

BANCAJA 13 Fondo de Titulización de Activos

Brief report

Date: 09/30/2024
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	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0312847009	12/11/2008 25,837	23,259.65 600,959,577.05 23.26%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	3.9980% 10/23/2024 237.646428 Gross 192.493607 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	10/23/2024 "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	4.2980% 10/23/2024 1,098.377778 Gross 889.686000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	n.c. Aa1 (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% 10/23/2024 1,251.711111 Gross 1,013.886000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	n.c. Baa1 (sf)	n.c. Baa3
Total		912,259,577.05	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	6.42	5.75	5.18	4.70	4.29	3.94	3.64	3.38
			Date	12/23/2030	04/21/2030	09/26/2029	04/04/2029	11/06/2028	07/01/2028	03/12/2028	12/07/2027
		Final Maturity	Years	13.26	12.26	11.26	10.51	9.51	9.01	8.26	7.76
	Without optional redemption *	Average life	Years	6.42	5.75	5.18	4.70	4.29	3.94	3.64	3.38
			Date	12/23/2030	04/21/2030	09/26/2029	04/04/2029	11/06/2028	07/01/2028	03/12/2028	12/07/2027
		Final Maturity	Years	13.26	12.26	11.26	10.51	9.51	9.01	8.26	7.76
Series B	With optional redemption *	Average life	Years	13.94	12.72	11.73	10.96	10.20	9.46	8.72	8.21
			Date	06/27/2038	04/09/2037	04/11/2036	07/05/2035	10/01/2034	01/03/2034	04/09/2033	10/05/2032
		Final Maturity	Years	14.01	12.76	11.76	11.01	10.26	9.51	8.76	8.26
	Without optional redemption *	Average life	Years	15.40	14.37	13.40	12.48	11.64	10.86	10.15	9.51
			Date	12/11/2039	12/03/2038	12/11/2037	01/11/2037	03/09/2036	06/01/2035	09/15/2034	01/24/2034
		Final Maturity	Years	17.52	16.76	15.76	14.76	14.01	13.26	12.26	11.76
Series C	With optional redemption *	Average life	Years	20.37	19.80	19.18	18.53	17.85	17.15	16.46	15.78
			Date	11/30/2044	05/05/2044	09/23/2043	01/27/2043	05/23/2042	09/13/2041	01/04/2041	05/01/2040
		Final Maturity	Years	27.27	27.27	27.27	27.27	27.27	27.27	27.27	27.27
	Without optional redemption *	Average life	Years	10.23	11.76	10.23	10.23	10.23	10.23	10.23	10.23
			Date	10/23/2051	10/23/2051	10/23/2051	10/23/2051	10/23/2051	10/23/2051	10/23/2051	10/23/2051
		Final Maturity	Years	10.23	11.76	10.23	10.23	10.23	10.23	10.23	10.23

* 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	65.88%	600,959,577.05	49.72%	89.25%	2,583,700,000.00	16.15%
Series B	16.66%	152,000,000.00	33.06%	5.25%	152,000,000.00	10.90%
Series C	17.46%	159,300,000.00	15.60%	5.50%	159,300,000.00	5.40%
Issue of Bonds		912,259,577.05			2,895,000,000.00	
Reserve Fund	15.60%	142,342,735.84		5.40%	156,330,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		170,304,422.09	0.000%
Servicer ppal collect not yet credited		173,377.05	
Servicer ints collect not yet credited		48,462.68	
Liabilities		Available	Balance
			Interest
Subordinated Loan L/T		143,302,500.00	5.198%
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
		8,895	16,973
Principal	Principal outstanding	895,117,070.09	2,895,001,466.75
	Average loan	100,631.49	170,565.10
	Minimum	0.00	207.23
	Maximum	524,212.64	904,672.45
Interest rate	Weighted average (wac)	4.60%	5.77%
	Minimum	2.60%	4.50%
	Maximum	7.53%	7.25%
Final maturity	Weighted average (WARM) (months)	241	409
	Minimum	10/01/2024	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%		0.78	6.85
10.01 - 20%		2.87	15.74
20.01 - 30%		6.62	25.78
30.01 - 40%		13.44	35.43
40.01 - 50%		19.41	45.23
50.01 - 60%		23.53	54.51
60.01 - 70%		23.91	65.25
70.01 - 80%		8.27	74.72
80.01 - 90%		1.17	81.04
90.01 - 100%			24.20
Weighted average (WALT)		51.31	76.78
Minimum		0.00	0.14
Maximum		83.90	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)	0.56%	0.66%	0.70%	0.65%	0.30%
Annual Percentage Rate (CPR)	6.52%	7.67%	8.06%	7.50%	3.59%

Geographic distribution		
	Current	At constitution date
Andalucia	15.73%	14.39%
Aragon	0.61%	0.61%
Asturias	0.86%	0.74%
Balearic Islands	6.95%	6.80%
Basque Country	0.84%	0.85%
Canary Islands	3.08%	3.30%
Cantabria	0.50%	0.43%
Castilla-La Mancha	3.43%	3.13%
Castilla-Leon	2.65%	2.78%
Catalonia	15.86%	15.26%
Ceuta		0.00%
Extremadura	0.57%	0.47%
Galicia	1.65%	1.42%
La Rioja	0.19%	0.18%
Madrid	10.11%	9.07%
Melilla	0.03%	0.02%
Murcia	2.61%	2.95%
Navarra	0.55%	0.66%
Valencia	33.74%	36.94%

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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	158	21,584.73	26,728.78	103,237.79	151,551.30	4.29	8,308,474.60	8,460,025.90	20.65	21.76
from > 1 to = 2 months	32	19,082.03	28,439.74	0.00	47,521.77	1.34	4,113,412.45	4,160,934.22	10.16	51.58
from > 2 to = 3 months	24	20,909.19	31,061.63	0.00	51,970.82	1.47	2,964,129.07	3,016,099.89	7.36	51.94
from > 3 to = 6 months	46	80,556.81	116,372.71	1,200.01	198,129.53	5.61	6,412,249.33	6,610,378.86	16.13	53.75
from > 6 to < 12 months	67	234,131.80	275,945.21	1,778.39	511,855.40	14.49	7,902,789.73	8,414,645.13	20.54	56.06
from = 12 to < 18 months	26	186,276.94	162,098.59	0.00	348,375.53	9.86	2,782,756.24	3,131,131.77	7.64	53.70
from = 18 to < 24 months	15	160,543.56	151,945.50	0.00	312,489.06	8.84	2,013,956.58	2,326,445.64	5.68	55.63
from ≥ 2 years	37	1,443,070.51	457,095.64	11,404.87	1,911,571.02	54.10	2,942,654.41	4,854,225.43	11.85	51.44
Subtotal	405	2,166,155.57	1,249,687.80	117,621.06	3,533,464.43	100.00	37,440,422.41	40,973,886.84	100.00	41.06
<i>Doubt debts (subjectives)</i>										
Up to 1 month	1	219,369.99	0.00	0.00	219,369.99	65.21	0.00	219,369.99	65.21	37.36
from ≥ 2 years	1	102,820.13	14,208.02	0.00	117,028.15	34.79	0.00	117,028.15	34.79	80.18
Subtotal	2	322,190.12	14,208.02	0.00	336,398.14	100.00	0.00	336,398.14	100.00	45.89
Total	407	2,488,345.69	1,263,895.82	117,621.06	3,869,862.57		37,440,422.41	41,310,284.98		