

BANCAJA 13 Fondo de Titulización de Activos

Brief report

Date: 01/31/2023
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	29,683.17 766,924,063.29 29.68%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	2.6930% 04/24/2023 202.062408 Gross 163.670550 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	04/24/2023 "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	2.9930% 04/24/2023 756.563889 Gross 612.816750 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	3.5930% 04/24/2023 908.230556 Gross 735.666750 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		1,078,224,063.29	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	6.50	5.86	5.32	4.85	4.45	4.11	3.81	3.54	
		Final Maturity	Years	Date	07/22/2029	12/01/2028	05/16/2028	11/28/2027	07/06/2027	03/02/2027	11/12/2026	08/08/2026	
	Without optional redemption *	Average life	Years	Date	14.01	13.01	12.01	11.25	10.25	9.50	9.01	8.50	
		Final Maturity	Years	Date	01/23/2037	01/23/2036	01/23/2035	04/23/2034	04/23/2033	07/23/2032	01/23/2032	07/23/2031	
		Average life	Years	Date	6.50	5.86	5.32	4.85	4.45	4.11	3.81	3.54	
		Final Maturity	Years	Date	07/22/2029	12/01/2028	05/16/2028	11/28/2027	07/06/2027	03/02/2027	11/12/2026	08/08/2026	
Series B	With optional redemption *	Average life	Years	Date	14.01	13.01	12.01	11.25	10.25	9.50	9.01	8.50	
		Final Maturity	Years	Date	01/23/2037	01/23/2036	01/23/2035	04/23/2034	04/23/2033	07/23/2032	01/23/2032	07/23/2031	
		Average life	Years	Date	14.70	13.68	12.69	11.71	10.94	10.19	9.46	8.94	
		Final Maturity	Years	Date	09/30/2037	09/25/2036	09/27/2035	10/04/2034	12/30/2033	03/31/2033	07/06/2032	12/31/2031	
		Average life	Years	Date	14.76	13.76	12.76	11.76	11.01	10.25	9.50	9.01	
		Final Maturity	Years	Date	10/23/2037	10/23/2036	10/23/2035	10/23/2034	01/23/2034	04/23/2033	07/23/2032	01/23/2032	
Series C	With optional redemption *	Average life	Years	Date	16.15	15.09	14.08	13.15	12.29	11.50	10.77	10.12	
		Final Maturity	Years	Date	03/13/2039	02/19/2038	02/17/2037	03/14/2036	05/04/2035	07/20/2034	10/28/2033	03/03/2033	
		Average life	Years	Date	18.51	17.51	16.51	15.51	14.51	13.76	13.01	12.25	
		Final Maturity	Years	Date	07/23/2041	07/23/2040	07/23/2039	07/23/2038	07/23/2037	10/23/2036	01/23/2036	04/23/2035	
		Average life	Years	Date	14.76	13.76	12.76	11.76	11.01	10.25	9.50	9.01	
		Final Maturity	Years	Date	10/23/2037	10/23/2036	10/23/2035	10/23/2034	01/23/2034	04/23/2033	07/23/2032	01/23/2032	
	Without optional redemption *	Average life	Years	Date	14.76	13.76	12.76	11.76	11.01	10.25	9.50	9.01	
		Final Maturity	Years	Date	10/23/2037	10/23/2036	10/23/2035	10/23/2034	01/23/2034	04/23/2033	07/23/2032	01/23/2032	
		Average life	Years	Date	21.39	20.74	20.05	19.32	18.57	17.82	17.09	16.36	
		Final Maturity	Years	Date	06/10/2044	10/16/2043	02/04/2043	05/14/2042	08/14/2041	11/14/2040	02/19/2040	05/31/2039	
		Average life	Years	Date	28.02	28.02	28.02	28.02	28.02	28.02	28.02	28.02	
		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	

