

BANCAJA 13 Fondo de Titulización de Activos

Brief report

Date: 03/31/2023
Currency: EUR

Constitution date
12/09/2008

VAT Reg. no.
V85587434

Management Company
Europea de Titulización, S.G.F.T

Originator
Bankia

Service
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" 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	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" Secutorial / 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
		Final Maturity	Years	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	6.50	5.86	5.32	4.85	4.45	4.11	3.81	3.54
		Final Maturity	Years	07/22/2029	12/01/2028	05/16/2028	11/28/2027	07/06/2027	03/02/2027	11/12/2026	08/08/2026
	With optional redemption *	Average life	Years	14.01	13.01	12.01	11.25	10.25	9.50	8.81	8.50
		Final Maturity	Years	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
		Final Maturity	Years	09/30/2037	09/25/2036	09/27/2035	10/04/2034	12/30/2033	03/31/2033	07/06/2032	12/31/2031
	Without optional redemption *	Average life	Years	14.76	13.76	12.76	11.76	11.01	10.25	9.50	9.01
		Final Maturity	Years	10/23/2037	10/23/2036	10/23/2035	10/23/2034	01/23/2034	04/23/2033	07/23/2032	01/23/2032
	With optional redemption *	Average life	Years	16.15	15.09	14.08	13.15	12.29	11.50	10.77	10.12
		Final Maturity	Years	03/13/2039	02/19/2038	02/17/2037	03/14/2036	05/04/2035	07/20/2034	10/28/2033	03/03/2033
Series C	With optional redemption *	Average life	Years	18.51	17.51	16.51	15.51	14.51	13.76	13.01	12.25
		Final Maturity	Years	07/23/2041	07/23/2040	07/23/2039	07/23/2038	07/23/2037	10/23/2036	01/23/2036	04/23/2035
	Without optional redemption *	Average life	Years	14.76	13.76	12.76	11.76	11.01	10.25	9.50	9.01
		Final Maturity	Years	10/23/2037	10/23/2036	10/23/2035	10/23/2034	01/23/2034	04/23/2033	07/23/2032	01/23/2032
	With optional redemption *	Average life	Years	21.39	20.74	20.05	19.32	18.57	17.82	17.09	16.36
		Final Maturity	Years	06/10/2044	10/16/2043	02/04/2043	05/14/2042	08/14/2041	11/14/2040	02/19/2040	05/31/2039
			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		155,080,953.68	2.328%
Serviceur ppal collect not yet credited		444,917.74	
Serviceur ints collect not yet credited		14,381.69	
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			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		9,943	16,973
Principal			
Principal outstanding		1,066,360,758.58	2,895,001,466.75
Average loan		107,247.39	170,565.10
Minimum		0.00	207.23
Maximum		645,723.34	904,672.45
Interest rate			
Weighted average (wac)		2.27%	5.77%
Minimum		0.00%	4.50%
Maximum		6.89%	7.25%
Final maturity			
Weighted average (WARM) (months)		258	409
Minimum		04/01/2023	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	At constitution date
	% Pool	% LTV	% Pool % LTV
0.01 - 10%	0.62	7.00	0.02 7.83
10.01 - 20%	2.39	15.97	0.28 16.65
20.01 - 30%	5.37	25.64	0.79 25.69
30.01 - 40%	11.50	35.42	2.07 35.55
40.01 - 50%	18.69	45.14	4.44 45.53
50.01 - 60%	24.36	54.80	7.76 55.43
60.01 - 70%	21.31	65.31	13.33 65.84
70.01 - 80%	11.99	73.29	36.08 76.84
80.01 - 90%	3.76	82.37	11.01 85.97
90.01 - 100%			24.20 97.06
Weighted average (WALT)		53.47	76.78
Minimum		0.00	0.14
Maximum		86.69	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)	0.64%	0.52%	0.49%	0.41%	0.27%
Annual Percentage Rate (CPR)	7.40%	6.07%	5.75%	4.86%	3.23%

Geographic distribution

	Current	At constitution date
Andalucia	15.60%	14.39%
Aragon	0.58%	0.61%
Asturias	0.83%	0.74%
Balearic Islands	6.99%	6.80%
Basque Country	0.80%	0.85%
Canary Islands	3.16%	3.30%
Cantabria	0.50%	0.43%
Castilla-La Mancha	3.28%	3.13%
Castilla-Leon	2.58%	2.78%
Catalonia	15.63%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.57%	0.47%
Galicia	1.60%	1.42%
La Rioja	0.17%	0.18%
Madrid	10.39%	9.07%
Melilla	0.03%	0.02%
Murcia	2.62%	2.95%
Navarra	0.54%	0.66%
Valencia	34.12%	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	104	24,024.30	12,908.98	51,317.43	88,250.71	1.62	9,153,812.84	9,242,063.55	22.52	36.04
from > 1 to = 2 months	28	17,182.04	9,977.94	0.00	27,159.98	0.50	3,246,163.90	3,273,323.88	7.98	56.55
from > 2 to = 3 months	12	15,728.04	6,766.36	0.00	22,494.17	0.41	1,700,886.65	1,723,381.82	4.20	50.12
from > 3 to = 6 months	23	42,091.67	17,817.14	0.00	59,908.81	1.10	3,004,865.20	3,064,774.01	7.47	48.60
from > 6 to < 12 months	37	184,383.10	31,299.55	0.00	215,682.65	3.96	4,092,950.43	4,308,633.08	10.50	54.40
from = 12 to < 18 months	17	270,556.71	25,982.34	0.00	296,539.05	5.44	1,866,731.73	2,163,270.78	5.27	46.82
from = 18 to < 24 months	15	156,302.70	24,400.94	0.00	180,703.64	3.32	2,010,943.63	2,191,647.27	5.34	58.68
from ≥ 2 years	100	3,759,727.03	783,464.73	13,439.73	4,556,631.49	83.65	10,511,415.53	15,068,047.02	36.72	53.13
Subtotal	336	4,469,996.36	912,617.98	64,757.16	5,447,371.50	100.00	35,587,769.91	41,035,141.41	100.00	47.82
<i>Doubt debts (subjectives)</i>										
Up to 1 month	1	228,410.76	0.00	0.00	228,410.76	37.39	0.00	228,410.76	37.39	38.90
from ≥ 2 years	2	335,058.13	47,406.90	0.00	382,465.03	62.61	0.00	382,465.03	62.61	87.67
Subtotal	3	563,468.89	47,406.90	0.00	610,875.79	100.00	0.00	610,875.79	100.00	59.69
Total	339	5,033,465.25	960,024.88	64,757.16	6,058,247.29		35,587,769.91	41,646,017.20		

Additional information