

BANCAJA 13 Fondo de Titulización de Activos

Brief report

Date: 12/31/2022
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	30,803.41 795,867,704.17 30.80%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	1.8020% 01/23/2023 140.311244 Gross 113.652108 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	01/23/2023 "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	2.1020% 01/23/2023 531.338889 Gross 430.384500 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	2.7020% 01/23/2023 683.005556 Gross 553.234500 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		1,107,167,704.17	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	6.39	5.77	5.25	4.80	4.41	4.08	3.79	3.53
		Final Maturity	Date	03/11/2029	07/30/2028	01/21/2028	08/10/2027	03/22/2027	11/20/2026	08/05/2026	05/03/2026
	Without optional redemption *	Average life	Years	6.39	5.77	5.25	4.80	4.41	4.08	3.79	3.53
		Final Maturity	Date	10/23/2036	10/23/2035	10/23/2034	10/23/2033	01/23/2033	04/23/2032	10/23/2031	04/23/2031
	With optional redemption *	Average life	Years	6.39	5.77	5.25	4.80	4.41	4.08	3.79	3.53
		Final Maturity	Date	03/11/2029	07/30/2028	01/21/2028	08/10/2027	03/22/2027	11/20/2026	08/05/2026	05/03/2026
Series B	With optional redemption *	Average life	Years	14.01	13.01	12.01	11.01	10.26	9.50	9.00	8.50
		Final Maturity	Date	10/23/2036	10/23/2035	10/23/2034	10/23/2033	01/23/2033	04/23/2032	10/23/2031	04/23/2031
	Without optional redemption *	Average life	Years	14.01	13.01	12.01	11.01	10.26	9.50	9.00	8.50
		Final Maturity	Date	10/23/2036	10/23/2035	10/23/2034	10/23/2033	01/23/2033	04/23/2032	10/23/2031	04/23/2031
	With optional redemption *	Average life	Years	14.68	13.67	12.67	11.89	10.93	10.19	9.65	8.94
		Final Maturity	Date	06/23/2037	06/20/2036	06/23/2035	09/11/2034	09/27/2033	12/30/2032	06/17/2032	10/01/2031
Series C	With optional redemption *	Average life	Years	14.76	13.76	12.75	12.01	11.01	10.26	9.75	9.00
		Final Maturity	Date	07/23/2037	07/23/2036	07/23/2035	10/23/2034	10/23/2033	01/23/2033	07/23/2032	10/23/2031
	Without optional redemption *	Average life	Years	16.05	14.99	14.00	13.08	12.24	11.46	10.75	10.10
		Final Maturity	Date	11/06/2038	10/17/2037	10/21/2036	11/20/2035	01/15/2035	04/06/2034	07/19/2033	11/25/2032
	With optional redemption *	Average life	Years	18.26	17.26	16.26	15.26	14.51	13.76	12.75	12.26
		Final Maturity	Date	01/23/2041	01/23/2040	01/23/2039	01/23/2038	04/23/2037	07/23/2036	07/23/2035	01/23/2035
Series C	With optional redemption *	Average life	Years	14.76	13.76	12.75	12.01	11.01	10.26	9.75	9.00
		Final Maturity	Date	07/23/2037	07/23/2036	07/23/2035	10/23/2034	10/23/2033	01/23/2033	07/23/2032	10/23/2031
	Without optional redemption *	Average life	Years	21.42	20.75	20.04	19.29	18.54	17.78	17.04	16.32
		Final Maturity	Date	03/20/2044	07/20/2043	11/01/2042	02/03/2042	05/02/2041	08/01/2040	11/05/2039	02/14/2039
	With optional redemption *	Average life	Years	28.27	28.27	28.27	28.27	28.27	28.27	28.27	28.27
		Final Maturity	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

* 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	71.88%	795,867,704.17	38.59%	89.25%	2,583,700,000.00	16.15%	
Series B	13.73%	152,000,000.00	24.86%	5.25%	152,000,000.00	10.90%	
Series C	14.39%	159,300,000.00	10.47%	5.50%	159,300,000.00	5.40%	
Issue of Bonds		1,107,167,704.17			2,895,000,000.00		
Reserve Fund	10.47%	115,906,327.95		5.40%	156,330,000.00		