* 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	71.13%	766,924,063.29	40.62%	89.25%	2,583,700,000.00	16.15%
Series B	14.10%	152,000,000.00	26.52%	5.25%	152,000,000.00	10.90%
Series C	14.77%	159,300,000.00	11.75%	5.50%	159,300,000.00	5.40%
Issue of Bonds		1,078,224,063.29			2,895,000,000.00	
Reserve Fund	11.75%	126,679,133.68		5.40%	156,330,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	129,381,848.41	2.328%	
Servicer ppal collect not yet credited	302,871.39		
Servicer ints collect not yet credited	13,136.23		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		143,302,500.00	3.893%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		52,204.48	4.393%
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		10,076	16,973
Principal			
Principal outstanding		1,087,995,378.24	2,895,001,466.75
Average loan		107,978.90	170,565.10
Minimum		0.00	207.23
Maximum		649,702.05	904,672.45
Interest rate			
Weighted average (wac)		1.70%	5.77%
Minimum		0.00%	4.50%
Maximum		6.68%	7.25%
Final maturity			
Weighted average (WARM) (months)		260	409
Minimum		02/01/2023	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	% Pool	% LTV
0.01 - 10%	0.59	6.95	0.02	7.83
10.01 - 20%	2.39	15.98	0.28	16.65
20.01 - 30%	5.22	25.66	0.79	25.69
30.01 - 40%	11.32	35.39	2.07	35.55
40.01 - 50%	18.39	45.15	4.44	45.53
50.01 - 60%	24.48	54.83	7.76	55.43
60.01 - 70%	21.20	65.38	13.33	65.84
70.01 - 80%	12.45	73.39	36.08	76.84
80.01 - 90%	3.96	82.70	11.01	85.97
90.01 - 100%			24.20	97.06
Weighted average (WALT)		53.76		76.78
Minimum		0.00		0.14
Maximum		87.21		100.00

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.
Only the information communicated by Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

Additional information

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Register of Book Securities
Iberclear

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.40%	0.47%	0.38%	0.35%	0.27%
Annual Percentage Rate (CPR)	4.66%	5.54%	4.48%	4.12%	3.18%

Geographic distribution		
	Current	At constitution date
Andalucia	15.59%	14.39%
Aragon	0.58%	0.61%
Asturias	0.84%	0.74%
Balearic Islands	7.03%	6.80%
Basque Country	0.82%	0.85%
Canary Islands	3.15%	3.30%
Cantabria	0.50%	0.43%
Castilla-La Mancha	3.25%	3.13%
Castilla-Leon	2.55%	2.78%
Catalonia	15.58%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.56%	0.47%
Galicia	1.62%	1.42%
La Rioja	0.17%	0.18%
Madrid	10.38%	9.07%
Melilla	0.03%	0.02%
Murcia	2.63%	2.95%
Navarra	0.53%	0.66%
Valencia	34.18%	36.94%

Treasury Account
Bankia

Swap
JP Morgan

Start-up Loan
Bankia

Subordinated Loan
Bankia

Fund Auditor
KPMG Auditores

Lead Manager and Suscriber
Bancaja

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			
Delinquencies									
Up to 1 month	104	26,457.77	7,434.10	50,117.42	84,009.29	1.55	8,759,252.19	8,843,261.48	21.51
from > 1 to = 2 months	19	13,082.91	4,278.32	0.00	17,361.23	0.32	2,208,089.08	2,225,450.31	5.41
from > 2 to = 3 months	16	19,466.63	5,864.35	0.00	25,330.98	0.47	2,263,308.06	2,288,639.04	5.57
from > 3 to = 6 months	25	59,130.17	10,417.22	0.00	69,547.39	1.29	3,220,766.57	3,290,313.96	8.00
from > 6 to < 12 months	34	146,037.62	20,795.71	0.00	166,833.33	3.09	3,822,441.74	3,989,275.07	9.70
from = 12 to < 18 months	20	159,116.93	23,878.82	0.00	182,995.75	3.39	2,629,265.29	2,812,261.04	6.84
from = 18 to < 24 months	9	83,001.16	11,880.45	0.00	94,881.61	1.76	1,138,925.61	1,233,807.22	3.00
from ≥ 2 years	106	3,944,908.14	803,371.35	15,576.00	4,763,855.49	88.14	11,667,847.87	16,431,703.36	39.97
Subtotal	333	4,451,201.33	887,920.32	65,693.42	5,404,815.07	100.00	35,709,896.41	41,114,711.48	100.00
Doubt debts (subjectives)									
Up to 1 month	1	229,942.04	0.00	0.00	229,942.04	37.61	0.00	229,942.04	37.61
from ≥ 2 years	2	335,058.13	46,321.89	0.00	381,380.02	62.39	0.00	381,380.02	62.39
Subtotal	3	565,000.17	46,321.89	0.00	611,322.06	100.00	0.00	611,322.06	100.00
Total	336	5,016,201.50	934,242.21	65,693.42	6,016,137.13		35,709,896.41	41,726,033.54	