

BANCAJA 13 Fondo de Titulización de Activos

Brief report

Date: 11/30/2023
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	26,437.97 683,077,830.89 26.44%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	4.3020% 01/23/2024 290.659042 Gross 235.433824 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	01/23/2024 "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	4.6020% 01/23/2024 1,176.06667 Gross 952.614000 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	5.2020% 01/23/2024 1,329.400000 Gross 1,076.814000 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		994,377,830.89	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	6.81	6.10	5.50	4.99	4.55	4.18	3.86	3.58
			Date	08/14/2030	11/27/2029	04/21/2029	10/17/2028	05/11/2028	12/26/2027	08/31/2027	05/20/2027
		Final Maturity	Years	14.26	13.01	12.01	11.26	10.26	9.51	9.01	8.26
	Without optional redemption *	Average life	Years	6.81	6.10	5.50	4.99	4.55	4.18	3.86	3.58
			Date	08/14/2030	11/27/2029	04/21/2029	10/17/2028	05/11/2028	12/26/2027	08/31/2027	05/20/2027
		Final Maturity	Years	14.26	13.01	12.01	11.26	10.26	9.51	9.01	8.26
Series B	With optional redemption *	Average life	Years	14.93	13.71	12.70	11.71	10.95	10.19	9.45	8.72
			Date	09/23/2038	07/04/2037	07/03/2036	07/07/2035	09/30/2034	12/29/2033	04/03/2033	07/11/2032
		Final Maturity	Years	15.01	13.76	12.76	11.76	11.01	10.26	9.51	8.76
	Without optional redemption *	Average life	Years	16.30	15.24	14.21	13.25	12.36	11.54	10.79	10.11
			Date	02/05/2040	01/12/2039	01/03/2038	01/16/2037	02/26/2036	05/04/2035	08/04/2034	11/27/2033
		Final Maturity	Years	18.51	17.51	16.51	15.51	14.76	13.76	13.01	12.26
Series C	With optional redemption *	Average life	Years	15.01	13.76	12.76	11.76	11.01	10.26	9.51	8.76
			Date	10/22/2038	07/22/2037	07/23/2036	07/23/2035	10/23/2034	01/22/2034	04/22/2033	07/23/2032
		Final Maturity	Years	15.01	13.76	12.76	11.76	11.01	10.26	9.51	8.76
	Without optional redemption *	Average life	Years	21.17	20.58	19.94	19.26	18.55	17.83	17.11	16.40
			Date	12/17/2044	05/17/2044	09/27/2043	01/22/2043	05/08/2042	08/16/2041	11/26/2040	03/11/2040
		Final Maturity	Years	27.27	27.27	27.27	27.27	27.27	27.27	27.27	27.27
		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	68.69%	683,077,830.89	44.66%	89.25%	2,583,700,000.00	16.15%
Series B	15.29%	152,000,000.00	29.37%	5.25%	152,000,000.00	10.90%
Series C	16.02%	159,300,000.00	13.35%	5.50%	159,300,000.00	5.40%
Issue of Bonds		994,377,830.89			2,895,000,000.00	
Reserve Fund	13.35%	132,707,311.74		5.40%	156,330,000.00	

Other financial operations (current)			
Assets		Balance	Interest
			0.000%
Treasury Account		148,983,452.47	
Serviceur ppal collect not yet credited		262,670.14	
Serviceur ints collect not yet credited		47,879.94	
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		143,302,500.00	5.502%
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
		9,527	16,973
Principal	Principal outstanding	993,707,395.66	2,895,001,466.75
	Average loan	104,304.33	170,565.10
	Minimum	0.00	207.23
	Maximum	535,411.53	904,672.45
Interest rate	Weighted average (wac)	4.40%	5.77%
	Minimum	0.73%	4.50%
	Maximum	7.71%	7.25%
Final maturity	Weighted average (WARM) (months)	251	409
	Minimum	12/05/2023	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	% Pool	% LTV
0.01 - 10%	0.68	6.92	0.02	7.83
10.01 - 20%	2.60	15.86	0.28	16.65
20.01 - 30%	5.93	25.73	0.79	25.69
30.01 - 40%	12.60	35.53	2.07	35.55
40.01 - 50%	18.83	45.24	4.44	45.53
50.01 - 60%	24.03	54.64	7.76	55.43
60.01 - 70%	22.16	65.20	13.33	65.84
70.01 - 80%	10.46	73.44	36.08	76.84
80.01 - 90%	2.70	81.60	11.01	85.97
90.01 - 100%			24.20	97.06
Weighted average (WALT)		52.45		76.78
Minimum		0.00		0.14
Maximum		85.46		100.00

Additional information

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Bancaja

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.62%	0.58%	0.58%	0.54%	0.29%
Annual Percentage Rate (CPR)	7.15%	6.79%	6.70%	6.33%	3.37%

Geographic distribution

	Current	At constitution date
Andalucia	15.67%	14.39%
Aragon	0.60%	0.61%
Asturias	0.85%	0.74%
Balearic Islands	6.95%	6.80%
Basque Country	0.84%	0.85%
Canary Islands	3.12%	3.30%
Cantabria	0.48%	0.43%
Castilla-La Mancha	3.40%	3.13%
Castilla-Leon	2.62%	2.78%
Catalonia	15.75%	15.26%
Ceuta	0.00%	0.00%
Extremadura	0.59%	0.47%
Galicia	1.62%	1.42%
La Rioja	0.18%	0.18%
Madrid	10.22%	9.07%
Melilla	0.03%	0.02%
Murcia	2.61%	2.95%
Navarra	0.54%	0.66%
Valencia	33.93%	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	22,718.57	27,297.58	48,917.41	98,933.56	1.71	8,914,886.67	9,013,820.23	18.07	33.94
from > 1 to = 2 months	46	25,626.52	31,425.49	1,200.01	58,252.02	1.01	5,534,478.92	5,592,730.94	11.21	56.33
from > 2 to = 3 months	23	18,088.19	30,757.35	0.00	48,845.54	0.85	3,042,257.08	3,091,102.62	6.20	58.40
from > 3 to = 6 months	50	84,173.11	104,262.28	1,200.01	189,635.40	3.28	6,898,299.72	7,087,935.12	14.21	53.58
from > 6 to < 12 months	47	245,789.03	153,366.45	1,200.01	400,355.49	6.93	5,858,197.30	6,258,552.79	12.55	54.80
from = 12 to < 18 months	17	98,883.91	64,853.84	0.00	163,737.75	2.83	2,200,700.71	2,364,438.46	4.74	53.14
from = 18 to < 24 months	9	70,326.34	32,592.71	0.00	102,919.05	1.78	983,038.19	1,085,957.24	2.18	44.68
from ≥ 2 years	103	3,750,575.51	954,559.69	12,285.42	4,717,420.62	81.61	10,673,159.16	15,390,579.78	30.85	54.48
Subtotal	406	4,316,181.18	1,399,115.39	64,802.86	5,780,099.43	100.00	44,105,017.75	49,885,117.18	100.00	49.12
<i>Doubt debts (subjectives)</i>										
Up to 1 month	1	224,102.78	0.00	0.00	224,102.78	36.59	0.00	224,102.78	36.59	38.17
from ≥ 2 years	2	335,058.13	53,326.72	0.00	388,384.85	63.41	0.00	388,384.85	63.41	89.03
Subtotal	3	559,160.91	53,326.72	0.00	612,487.63	100.00	0.00	612,487.63	100.00	59.85
Total	409	4,875,342.09	1,452,442.11	64,802.86	6,392,587.06		44,105,017.75	50,497,604.81		

Additional information