

BANCAJA 13 Fondo de Titulización de Activos

Brief report

Date: 09/30/2022
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	31,689.43 818,759,802.91 31.69%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.4450% 10/24/2022 35.254491 Gross 28.556138 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	10/24/2022 "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	0.7450% 10/24/2022 186.250000 Gross 150.862500 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / 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	1.3450% 10/24/2022 336.250000 Gross 272.362500 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	n.c. Baa3 (sf)	n.c. Baa3
Total		1,130,059,802.91	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	6.38	5.77	5.25	4.81	4.42	4.09	3.80	3.54
		Final Maturity	Date	12/08/2028	04/29/2028	10/23/2027	05/14/2027	12/24/2026	08/25/2026	05/11/2026	02/06/2026
	Without optional redemption *	Average life	Years	6.38	5.77	5.25	4.81	4.42	4.09	3.80	3.54
		Final Maturity	Date	07/23/2036	07/23/2035	07/23/2034	10/23/2033	10/23/2032	04/23/2032	07/23/2031	01/23/2031
	With optional redemption *	Average life	Years	12/08/2028	04/29/2028	10/23/2027	05/14/2027	12/24/2026	08/25/2026	05/11/2026	02/06/2026
		Final Maturity	Date	07/23/2036	07/23/2035	07/23/2034	10/23/2033	10/23/2032	04/23/2032	07/23/2031	01/23/2031
Series B	With optional redemption *	Average life	Years	14.89	13.68	12.88	11.91	11.14	10.40	9.67	9.15
		Final Maturity	Date	06/09/2037	03/26/2036	06/07/2035	06/17/2034	09/12/2033	12/15/2032	03/23/2032	09/14/2031
	Without optional redemption *	Average life	Years	15.01	13.76	13.00	12.00	11.25	10.51	9.75	9.25
		Final Maturity	Date	07/23/2037	04/23/2036	07/23/2035	07/23/2034	10/23/2033	01/23/2033	04/23/2032	10/23/2031
	With optional redemption *	Average life	Years	16.12	15.06	14.07	13.15	12.30	11.52	10.81	10.16
		Final Maturity	Date	09/02/2038	08/12/2037	08/14/2036	09/14/2035	11/08/2034	01/27/2034	05/11/2033	09/17/2032
Series C	With optional redemption *	Average life	Years	18.51	17.51	16.51	15.51	14.51	13.76	13.00	12.25
		Final Maturity	Date	01/23/2041	01/23/2040	01/23/2039	01/23/2038	01/23/2037	04/23/2036	07/23/2035	10/23/2034
	Without optional redemption *	Average life	Years	15.01	13.76	13.00	12.00	11.25	10.51	9.75	9.25
		Final Maturity	Date	07/23/2037	04/23/2036	07/23/2035	07/23/2034	10/23/2033	01/23/2033	04/23/2032	10/23/2031
	With optional redemption *	Average life	Years	21.56	20.87	20.15	19.39	18.62	17.86	17.11	16.38
		Final Maturity	Date	02/09/2044	06/04/2043	09/11/2042	12/08/2041	03/04/2041	05/30/2040	08/31/2039	12/08/2038