Other financial operations (current)				
Assets		Balance	Interest	
Treasury Account		150,116,135.94	1.403%	
Servicer ppal collect not yet credited		237,969.96		
Servicer ints collect not yet credited		15,576.36		
Liabilities		Available	Balance	Interest
Subordinated Loan L/T			143,302,500.00	3.002%
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		10,133	16,973
Principal			
Principal outstanding		1,096,451,283.09	2,895,001,466.75
Average loan		108,205.99	170,565.10
Minimum		0.00	207.23
Maximum		651,690.01	904,672.45
Interest rate			
Weighted average (wac)		1.40%	5.77%
Minimum		0.00%	4.50%
Maximum		6.68%	7.25%
Final maturity			
Weighted average (WARM) (months)		260	409
Minimum		01/02/2023	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%	0.60	6.99	0.02	7.83
10.01 - 20%	2.33	15.96	0.28	16.65
20.01 - 30%	5.19	25.64	0.79	25.69
30.01 - 40%	11.21	35.41	2.07	35.55
40.01 - 50%	18.29	45.16	4.44	45.53
50.01 - 60%	24.47	54.85	7.76	55.43
60.01 - 70%	21.12	65.40	13.33	65.84
70.01 - 80%	12.65	73.40	36.08	76.84
80.01 - 90%	4.13	82.81	11.01	85.97
90.01 - 100%			24.20	97.06
Weighted average (WALT)		53.92		76.78
Minimum		0.00		0.14
Maximum		87.47		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)	0.58%	0.46%	0.37%	0.33%	0.27%
Annual Percentage Rate (CPR)	6.73%	5.43%	4.32%	3.90%	3.17%

Geographic distribution

	Current	At constitution date
Andalucia	15.56%	14.39%
Aragon	0.59%	0.61%
Asturias	0.84%	0.74%
Balearic Islands	7.05%	6.80%
Basque Country	0.82%	0.85%
Canary Islands	3.14%	3.30%
Cantabria	0.50%	0.43%
Castilla-La Mancha	3.23%	3.13%
Castilla-Leon	2.54%	2.78%
Catalonia	15.59%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.56%	0.47%
Galicia	1.61%	1.42%
La Rioja	0.17%	0.18%
Madrid	10.40%	9.07%
Melilla	0.03%	0.02%
Murcia	2.63%	2.95%
Navarra	0.53%	0.66%
Valencia	34.19%	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	96	25,373.48	5,189.03	50,117.42	80,679.93	1.51	7,572,383.17	7,653,063.10	19.24	33.48
from > 1 to = 2 months	24	17,781.18	3,948.86	0.00	21,730.04	0.41	3,185,781.55	3,207,511.59	8.06	53.53
from > 2 to = 3 months	7	10,597.72	1,631.79	0.00	12,229.51	0.23	1,135,906.68	1,148,136.19	2.89	47.87
from > 3 to = 6 months	26	51,565.37	9,226.21	0.00	60,791.58	1.14	3,126,859.71	3,187,651.29	8.01	51.22
from > 6 to < 12 months	35	154,577.07	18,645.44	0.00	173,222.51	3.25	4,013,841.86	4,187,064.37	10.53	50.41
from = 12 to < 18 months	23	189,307.62	24,111.08	0.00	213,418.70	4.01	3,099,846.79	3,313,265.49	8.33	56.67
from = 18 to < 24 months	6	43,317.69	6,466.05	0.00	49,783.74	0.93	644,727.95	694,511.69	1.75	55.69
from ≥ 2 years	106	3,912,654.34	788,088.76	15,576.00	4,716,319.10	88.52	11,672,745.51	16,389,064.61	41.20	55.66
Subtotal	323	4,405,174.47	857,307.22	65,693.42	5,328,175.11	100.00	34,452,093.22	39,780,268.33	100.00	48.33
Doubt debts (subjectives)										
Up to 1 month	1	230,707.62	0.00	0.00	230,707.62	37.71	0.00	230,707.62	37.71	39.29
from ≥ 2 years	2	335,058.13	45,953.27	0.00	381,011.40	62.29	0.00	381,011.40	62.29	87.34
Subtotal	3	565,765.75	45,953.27	0.00	611,719.02	100.00	0.00	611,719.02	100.00	59.77
Total	326	4,970,940.22	903,260.49	65,693.42	5,939,894.13		34,452,093.22	40,391,987.35		

Additional information