

BANCAJA 13 Fondo de Titulización de Activos

Brief report

Date: 05/31/2024
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
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	24,406.81 630,598,749.97 24.41%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	4.1920% 07/23/2024 258.625406 Gross 209.486579 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	07/23/2024 "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	4.4920% 07/23/2024 1,135.477778 Gross 919.737000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / 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	5.0920% 07/23/2024 1,287.144444 Gross 1,042.587000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c. Baa3 (sf)	n.c. Baa3
Total		941,898,749.97	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)							
				% Annual equivalent CPR							
Series A	With optional redemption *	Average life	Years	Date							
				Date							
		Final Maturity	Years	Date							
				Date							
		Final Maturity	Years	Date							
				Date							
Series B	With optional redemption *	Average life	Years	Date							
				Date							
		Final Maturity	Years	Date							
				Date							
		Final Maturity	Years	Date							
				Date							
Series C	With optional redemption *	Average life	Years	Date							
				Date							
		Final Maturity	Years	Date							
				Date							
		Final Maturity	Years	Date							
				Date							

* 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		% CE	At issue date	
Series A	66.95%	630,598,749.97	47.61%	89.25%	2,583,700,000.00	16.15%
Series B	16.14%	152,000,000.00	31.47%	5.25%	152,000,000.00	10.90%
Series C	16.91%	159,300,000.00	14.56%	5.50%	159,300,000.00	5.40%
Issue of Bonds		941,898,749.97			2,895,000,000.00	
Reserve Fund	14.56%	137,179,760.89		5.40%	156,330,000.00	

Other financial operations (current)				
Assets		Balance		Interest
Treasury Account		157,230,981.21		0.000%
Serviceur ppal collect not yet credited		315,119.17		
Serviceur ints collect not yet credited		39,141.75		
Liabilities	Available	Balance		Interest
Subordinated Loan L/T		143,302,500.00		5.392%
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	9,139	16,973	
Principal			
Principal outstanding	934,324,108.52	2,895,001,466.75	
Average loan	102,234.83	170,565.10	
Minimum	0.00	207.23	
Maximum	528,744.22	904,672.45	
Interest rate			
Weighted average (wac)	4.70%	5.77%	
Minimum	2.60%	4.50%	
Maximum	7.87%	7.25%	
Final maturity			
Weighted average (WARM) (months)	245	409	
Minimum	06/05/2024	08/10/2010	
Maximum	11/10/2051	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%		0.72	6.87	0.02	7.83
10.01 - 20%		2.77	15.79	0.28	16.65
20.01 - 30%		6.27	25.77	0.79	25.69
30.01 - 40%		13.22	35.49	2.07	35.55
40.01 - 50%		19.20	45.28	4.44	45.53
50.01 - 60%		23.70	54.59	7.76	55.43
60.01 - 70%		23.19	65.24	13.33	65.84
70.01 - 80%		9.07	74.01	36.08	76.84
80.01 - 90%		1.86	81.14	11.01	85.97
90.01 - 100%				24.20	97.06
Weighted average (WALT)		51.77		76.78	
Minimum		0.00		0.14	
Maximum		84.52		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)	0.98%	0.73%	0.66%	0.62%	0.30%
Annual Percentage Rate (CPR)	11.15%	8.46%	7.62%	7.16%	3.51%

Geographic distribution

	Current	At constitution date
Andalucia	15.66%	14.39%
Aragon	0.60%	0.61%
Asturias	0.88%	0.74%
Balearic Islands	6.95%	6.80%
Basque Country	0.83%	0.85%
Canary Islands	3.09%	3.30%
Cantabria	0.49%	0.43%
Castilla-La Mancha	3.46%	3.13%
Castilla-Leon	2.65%	2.78%
Catalonia	15.77%	15.26%
Ceuta		0.00%
Extremadura	0.56%	0.47%
Galicia	1.66%	1.42%
La Rioja	0.18%	0.18%
Madrid	10.14%	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	150	19,657.21	25,365.15	98,943.81	143,966.17	3.49	8,302,877.65	8,446,843.82	18.28	22.89
from > 1 to = 2 months	44	26,255.71	35,155.04	0.00	61,410.75	1.49	4,976,406.02	5,037,816.77	10.90	47.55
from > 2 to = 3 months	30	92,636.93	37,957.76	0.00	130,594.69	3.16	3,452,559.57	3,583,154.26	7.75	49.62
from > 3 to = 6 months	61	88,598.08	148,576.46	1,200.01	238,374.55	5.77	8,142,759.42	8,381,133.97	18.13	56.06
from > 6 to < 12 months	55	148,357.13	219,770.44	1,778.39	369,905.96	8.96	6,639,343.71	7,009,249.67	15.17	53.70
from = 12 to < 18 months	29	176,713.15	208,408.54	0.00	385,121.69	9.33	4,048,474.53	4,433,596.22	9.59	56.41
from = 18 to < 24 months	12	149,469.44	78,829.76	0.00	228,299.20	5.53	1,395,695.00	1,623,994.20	3.51	56.45
from ≥ 2 years	54	1,949,578.65	607,222.59	14,374.64	2,571,175.88	62.27	5,130,196.46	7,701,372.34	16.66	53.16
Subtotal	435	2,651,266.30	1,361,285.74	116,296.85	4,128,848.89	100.00	42,088,312.36	46,217,161.25	100.00	42.82
<i>Doubt debts (subjectives)</i>										
Up to 1 month	1	221,746.84	729.36	0.00	222,476.20	36.13	0.00	222,476.20	36.13	37.89
from ≥ 2 years	2	335,058.13	58,299.34	0.00	393,357.47	63.87	0.00	393,357.47	63.87	90.17
Subtotal	3	556,804.97	59,028.70	0.00	615,833.67	100.00	0.00	615,833.67	100.00	60.18
Total	438	3,208,071.27	1,420,314.44	116,296.85	4,744,682.56		42,088,312.36	46,832,994.92		