

BANCAJA 13 Fondo de Titulización de Activos

Brief report

Date: 01/31/2024
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
Caixabank

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	25,390.47 656,013,573.39 25.39%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	4.2580% 04/23/2024 273.284682 Gross 221.360592 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	04/23/2024 "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	4.5580% 04/23/2024 1,152.161111 Gross 933.250500 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	5.1580% 04/23/2024 1,303.827778 Gross 1,056.100500 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		967,313,573.39	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	6.76	6.05	5.45	4.94	4.51	4.14	3.82	3.54
Series A	With optional redemption *	Final Maturity	Years	10/26/2030	02/08/2030	07/04/2029	12/30/2028	07/25/2028	03/12/2028	11/16/2027	08/06/2027
			Years	14.01	13.01	12.01	11.01	10.25	9.50	8.76	8.25
	Without optional redemption *	Average life	Years	01/23/2038	01/23/2037	01/23/2036	01/23/2035	04/23/2034	07/23/2033	10/23/2032	04/23/2032
			Years	14.01	13.01	12.01	11.01	10.25	9.50	8.76	8.25
	With optional redemption *	Final Maturity	Years	01/23/2038	01/23/2037	01/23/2036	01/23/2035	04/23/2034	07/23/2033	10/23/2032	04/23/2032
			Years	14.01	13.01	12.01	11.01	10.25	9.50	8.76	8.25
Series B	With optional redemption *	Average life	Years	14.69	13.46	12.46	11.68	10.71	9.96	9.22	8.70
		Final Maturity	Years	09/27/2038	07/07/2037	07/07/2036	09/25/2035	10/06/2034	01/05/2034	04/09/2033	10/03/2032
	Without optional redemption *	Average life	Years	14.76	13.51	12.51	11.76	10.76	10.01	9.25	8.76
		Final Maturity	Years	10/23/2038	07/23/2037	07/23/2036	10/23/2035	10/23/2034	01/23/2034	04/23/2033	10/23/2032
	With optional redemption *	Average life	Years	16.11	15.06	14.04	13.09	12.20	11.39	10.65	9.97
		Final Maturity	Years	02/29/2040	02/08/2039	02/03/2038	02/19/2037	04/03/2036	06/11/2035	09/13/2034	01/10/2034
Series C	With optional redemption *	Average life	Years	18.26	17.26	16.51	15.51	14.51	13.76	12.76	12.01
		Final Maturity	Years	04/23/2042	04/23/2041	07/23/2040	07/23/2039	07/23/2038	10/23/2037	10/23/2036	01/23/2036
	Without optional redemption *	Average life	Years	14.76	13.51	12.51	11.76	10.76	10.01	9.25	8.76
		Final Maturity	Years	10/23/2038	07/23/2037	07/23/2036	10/23/2035	10/23/2034	01/23/2034	04/23/2033	10/23/2032
	With optional redemption *	Average life	Years	20.97	20.39	19.76	19.09	18.39	17.68	16.97	16.26
		Final Maturity	Years	01/04/2045	06/08/2044	10/22/2043	02/20/2043	06/10/2042	09/23/2041	01/05/2041	04/24/2040

* 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	67.82%	656,013,573.39	46.32%	89.25%	2,583,700,000.00	16.15%
Series B	15.71%	152,000,000.00	30.61%	5.25%	152,000,000.00	10.90%
Series C	16.47%	159,300,000.00	14.14%	5.50%	159,300,000.00	5.40%
Issue of Bonds		967,313,573.39			2,895,000,000.00	
Reserve Fund	14.14%	136,737,629.34		5.40%	156,330,000.00	

