

BANCAJA 13 Fondo de Titulización de Activos

Brief report

Date: 05/31/2023
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	28,536.97 737,309,693.89 28.54%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	3.5110% 07/24/2023 253.266401 Gross 205.145785 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	07/24/2023 "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	3.8110% 07/24/2023 963.336111 Gross 780.302250 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	4.4110% 07/24/2023 1,115.002778 Gross 903.152250 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		1,048,609,693.89	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	6.63	5.96	5.39	4.91	4.50	4.14	3.83	3.56
		Final Maturity	Date	12/06/2029	04/06/2029	09/11/2028	03/19/2028	10/21/2027	06/13/2027	02/20/2027	11/13/2026
	Without optional redemption *	Average life	Years	6.63	5.96	5.39	4.91	4.50	4.14	3.83	3.56
		Final Maturity	Date	07/23/2037	04/23/2036	04/23/2035	07/23/2034	07/23/2033	10/23/2032	04/23/2032	07/23/2031
	With optional redemption *	Average life	Years	12/06/2029	04/06/2029	09/11/2028	03/19/2028	10/21/2027	06/13/2027	02/20/2027	11/13/2026
		Final Maturity	Date	14.26	13.01	12.01	11.25	10.25	9.51	9.01	8.25
Series B	With optional redemption *	Average life	Years	14.72	13.70	12.70	11.71	10.95	10.20	9.46	8.94
		Final Maturity	Date	01/06/2038	01/01/2037	01/01/2036	01/06/2035	04/01/2034	07/01/2033	10/06/2032	03/30/2032
	Without optional redemption *	Average life	Years	14.76	13.76	12.76	11.76	11.01	10.25	9.51	9.01
		Final Maturity	Date	01/23/2038	01/23/2037	01/23/2036	01/23/2035	04/23/2034	07/23/2033	10/23/2032	04/23/2032
	With optional redemption *	Average life	Years	16.24	15.17	14.16	13.21	12.34	11.53	10.80	10.13
		Final Maturity	Date	07/17/2039	06/22/2038	06/17/2037	07/06/2036	08/21/2035	11/02/2034	02/06/2034	06/07/2033
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	Date	10/23/2041	10/23/2040	10/23/2039	10/23/2038	10/23/2037	01/23/2036	04/23/2035	07/23/2035
	Without optional redemption *	Average life	Years	14.76	13.76	12.76	11.76	11.01	10.25	9.51	9.01
		Final Maturity	Date	01/22/2038	01/23/2037	01/23/2036	01/23/2035	04/23/2034	07/23/2033	10/23/2032	04/23/2032
	With optional redemption *	Average life	Years	21.35	20.72	20.05	19.33	18.60	17.85	17.12	16.40
		Final Maturity	Date	08/23/2044	01/07/2044	05/05/2043	08/18/2042	11/23/2041	02/24/2041	06/01/2040	09/12/2039

* 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	70.31%	737,309,693.89	42.01%	89.25%	2,583,700,000.00	16.15%	
Series B	14.50%	152,000,000.00	27.51%	5.25%	152,000,000.00	10.90%	
Series C	15.19%	159,300,000.00	12.32%	5.50%	159,300,000.00	5.40%	
Issue of Bonds		1,048,609,693.89			2,895,000,000.00		
Reserve Fund	12.32%	129,143,588.54		5.40%	156,330,000.00		

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		143,214,687.19	0.000%
Servicer ppal collect not yet credited		188,225.03	
Servicer ints collect not yet credited		19,630.72	
Liabilities		Available	Balance
Subordinated Loan L/T			143,302,500.00
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		9,852	16,973
Principal			
Principal outstanding		1,049,667,160.72	2,895,001,466.75
Average loan		106,543.56	170,565.10
Minimum		0.00	207.23
Maximum		641,740.89	904,672.45
Interest rate			
Weighted average (wac)		2.94%	5.77%
Minimum		0.26%	4.50%
Maximum		6.89%	7.25%
Final maturity			
Weighted average (WARM) (months)		256	409
Minimum		06/01/2023	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%	0.64	6.98	0.02	7.83
10.01 - 20%	2.43	15.94	0.28	16.65
20.01 - 30%	5.52	25.70	0.79	25.69
30.01 - 40%	11.71	35.43	2.07	35.55
40.01 - 50%	18.75	45.11	4.44	45.53
50.01 - 60%	24.31	54.73	7.76	55.43
60.01 - 70%	21.65	65.30	13.33	65.84
70.01 - 80%	11.51	73.36	36.08	76.84
80.01 - 90%	3.47	82.18	11.01	85.97
90.01 - 100%			24.20	97.06
Weighted average (WALT)		53.20		76.78
Minimum		0.00		0.14
Maximum		86.39		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)	0.54%	0.51%	0.51%	0.43%	0.27%
Annual Percentage Rate (CPR)	6.25%	5.94%	5.90%	5.00%	3.25%

Geographic distribution

	Current	At constitution date
Andalucia	15.63%	14.39%
Aragon	0.59%	0.61%
Asturias	0.84%	0.74%
Balearic Islands	6.98%	6.80%
Basque Country	0.81%	0.85%
Canary Islands	3.16%	3.30%
Cantabria	0.50%	0.43%
Castilla-La Mancha	3.31%	3.13%
Castilla-Leon	2.59%	2.78%
Catalonia	15.65%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.57%	0.47%
Galicia	1.61%	1.42%
La Rioja	0.17%	0.18%
Madrid	10.34%	9.07%
Melilla	0.03%	0.02%
Murcia	2.60%	2.95%
Navarra	0.53%	0.66%
Valencia	34.07%	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	109	26,838.66	17,457.75	48,917.41	93,213.82	1.76	9,357,943.84	9,451,157.66	21.61	34.78
from > 1 to = 2 months	31	20,479.37	15,872.07	1,200.01	37,551.45	0.71	3,815,439.92	3,852,991.37	8.81	57.09
from > 2 to = 3 months	22	25,026.87	21,046.25	1,200.01	47,273.13	0.89	3,178,620.64	3,225,893.77	7.38	55.51
from > 3 to = 6 months	25	42,264.98	34,865.49	0.00	77,130.47	1.46	3,507,542.92	3,584,673.39	8.20	52.14
from > 6 to < 12 months	35	116,409.21	45,765.45	0.00	162,174.66	3.06	4,027,725.91	4,189,900.57	9.58	55.04
from = 12 to < 18 months	18	182,144.98	28,969.48	0.00	211,114.46	3.99	2,097,734.25	2,308,848.71	5.28	44.76
from = 18 to < 24 months	17	175,403.38	36,594.50	0.00	211,997.88	4.01	2,151,742.90	2,363,740.78	5.41	61.04
from ≥ 2 years	97	3,639,000.97	800,197.17	13,439.73	4,452,637.87	84.12	10,299,585.47	14,752,223.34	33.74	53.70
Subtotal	354	4,227,568.42	1,000,768.16	64,757.16	5,293,093.74	100.00	38,436,335.85	43,729,429.59	100.00	48.20
<i>Doubt debts (subjectives)</i>										
Up to 1 month	1	226,879.32	0.00	0.00	226,879.32	37.15	0.00	226,879.32	37.15	38.64
from ≥ 2 years	2	335,058.13	48,749.04	0.00	383,807.17	62.85	0.00	383,807.17	62.85	87.98
Subtotal	3	561,937.45	48,749.04	0.00	610,686.49	100.00	0.00	610,686.49	100.00	59.67
Total	357	4,789,505.87	1,049,517.20	64,757.16	5,903,780.23		38,436,335.85	44,340,116.08		

Additional information