70.01 - 80%		16.99	73.83	36.08	76.84
80.01 - 90%		5.03	84.48	11.01	85.97
90.01 - 100%		0.02	90.06	24.20	97.06
Weighted average (WALT)		55.67		76.78	
Minimum		0.00		0.14	
Maximum		90.06		100.00	

Additional information

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.19%	0.20%	0.20%	0.20%	0.26%
Annual Percentage Rate (CPR)	2.30%	2.40%	2.32%	2.39%	3.09%

Geographic distribution

	Current	At constitution date
Andalucia	15.32%	14.39%
Aragon	0.58%	0.61%
Asturias	0.82%	0.74%
Balearic Islands	7.07%	6.80%
Basque Country	0.82%	0.85%
Canary Islands	3.14%	3.30%
Cantabria	0.50%	0.43%
Castilla-La Mancha	3.17%	3.13%
Castilla-Leon	2.56%	2.78%
Catalonia	15.78%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.55%	0.47%
Galicia	1.61%	1.42%
La Rioja	0.16%	0.18%
Madrid	10.32%	9.07%
Melilla	0.03%	0.02%
Murcia	2.64%	2.95%
Navarra	0.54%	0.66%
Valencia	34.37%	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	323	134,625.06	7,271.22	38,363.40	180,259.68	1.25	37,672,294.67	37,852,554.35	34.91	49.86
from > 1 to = 2 months	29	24,924.67	1,681.28	0.00	26,605.95	0.18	3,729,054.23	3,755,660.18	3.46	51.30
from > 2 to = 3 months	16	20,938.86	1,715.17	0.00	22,654.03	0.16	2,351,849.16	2,374,503.19	2.19	59.25
from > 3 to = 6 months	24	54,992.89	4,338.91	0.00	59,331.80	0.41	3,141,842.99	3,201,174.79	2.95	51.52
from > 6 to < 12 months	39	164,633.71	17,347.23	0.00	181,980.94	1.26	5,213,598.95	5,395,579.89	4.98	55.54
from = 12 to < 18 months	17	102,820.04	12,763.19	0.00	115,583.23	0.80	1,913,695.66	2,029,278.89	1.87	54.59
from = 18 to < 24 months	11	141,369.24	17,286.56	0.00	158,655.80	1.10	1,807,294.35	1,965,950.15	1.81	60.20
from ≥ 2 years	306	10,819,950.52	2,812,018.31	68,853.18	13,700,822.01	94.84	38,155,256.80	51,856,078.81	47.82	67.01
Subtotal	765	11,464,254.99	2,874,421.87	107,216.58	14,445,893.44	100.00	93,984,886.81	108,430,780.25	100.00	57.82
<i>Doubt debts (subjectives)</i>										
Up to 1 month	1	238,379.94	0.00	0.00	238,379.94	1.47	0.00	238,379.94	1.47	40.60
from ≥ 2 years	147	14,751,588.45	1,185,697.08	0.00	15,937,285.53	98.53	0.00	15,937,285.53	98.53	49.86
Subtotal	148	14,989,968.39	1,185,697.08	0.00	16,175,665.47	100.00	0.00	16,175,665.47	100.00	49.69
Total	913	26,454,223.38	4,060,118.95	107,216.58	30,621,558.91		93,984,886.81	124,606,445.72		

Additional information