

BANCAJA 13 Fondo de Titulización de Activos

Brief report

Date: 07/31/2023
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	27.501.93 710,567,365.41 27.50%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	3.9980% 10/23/2023 277.936032 Gross 225.128186 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	10/23/2023 "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	4.2980% 10/23/2023 1,086.43889 Gross 880.015500 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	4.8980% 10/23/2023 1,238.105556 Gross 1,002.865500 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		1,021,867,365.41	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											
Series A	With optional redemption *	% 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
		Average life	Years	6.77	6.07	5.48	4.98	4.55	4.18	3.86	3.59
Series A	With optional redemption *	Final Maturity	Years	04/28/2030	08/16/2029	01/13/2029	07/14/2028	02/08/2028	09/27/2027	06/03/2027	02/21/2027
			Years	14.26	13.26	12.26	11.26	10.51	9.76	9.01	8.25
	Without optional redemption *	Final Maturity	Years	10/23/2037	10/23/2036	10/23/2035	10/23/2034	01/23/2034	04/23/2033	07/23/2032	10/23/2031
			Years	6.77	6.07	5.48	4.98	4.55	4.18	3.86	3.59
	With optional redemption *	Final Maturity	Years	04/28/2030	08/16/2029	01/13/2029	07/14/2028	02/08/2028	09/27/2027	06/03/2027	02/21/2027
			Years	14.26	13.26	12.26	11.26	10.51	9.76	9.01	8.25
Series B	With optional redemption *	Final Maturity	Years	10/23/2037	10/23/2036	10/23/2035	10/23/2034	01/23/2034	04/23/2033	07/23/2032	10/23/2031
			Years	14.94	13.72	12.71	11.93	10.96	10.20	9.47	8.94
	Without optional redemption *	Final Maturity	Years	06/27/2038	04/07/2037	04/06/2036	06/24/2035	07/04/2034	10/03/2033	01/07/2033	06/30/2032
			Years	15.01	13.76	12.76	12.01	11.01	10.26	9.51	9.01
	With optional redemption *	Final Maturity	Years	07/23/2038	04/23/2037	04/23/2036	07/23/2035	07/23/2034	10/23/2033	01/23/2033	07/23/2032
			Years	16.35	15.28	14.25	13.29	12.41	11.59	10.84	10.16
Series C	With optional redemption *	Final Maturity	Years	11/24/2039	10/29/2038	10/20/2037	11/03/2036	12/16/2035	02/21/2035	05/24/2034	09/18/2033
			Years	18.52	17.52	16.76	15.76	14.76	13.76	13.01	12.26
	Without optional redemption *	Final Maturity	Years	01/23/2042	01/23/2041	04/23/2040	04/23/2039	04/23/2038	04/23/2037	07/23/2036	10/23/2035
			Years	15.01	13.76	12.76	12.01	11.01	10.26	9.51	9.01
	With optional redemption *	Final Maturity	Years	07/23/2038	04/22/2037	04/23/2036	07/22/2035	07/23/2034	10/23/2033	01/23/2033	07/23/2032
			Years	15.01	13.76	12.76	12.01	11.01	10.26	9.51	9.01
Series C	Without optional redemption *	Final Maturity	Years	07/23/2038	04/23/2037	04/23/2036	07/23/2035	07/23/2034	10/23/2033	01/23/2033	07/23/2032
			Years	21.30	20.70	20.04	19.35	18.63	17.89	17.16	16.45
	With optional redemption *	Final Maturity	Years	11/05/2044	03/29/2044	08/04/2043	11/23/2042	03/04/2042	06/10/2041	09/16/2040	12/29/2039
			Years	27.52	27.52	27.52	27.52	27.52	27.52	27.52	27.52
	Without optional redemption *	Final Maturity	Years	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051
			Years	27.52	27.52	27.52	27.52	27.52	27.52	27.52	27.52

