

BANCAJA 13 Fondo de Titulización de Activos

Brief report

Date: 02/29/2024
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											
				% Monthly CPR (SMM)		0,17		0,25		0,34	
				% Annual equivalent CPR		2,00		3,00		4,00	
Series A	With optional redemption *	Average life	Years	6.76	6.05	6.76	6.05	6.76	6.05	6.76	6.05
		Final Maturity	Years	10/26/2030	02/08/2030	10/26/2030	02/08/2030	10/26/2030	02/08/2030	10/26/2030	02/08/2030
	Without optional redemption *	Average life	Years	6.76	6.05	6.76	6.05	6.76	6.05	6.76	6.05
		Final Maturity	Years	10/26/2030	02/08/2030	10/26/2030	02/08/2030	10/26/2030	02/08/2030	10/26/2030	02/08/2030
	With optional redemption *	Average life	Years	6.76	6.05	6.76	6.05	6.76	6.05	6.76	6.05
		Final Maturity	Years	10/26/2030	02/08/2030	10/26/2030	02/08/2030	10/26/2030	02/08/2030	10/26/2030	02/08/2030
Series B	With optional redemption *	Average life	Years	14.69	13.46	14.69	13.46	14.69	13.46	14.69	13.46
		Final Maturity	Years	09/27/2038	07/07/2037	09/27/2038	07/07/2037	09/27/2038	07/07/2037	09/27/2038	07/07/2037
	Without optional redemption *	Average life	Years	14.76	13.51	14.76	13.51	14.76	13.51	14.76	13.51
		Final Maturity	Years	10/23/2038	07/23/2037	10/23/2038	07/23/2037	10/23/2038	07/23/2037	10/23/2038	07/23/2037
	With optional redemption *	Average life	Years	16.11	15.06	16.11	15.06	16.11	15.06	16.11	15.06
		Final Maturity	Years	02/29/2040	02/08/2039	02/29/2040	02/08/2039	02/29/2040	02/08/2039	02/29/2040	02/08/2039
Series C	With optional redemption *	Average life	Years	14.76	13.51	14.76	13.51	14.76	13.51	14.76	13.51
		Final Maturity	Years	10/23/2038	07/23/2037	10/23/2038	07/23/2037	10/23/2038	07/23/2037	10/23/2038	07/23/2037
	Without optional redemption *	Average life	Years	20.97	20.39	20.97	20.39	20.97	20.39	20.97	20.39
		Final Maturity	Years	01/04/2045	06/08/2044	01/04/2045	06/08/2044	01/04/2045	06/08/2044	01/04/2045	06/08/2044
	With optional redemption *	Average life	Years	27.02	27.02	27.02	27.02	27.02	27.02	27.02	27.02
		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

* 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
Treasury Account		151,196,789.00	0.000%
Servicer ppal collect not yet credited		121,740.85	
Servicer ints collect not yet credited		52,837.45	
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
		9,331	16,973
Principal	Principal outstanding	963,974,813.43	2,895,001,466.75
	Average loan	103,308.84	170,565.10
	Minimum	0.00	207.23
	Maximum	532,097.20	904,672.45
Interest rate	Weighted average (wac)	4.68%	5.77%
	Minimum	3.74%	4.50%
	Maximum	7.87%	7.25%
Final maturity	Weighted average (WARM) (months)	248	409
	Minimum	03/01/2024	08/10/2010
	Maximum	02/10/2052	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
0.01 - 10%	0.71	6.95	0.02
10.01 - 20%	2.70	15.77	0.28
20.01 - 30%	6.04	25.79	0.79
30.01 - 40%	12.96	35.55	2.07
40.01 - 50%	18.99	45.27	4.44
50.01 - 60%	23.84	54.61	7.76
60.01 - 70%	22.70	65.19	13.33
70.01 - 80%	9.84	73.67	36.08
80.01 - 90%	2.21	81.38	11.01
90.01 - 100%			24.20
Weighted average (WALT)	52.11		76.78
Minimum	0.00		0.14
Maximum	84.99		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)	0.50%	0.59%	0.58%	0.56%	0.29%
Annual Percentage Rate (CPR)	5.81%	6.81%	6.80%	6.54%	3.42%

Geographic distribution

	Current	At constitution date
Andalucia	15.74%	14.39%
Aragon	0.59%	0.61%
Asturias	0.86%	0.74%
Balearic Islands	6.93%	6.80%
Basque Country	0.85%	0.85%
Canary Islands	3.09%	3.30%
Cantabria	0.48%	0.43%
Castilla-La Mancha	3.42%	3.13%
Castilla-Leon	2.60%	2.78%
Catalonia	15.83%	15.26%
Ceuta	0.00%	0.00%
Extremadura	0.57%	0.47%
Galicia	1.63%	1.42%
La Rioja	0.18%	0.18%
Madrid	10.16%	9.07%
Melilla	0.03%	0.02%
Murcia	2.60%	2.95%
Navarra	0.54%	0.66%
Valencia	33.90%	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	143	93,008.21	28,759.46	60,021.93	181,789.60	4.08	9,143,961.19	9,325,750.79	19.60	28.02
from > 1 to = 2 months	36	20,606.38	28,477.98	0.00	49,084.36	1.10	4,411,056.76	4,460,141.12	9.38	51.81
from > 2 to = 3 months	28	24,023.94	39,813.04	0.00	63,836.98	1.43	3,821,227.10	3,885,064.08	8.17	56.97
from > 3 to = 6 months	54	77,436.89	120,879.18	1,200.01	199,516.08	4.47	7,347,654.15	7,547,170.23	15.86	57.75
from > 6 to < 12 months	52	162,794.81	197,357.67	1,200.01	361,352.49	8.10	6,514,397.77	6,875,750.26	14.45	53.99
from = 12 to < 18 months	24	146,115.64	142,344.94	0.00	288,460.58	6.47	3,519,806.29	3,808,266.87	8.01	55.87
from = 18 to < 24 months	10	64,169.35	45,160.43	0.00	109,329.78	2.45	1,035,177.34	1,144,507.12	2.41	51.22
from ≥ 2 years	69	2,488,399.28	707,929.91	11,076.46	3,207,405.65	71.90	7,318,232.95	10,525,638.60	22.13	54.36
Subtotal	416	3,076,554.50	1,310,722.61	73,498.41	4,460,775.52	100.00	43,111,513.55	47,572,289.07	100.00	46.22
<i>Doubt debts (subjectives)</i>										
Up to 1 month	1	222,693.86	0.00	0.00	222,693.86	36.29	0.00	222,693.86	36.29	37.93
from ≥ 2 years	2	335,058.13	55,823.53	0.00	390,881.66	63.71	0.00	390,881.66	63.71	89.60
Subtotal	3	557,751.99	55,823.53	0.00	613,575.52	100.00	0.00	613,575.52	100.00	59.95
Total	419	3,634,306.49	1,366,546.14	73,498.41	5,074,351.04		43,111,513.55	48,185,864.59		