Other financial operations (current)			
Assets		Balance	Interest
		139,729,725.82	0.000%
Treasury Account			
Servicer ppal collect not yet credited		364,027.10	
Servicer ints collect not yet credited		38,331.34	
Liabilities	Available	Balance	Interest
		143,302,500.00	5.458%
Subordinated Loan L/T			
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		9,378	16,973
Principal			
Principal outstanding		971,728,497.36	2,895,001,466.75
Average loan		103,617.88	170,565.10
Minimum		0.00	207.23
Maximum		533,206.25	904,672.45
Interest rate			
Weighted average (wac)		4.63%	5.77%
Minimum		3.37%	4.50%
Maximum		7.87%	7.25%
Final maturity			
Weighted average (WARM) (months)		249	409
Minimum		02/01/2024	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%	0.69	6.90	0.02
10.01 - 20%	2.67	15.78	0.28
20.01 - 30%	6.05	25.81	0.79
30.01 - 40%	12.74	35.52	2.07
40.01 - 50%	19.07	45.24	4.44
50.01 - 60%	23.74	54.61	7.76
60.01 - 70%	22.49	65.17	13.33
70.01 - 80%	10.20	73.55	36.08
80.01 - 90%	2.35	81.47	11.01
90.01 - 100%			24.20
Weighted average (WALTV)	52.22		76.78
Minimum	0.00		0.14
Maximum	85.15		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)	0.49%	0.63%	0.58%	0.57%	0.29%
Annual Percentage Rate (CPR)	5.71%	7.25%	6.73%	6.59%	3.41%

Geographic distribution		
	Current	At constitution date
Andalucia	15.73%	14.39%
Aragon	0.59%	0.61%
Asturias	0.86%	0.74%
Balearic Islands	6.94%	6.80%
Basque Country	0.84%	0.85%
Canary Islands	3.08%	3.30%
Cantabria	0.48%	0.43%
Castilla-La Mancha	3.43%	3.13%
Castilla-Leon	2.60%	2.78%
Catalonia	15.78%	15.26%
Ceuta	0.00%	0.00%
Extremadura	0.57%	0.47%
Galicia	1.62%	1.42%
La Rioja	0.18%	0.18%
Madrid	10.19%	9.07%
Melilla	0.03%	0.02%
Murcia	2.61%	2.95%
Navarra	0.55%	0.66%
Valencia	33.93%	36.94%

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Fund Auditor
KPMG Auditores

Lead Manager and Suscriber
Bancaja

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	140	24,439.42	27,627.42	60,021.93	112,088.77	2.61	9,590,926.58	9,703,015.35	21.18	28.81
from > 1 to = 2 months	35	21,623.07	27,540.73	0.00	49,163.80	1.15	4,297,776.42	4,346,940.22	9.49	54.57
from > 2 to = 3 months	20	18,238.31	31,228.26	0.00	49,466.57	1.15	3,081,837.34	3,131,303.91	6.84	59.98
from > 3 to = 6 months	53	77,463.85	109,708.54	1,200.01	188,372.40	4.39	6,951,689.32	7,140,061.72	15.59	55.87
from > 6 to < 12 months	52	202,858.58	191,575.04	1,200.01	395,633.63	9.22	6,444,176.24	6,839,809.87	14.93	54.60
from = 12 to < 18 months	23	144,922.57	123,854.59	0.00	268,777.16	6.26	3,321,900.24	3,590,677.40	7.84	55.40
from = 18 to < 24 months	7	47,072.37	22,010.58	0.00	69,082.95	1.61	548,331.92	617,414.87	1.35	43.82
from ≥ 2 years	69	2,470,350.10	677,071.40	11,076.46	3,158,497.96	73.61	7,273,966.15	10,432,464.11	22.78	53.94
Subtotal	399	3,006,968.27	1,210,616.56	73,498.41	4,291,083.24	100.00	41,510,604.21	45,801,687.45	100.00	46.08
<i>Doubt debts (subjectives)</i>										
Up to 1 month	1	223,165.04	0.00	0.00	223,165.04	36.39	0.00	223,165.04	36.39	38.01
from ≥ 2 years	2	335,058.13	55,092.35	0.00	390,150.48	63.61	0.00	390,150.48	63.61	89.43
Subtotal	3	558,223.17	55,092.35	0.00	613,315.52	100.00	0.00	613,315.52	100.00	59.93
Total	402	3,565,191.44	1,265,708.91	73,498.41	4,904,398.76		41,510,604.21	46,415,002.97		