* 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	72.45%	818,759,802.91	37.70%	89.25%	2,583,700,000.00	16.15%
Series B	13.45%	152,000,000.00	24.25%	5.25%	152,000,000.00	10.90%
Series C	14.10%	159,300,000.00	10.15%	5.50%	159,300,000.00	5.40%
Issue of Bonds		1,130,059,802.91			2,895,000,000.00	
Reserve Fund	10.15%	114,672,620.29		5.40%	156,330,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		132,315,652.66	0.072%
Servicer ppal collect not yet credited		104,044.18	
Servicer ints collect not yet credited		8,522.44	
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		143,302,500.00	1.645%
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
		10,483	16,973
Principal	Principal outstanding	1,150,933,257.14	2,895,001,466.75
	Average loan	109,790.45	170,565.10
	Minimum	0.00	207.23
	Maximum	657,648.29	904,672.45
Interest rate	Weighted average (wac)	0.68%	5.77%
	Minimum	0.00%	4.50%
	Maximum	4.54%	7.25%
Final maturity	Weighted average (WARM) (months)	263	409
	Minimum	10/05/2022	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	% LTV
0.01 - 10%	0.52	6.89	0.02
10.01 - 20%	2.23	16.01	0.28
20.01 - 30%	4.93	25.60	0.79
30.01 - 40%	10.90	35.46	2.07
40.01 - 50%	17.86	45.20	4.44
50.01 - 60%	24.60	54.96	7.76
60.01 - 70%	20.51	65.39	13.33
70.01 - 80%	14.02	73.44	36.08
80.01 - 90%	4.44	83.29	11.01
90.01 - 100%			24.20
Weighted average (WALT)	54.51		76.78
Minimum	0.00		0.14
Maximum	88.25		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)	0.31%	0.27%	0.34%	0.27%	0.26%
Annual Percentage Rate (CPR)	3.71%	3.21%	3.95%	3.17%	3.13%

Geographic distribution

	Current	At constitution date
Andalucia	15.38%	14.39%
Aragon	0.58%	0.61%
Asturias	0.84%	0.74%
Balearic Islands	7.01%	6.80%
Basque Country	0.79%	0.85%
Canary Islands	3.10%	3.30%
Cantabria	0.49%	0.43%
Castilla-La Mancha	3.21%	3.13%
Castilla-Leon	2.54%	2.78%
Catalonia	15.91%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.56%	0.47%
Galicia	1.61%	1.42%
La Rioja	0.17%	0.18%
Madrid	10.29%	9.07%
Melilla	0.03%	0.02%
Murcia	2.62%	2.95%
Navarra	0.54%	0.66%
Valencia	34.33%	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	111	32,473.23	4,415.39	50,117.42	87,006.04	0.57	9,552,691.48	9,639,697.52	12.52	37.07
from > 1 to = 2 months	18	17,411.77	2,802.60	0.00	20,214.37	0.13	2,814,288.86	2,834,503.23	3.68	57.02
from > 2 to = 3 months	23	26,062.36	3,748.02	0.00	29,810.38	0.20	2,893,363.80	2,923,174.18	3.80	56.16
from > 3 to = 6 months	12	23,478.09	2,159.08	0.00	25,637.17	0.17	1,245,410.65	1,271,047.82	1.65	51.06
from > 6 to < 12 months	37	148,125.45	14,848.12	0.00	162,973.57	1.08	4,261,798.45	4,424,772.02	5.75	49.51
from = 12 to < 18 months	24	182,250.51	20,000.97	0.00	202,251.48	1.33	3,366,648.26	3,568,899.74	4.64	60.40
from = 18 to < 24 months	13	91,997.78	11,050.90	0.00	103,048.68	0.68	1,005,375.94	1,108,424.62	1.44	46.69
from ≥ 2 years	299	11,616,275.89	2,839,485.38	64,335.47	14,520,096.74	95.84	36,677,106.88	51,197,203.62	66.52	67.36
Subtotal	537	12,138,075.08	2,898,510.46	114,452.89	15,151,038.43	100.00	61,816,684.32	76,967,722.75	100.00	58.36
<i>Doubt debts (subjectives)</i>										
Up to 1 month	1	233,004.12	0.00	0.00	233,004.12	18.01	0.00	233,004.12	18.01	39.69
from ≥ 2 years	6	958,154.46	102,460.59	0.00	1,060,615.05	81.99	0.00	1,060,615.05	81.99	83.30
Subtotal	7	1,191,158.58	102,460.59	0.00	1,293,619.17	100.00	0.00	1,293,619.17	100.00	69.54
Total	544	13,329,233.66	3,000,971.05	114,452.89	16,444,657.60		61,816,684.32	78,261,341.92		

Additional information