* 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	% CE	% CE	
Series A	69.54%	710,567,365.41	43.35%	89.25%	2,583,700,000.00	16.15%
Series B	14.87%	152,000,000.00	28.48%	5.25%	152,000,000.00	10.90%
Series C	15.59%	159,300,000.00	12.89%	5.50%	159,300,000.00	5.40%
Issue of Bonds		1,021,867,365.41			2,895,000,000.00	
Reserve Fund	12.89%	131,706,816.85		5.40%	156,330,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		135,943,956.71	0.000%
Servicer ppal collect not yet credited		362,776.92	
Servicer ints collect not yet credited		25,832.65	
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			
Count		Current	At constitution date
		9,722	16,973
Principal	Principal outstanding	1,029,127,977.48	2,895,001,466.75
	Average loan	105,855.58	170,565.10
	Minimum	0.00	207.23
	Maximum	639,397.46	904,672.45
Interest rate	Weighted average (wac)	3.55%	5.77%
	Minimum	1.25%	4.50%
	Maximum	7.71%	7.25%
Final maturity	Weighted average (WARM) (months)	255	409
	Minimum	08/05/2023	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%	0.65	6.98	0.02
10.01 - 20%	2.51	15.95	0.28
20.01 - 30%	5.61	25.73	0.79
30.01 - 40%	12.01	35.44	2.07
40.01 - 50%	18.80	45.14	4.44
50.01 - 60%	24.16	54.68	7.76
60.01 - 70%	21.83	65.23	13.33
70.01 - 80%	11.18	73.36	36.08
80.01 - 90%	3.23	81.98	11.01
90.01 - 100%			24.20
Weighted average (WALT)	52.94		76.78
Minimum	0.00		0.14
Maximum	86.08		100.00

Additional information

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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)	0.75%	0.59%	0.56%	0.47%	0.28%
Annual Percentage Rate (CPR)	8.59%	6.90%	6.46%	5.48%	3.30%

Geographic distribution

	Current	At constitution date
Andalucia	15.60%	14.39%
Aragon	0.59%	0.61%
Asturias	0.83%	0.74%
Balearic Islands	6.96%	6.80%
Basque Country	0.82%	0.85%
Canary Islands	3.17%	3.30%
Cantabria	0.50%	0.43%
Castilla-La Mancha	3.35%	3.13%
Castilla-Leon	2.57%	2.78%
Catalonia	15.72%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.58%	0.47%
Galicia	1.62%	1.42%
La Rioja	0.17%	0.18%
Madrid	10.33%	9.07%
Melilla	0.03%	0.02%
Murcia	2.61%	2.95%
Navarra	0.54%	0.66%
Valencia	34.00%	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	111	24,594.02	22,430.21	48,917.41	95,941.64	1.82	9,311,794.62	9,407,736.26	20.81	36.90
from > 1 to = 2 months	45	25,870.41	23,261.37	0.00	49,131.78	0.93	5,537,153.39	5,586,285.17	12.35	50.29
from > 2 to = 3 months	13	15,252.28	11,960.73	0.00	27,213.01	0.52	1,742,983.91	1,770,196.92	3.92	56.41
from > 3 to = 6 months	41	63,702.24	55,741.73	2,400.02	121,843.99	2.31	5,212,363.74	5,334,207.73	11.80	52.23
from > 6 to < 12 months	38	141,026.19	75,538.39	0.00	216,564.58	4.11	4,572,852.84	4,789,417.42	10.59	55.38
from = 12 to < 18 months	13	83,346.00	33,132.06	0.00	116,478.06	2.21	1,675,157.59	1,791,635.65	3.96	50.88
from = 18 to < 24 months	13	123,483.21	32,986.10	0.00	156,469.31	2.97	1,548,731.19	1,705,200.50	3.77	54.12
from ≥ 2 years	96	3,639,759.56	830,390.31	13,485.43	4,483,635.30	85.12	10,346,541.16	14,830,176.46	32.80	54.44
Subtotal	370	4,117,033.91	1,085,440.90	64,802.86	5,267,277.67	100.00	39,947,578.44	45,214,856.11	100.00	48.87
<i>Doubt debts (subjectives)</i>										
Up to 1 month	1	226,420.35	558.03	0.00	226,978.38	37.08	0.00	226,978.38	37.08	38.66
from ≥ 2 years	2	335,058.13	50,082.89	0.00	385,141.02	62.92	0.00	385,141.02	62.92	88.28
Subtotal	3	561,478.48	50,640.92	0.00	612,119.40	100.00	0.00	612,119.40	100.00	59.81
Total	373	4,678,512.39	1,136,081.82	64,802.86	5,879,397.07		39,947,578.44	45,826,975.51		

Additional information