BANCAJA 13 Fondo de Titulización de Activos

Brief report

Date: 02/28/2023
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 Suscriber
Bancaja

Issued securities: Asset-Backed Bonds

Bonds issue

Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current	Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	Next	Rating Fitch / Moody's 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	6.50	5.86	5.32	4.85	4.45	4.11	3.81	3.54
			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
		Final Maturity	Years	14.01	13.01	12.01	11.25	10.25	9.50	9.01	8.50
			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
	Without optional redemption *	Average life	Years	6.50	5.86	5.32	4.85	4.45	4.11	3.81	3.54
			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
		Final Maturity	Years	14.01	13.01	12.01	11.25	10.25	9.50	9.01	8.50
			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
Series B	With optional redemption *	Average life	Years	14.70	13.68	12.69	11.71	10.94	10.19	9.46	8.94
			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
		Final Maturity	Years	14.76	13.76	12.76	11.76	11.01	10.25	9.50	9.01
			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	16.15	15.09	14.08	13.15	12.29	11.50	10.77	10.12
			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
		Final Maturity	Years	18.51	17.51	16.51	15.51	14.51	13.76	13.01	12.25
			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
Series C	With optional redemption *	Average life	Years	14.76	13.76	12.76	11.76	11.01	10.25	9.50	9.01
			Date	10/23/2037	10/23/2036	10/22/2035	10/23/2034	01/23/2034	04/23/2033	07/23/2032	01/23/2032
		Final Maturity	Years	14.76	13.76	12.76	11.76	11.01	10.25	9.50	9.01
			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	21.39	20.74	20.05	19.32	18.57	17.82	17.09	16.36
			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
		Final Maturity	Years	28.02	28.02	28.02	28.02	28.02	28.02	28.02	28.02
			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		% CE	At issue date		% 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 finantial operations (current)

Assets		Balance	Interest
Treasury Account		141,017,639.53	2.328%
Servicer ppal collect not yet credited		444,316.31	
Servicer ints collect not yet credited		25,542.65	

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	10,012	16,973
Principal		
Principal outstanding	1,078,027,192.03	2,895,001,466.75
Average loan	107,673.51	170,565.10
Minimum	0.00	207.23
Maximum	647,713.16	904,672.45
Interest rate		
Weighted average (wac)	2.00%	5.77%
Minimum	0.00%	4.50%
Maximum	6.89%	7.25%
Final maturity		
Weighted average (WARM) (months)	259	409
Minimum	03/05/2023	08/10/2010
Maximum	04/10/2057	08/30/2048
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR (Mortgage Market)	100.00%	99.99%

LTV Distribution

	Current % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	0.61	7.01	0.02	7.83
10.01 - 20%	2.37	15.97	0.28	16.65
20.01 - 30%	5.31	25.63	0.79	25.69
30.01 - 40%	11.31	35.40	2.07	35.55
40.01 - 50%	18.54	45.13	4.44	45.53
50.01 - 60%	24.56	54.79	7.76	55.43
60.01 - 70%	21.19	65.34	13.33	65.84
70.01 - 80%	12.25	73.35	36.08	76.84
80.01 - 90%	3.86	82.56	11.01	85.97
90.01 - 100%			24.20	97.06
Weighted average (WALTV)		53.63		76.78
Minimum		0.00		0.14
Maximum		86.95		100.00

Additional information
Europea de Titulización: C/Jorge Juan 68 - 28009 Madrid www.edt-sg.com info@edt-sg.com
Official register CNMV: C/ Edison, 4 - 28006 Madrid +34 91 585 15 00 www.cnmv.com

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Bankia

Subordinated Loan
Bankia

Fund Auditor
KPMG Auditores

Lead Manager and Suscriber
Bancaja

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.53%	0.50%	0.44%	0.38%	0.27%
Annual Percentage Rate (CPR)	6.13%	5.85%	5.13%	4.44%	3.20%

Geographic distribution

	Current	At constitution date
Andalucia	15.56%	14.39%
Aragon	0.58%	0.61%
Asturias	0.83%	0.74%
Balearic Islands	7.04%	6.80%
Basque Country	0.82%	0.85%
Canary Islands	3.15%	3.30%
Cantabria	0.50%	0.43%
Castilla-La Mancha	3.26%	3.13%
Castilla-Leon	2.56%	2.78%
Catalonia	15.61%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.56%	0.47%
Galicia	1.60%	1.42%
La Rioja	0.17%	0.18%
Madrid	10.40%	9.07%
Melilla	0.03%	0.02%
Murcia	2.62%	2.95%
Navarra	0.54%	0.66%
Valencia	34.16%	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	118	29,926.02	11,365.75	50,117.42	91,409.19	1.68	9,594,356.36	9,685,765.55	23.06	36.62
from > 1 to = 2 months	23	14,673.24	5,637.68	0.00	20,310.92	0.37	2,282,060.24	2,302,371.16	5.48	51.06
from > 2 to = 3 months	13	16,483.76	5,896.61	0.00	22,380.37	0.41	1,984,324.15	2,006,704.52	4.78	50.19
from > 3 to = 6 months	24	51,538.06	13,262.39	0.00	64,800.45	1.19	3,291,998.25	3,356,798.70	7.99	50.37
from > 6 to < 12 months	35	186,071.79	27,779.66	0.00	213,851.45	3.92	4,056,024.19	4,269,875.64	10.17	54.27
from = 12 to < 18 months	20	150,743.55	23,275.00	0.00	174,018.55	3.19	2,327,855.64	2,501,874.19	5.96	50.31
from = 18 to < 24 months	12	117,066.99	16,535.09	0.00	133,602.08	2.45	1,601,015.22	1,734,617.30	4.13	66.19
from ≥ 2 years	105	3,898,400.67	820,974.06	15,576.00	4,734,950.73	86.80	11,406,139.31	16,141,090.04	38.43	54.92
Subtotal	350	4,464,904.08	924,726.24	65,693.42	5,455,323.74	100.00	36,543,773.36	41,999,097.10	100.00	48.57
Doubt debts (subjectives)										
Up to 1 month	1	229,176.42	0.00	0.00	229,176.42	37.51	0.00	229,176.42	37.51	39.03
from ≥ 2 years	2	335,058.13	46,688.92	0.00	381,747.05	62.49	0.00	381,747.05	62.49	87.50
Subtotal	3	564,234.55	46,688.92	0.00	610,923.47	100.00	0.00	610,923.47	100.00	59.70
Total	353	5,029,138.63	971,415.16	65,693.42	6,066,247.21		36,543,773.36	42,610,020.57		

Additional information

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