

BANCAJA 13 Fondo de Titulización de Activos

Brief report

Date: 03/31/2022
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	Date	6.55	5.93	5.39	4.93	4.54	4.20	3.90	3.63	3.39	3.16	2.94	2.73	2.53	2.33	2.13	1.93
		Final Maturity	Years	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	07/07/2025	05/07/2025	03/07/2025	01/07/2025	11/06/2024	09/06/2024	07/06/2024	05/06/2024
	Without optional redemption *	Average life	Years	Date	6.55	5.93	5.39	4.93	4.54	4.20	3.90	3.63	3.39	3.16	2.94	2.73	2.53	2.33	2.13	1.93
		Final Maturity	Years	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	07/07/2025	05/07/2025	03/07/2025	01/07/2025	11/06/2024	09/06/2024	07/06/2024	05/06/2024
	With optional redemption *	Average life	Years	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	07/23/2030	04/23/2030	01/23/2030	10/23/2029	07/23/2029	04/23/2029	01/23/2029	10/23/2028
		Final Maturity	Years	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	07/23/2030	04/23/2030	01/23/2030	10/23/2029	07/23/2029	04/23/2029	01/23/2029	10/23/2028
Series B	With optional redemption *	Average life	Years	Date	15.38	14.17	13.17	12.38	11.42	10.67	9.94	9.41	8.86	8.31	7.76	7.21	6.66	6.11	5.56	5.01
		Final Maturity	Years	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	03/19/2031	12/18/2030	09/18/2030	06/18/2030	03/18/2030	12/17/2029	09/17/2029	06/17/2029
	Without optional redemption *	Average life	Years	Date	15.50	14.25	13.25	12.50	11.50	10.75	10.00	9.50	8.95	8.40	7.85	7.30	6.75	6.20	5.65	5.10
		Final Maturity	Years	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	04/23/2031	01/23/2031	10/23/2030	07/23/2030	04/23/2030	01/23/2030	10/23/2029	07/23/2029
	With optional redemption *	Average life	Years	Date	16.59	15.50	14.48	13.53	12.66	11.86	11.12	10.45	9.78	9.11	8.44	7.77	7.10	6.43	5.76	5.09
		Final Maturity	Years	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	03/04/2032	12/03/2031	09/03/2031	06/03/2031	03/03/2031	12/02/2030	09/02/2030	06/02/2030
Series C	With optional redemption *	Average life	Years	Date	15.50	14.25	13.25	12.50	11.50	10.75	10.00	9.50	8.95	8.40	7.85	7.30	6.75	6.20	5.65	5.10
		Final Maturity	Years	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	04/23/2031	01/23/2031	10/23/2030	07/23/2030	04/23/2030	01/23/2030	10/23/2029	07/23/2029
	Without optional redemption *	Average life	Years	Date	22.04	21.33	20.58	19.80	19.01	18.23	17.46	16.71	15.94	15.17	14.40	13.63	12.86	12.09	11.32	10.55
		Final Maturity	Years	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	07/06/2038	04/06/2038	01/06/2038	10/05/2037	07/05/2037	04/05/2037	01/05/2037	10/04/2036
	With optional redemption *	Average life	Years	Date	29.02	29.02	29.02	29.02	29.02	29.02	29.02	29.02	29.02	29.02	29.02	29.02	29.02	29.02	29.02	29.02
		Final Maturity	Years	Date	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051

* 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	119,952,976.97	0.0000%	
Servicer ppal collect not yet credited	106,058.53		
Servicer ints collect not yet credited	38,086.29		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		143,302,500.00	0.947%
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	10,866	16,973	
Principal			
Principal outstanding	1,203,109,739.11	2,895,001,466.75	
Average loan	110,722.41	170,565.10	
Minimum	0.00	207.23	
Maximum	669,673.88	904,672.45	
Interest rate			
Weighted average (wac)	0.30%	5.77%	
Minimum	0.00%	4.50%	
Maximum	3.36%	7.25%	
Final maturity			
Weighted average (WARM) (months)	268	409	
Minimum	04/05/2022	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	6.90	0.02	7.83	
10.01 - 20%	2.07	16.16	0.28	16.65	
20.01 - 30%	4.58	25.57	0.79	25.69	
30.01 - 40%	10.45	35.57	2.07	35.55	
40.01 - 50%	17.08	45.31	4.44	45.53	
50.01 - 60%	24.59	55.20	7.76	55.43	
60.01 - 70%	19.10	65.25	13.33	65.84	
70.01 - 80%	16.66	73.74	36.08	76.84	
80.01 - 90%	4.97	84.33	11.01	85.97	
90.01 - 100%			24.20	97.06	
Weighted average (WALT)	55.50		76.78		
Minimum	0.00		0.14		
Maximum	89.80		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)	0.20%	0.19%	0.20%	0.20%	0.26%
Annual Percentage Rate (CPR)	2.36%	2.21%	2.37%	2.39%	3.09%

Geographic distribution

	Current	At constitution date
Andalucia	15.34%	14.39%
Aragon	0.58%	0.61%
Asturias	0.82%	0.74%
Balearic Islands	7.05%	6.80%
Basque Country	0.83%	0.85%
Canary Islands	3.13%	3.30%
Cantabria	0.50%	0.43%
Castilla-La Mancha	3.17%	3.13%
Castilla-Leon	2.57%	2.78%
Catalonia	15.79%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.55%	0.47%
Galicia	1.61%	1.42%
La Rioja	0.16%	0.18%
Madrid	10.31%	9.07%
Melilla	0.03%	0.02%
Murcia	2.63%	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	%			%	
Delinquencies										
Up to 1 month	109	39,536.95	3,098.62	35,320.62	77,956.19	0.53	10,941,379.80	11,019,335.99	10.47	41.82
from > 1 to = 2 months	213	192,506.47	10,145.83	3,042.78	205,695.08	1.39	27,102,483.93	27,308,179.01	25.95	55.13
from > 2 to = 3 months	23	31,084.75	1,893.87	0.00	32,978.62	0.22	3,097,694.56	3,130,673.18	2.97	54.73
from > 3 to = 6 months	19	44,717.84	2,786.44	0.00	47,504.28	0.32	2,435,629.78	2,483,134.06	2.36	48.38
from > 6 to < 12 months	43	186,954.82	16,563.68	0.00	203,518.50	1.38	5,842,924.26	6,046,442.76	5.74	56.66
from = 12 to < 18 months	15	92,103.87	11,345.46	0.00	103,449.33	0.70	1,498,641.67	1,602,091.00	1.52	54.55
from = 18 to < 24 months	14	177,859.75	21,028.61	0.00	198,888.36	1.35	2,247,146.46	2,446,034.82	2.32	58.26
from ≥ 2 years	304	10,999,784.21	2,815,631.10	68,853.18	13,884,268.49	94.10	37,329,080.00	51,213,348.49	48.66	67.00
Subtotal	740	11,764,548.66	2,882,493.61	107,216.58	14,754,258.85	100.00	90,494,980.46	105,249,239.31	100.00	58.15
Doubt debts (subjectives)										
Up to 1 month	1	237,608.48	0.00	0.00	237,608.48	1.47	0.00	237,608.48	1.47	40.47
from ≥ 2 years	147	14,751,588.45	1,190,965.34	0.00	15,942,553.79	98.53	0.00	15,942,553.79	98.53	49.88
Subtotal	148	14,989,196.93	1,190,965.34	0.00	16,180,162.27	100.00	0.00	16,180,162.27	100.00	49.71
Total	888	26,753,745.59	4,073,458.95	107,216.58	30,934,421.12		90,494,980.46	121,429,401.58		

Additional information