

BANCAJA 13 Fondo de Titulización de Activos

Brief report

Date: 02/28/2025
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	
		Current	Original			Final maturity (legal)	Next	Current Fitch / Moody's	Original
Series A ES0312847009	12/11/2008 25,837	21,086.86 544,821,201.82 21.09%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	2.9810% 04/23/2025 157.149824 Gross 127.291357 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	04/23/2025 "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	3.2810% 04/23/2025 820.250000 Gross 664.402500 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	3.8810% 04/23/2025 970.250000 Gross 785.902500 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		856,121,201.82	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	5.91	5.30	4.79	4.36	3.98	3.67	3.39	3.15
		Final Maturity	Date	12/20/2030	05/12/2030	11/06/2029	05/31/2029	01/16/2029	09/22/2028	06/13/2028	03/17/2028
	Without optional redemption *	Average life	Years	5.91	5.30	4.79	4.36	3.98	3.67	3.39	3.15
		Final Maturity	Date	04/23/2037	04/23/2036	04/23/2035	07/23/2034	10/23/2033	04/23/2033	07/23/2032	01/23/2032
	With optional redemption *	Average life	Years	12.25	11.25	10.25	9.50	8.75	8.25	7.50	7.00
		Final Maturity	Date	04/23/2037	04/23/2036	04/23/2035	07/23/2034	10/23/2033	04/23/2033	07/23/2032	01/23/2032
Series B	With optional redemption *	Average life	Years	12.94	11.94	10.96	10.19	9.44	8.71	8.19	7.48
		Final Maturity	Date	12/27/2037	12/29/2036	01/05/2036	03/31/2035	07/01/2034	10/06/2033	04/02/2033	07/14/2032
	Without optional redemption *	Average life	Years	13.01	12.01	11.01	10.25	9.50	8.75	8.25	7.50
		Final Maturity	Date	01/23/2038	01/23/2037	01/23/2036	04/23/2035	07/23/2034	10/23/2033	04/23/2033	07/23/2032
	With optional redemption *	Average life	Years	14.43	13.45	12.52	11.66	10.88	10.16	9.50	8.91
		Final Maturity	Date	06/24/2039	07/02/2038	07/30/2037	09/19/2036	12/06/2035	03/18/2035	07/23/2034	12/17/2033
Series C	With optional redemption *	Average life	Years	16.76	15.76	15.01	14.01	13.25	12.50	11.76	11.01
		Final Maturity	Date	10/23/2041	10/23/2040	01/23/2040	01/23/2039	04/23/2038	07/23/2037	10/23/2036	01/23/2036
	Without optional redemption *	Average life	Years	13.01	12.01	11.01	10.25	9.50	8.75	8.25	7.50
		Final Maturity	Date	01/23/2038	01/23/2037	01/23/2036	04/23/2035	07/23/2034	10/23/2033	04/23/2033	07/23/2032
	With optional redemption *	Average life	Years	19.64	19.06	18.45	17.80	17.14	16.47	15.80	15.15
		Final Maturity	Date	09/07/2044	02/10/2044	06/30/2043	11/07/2042	03/09/2042	07/08/2041	11/07/2040	03/14/2040

* 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	63.64%	544,821,201.82	52.97%	89.25%	2,583,700,000.00	16.15%
Series B	17.75%	152,000,000.00	35.22%	5.25%	152,000,000.00	10.90%
Series C	18.61%	159,300,000.00	16.61%	5.50%	159,300,000.00	5.40%
Issue of Bonds		856,121,201.82			2,895,000,000.00	
Reserve Fund	16.61%	142,179,723.14		5.40%	156,330,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		156,495,547.19	0.000%
Serviceur ppal collect not yet credited		868,314.08	
Serviceur ints collect not yet credited		56,647.82	
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
		8,584	16,973
Principal	Principal outstanding	849,094,367.46	2,895,001,466.75
	Average loan	98,915.93	170,565.10
	Minimum	0.00	207.23
	Maximum	517,983.20	904,672.45
Interest rate	Weighted average (wac)	4.03%	5.77%
	Minimum	2.40%	4.50%
	Maximum	6.52%	7.25%
Final maturity	Weighted average (WARM) (months)	237	409
	Minimum	03/05/2025	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%	0.81	6.77	0.02	7.83
10.01 - 20%	3.03	15.72	0.28	16.65
20.01 - 30%	7.04	25.84	0.79	25.69
30.01 - 40%	14.03	35.54	2.07	35.55
40.01 - 50%	19.57	45.35	4.44	45.53
50.01 - 60%	23.48	54.54	7.76	55.43
60.01 - 70%	23.57	65.07	13.33	65.84
70.01 - 80%	7.88	75.06	36.08	76.84
80.01 - 90%	0.59	81.01	11.01	85.97
90.01 - 100%			24.20	97.06
Weighted average (WALT)	50.75		76.78	
Minimum	0.00		0.14	
Maximum	83.12		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)	0.75%	0.78%	0.68%	0.69%	0.31%
Annual Percentage Rate (CPR)	8.69%	9.00%	7.88%	8.01%	3.71%

Geographic distribution		
	Current	At constitution date
Andalucia	15.77%	14.39%
Aragon	0.61%	0.61%
Asturias	0.88%	0.74%
Balearic Islands	7.04%	6.80%
Basque Country	0.87%	0.85%
Canary Islands	3.06%	3.30%
Cantabria	0.51%	0.43%
Castilla-La Mancha	3.44%	3.13%
Castilla-Leon	2.63%	2.78%
Catalonia	16.04%	15.26%
Ceuta		0.00%
Extremadura	0.57%	0.47%
Galicia	1.61%	1.42%
La Rioja	0.19%	0.18%
Madrid	10.03%	9.07%
Melilla	0.03%	0.02%
Murcia	2.59%	2.95%
Navarra	0.54%	0.66%
Valencia	33.58%	36.94%

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Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			
Delinquencies									
Up to 1 month	167	27,285.54	27,951.26	99,634.06	154,870.86	4.37	9,364,613.47	9,519,484.33	24.92
from > 1 to = 2 months	21	16,544.29	16,837.02	0.00	33,381.31	0.94	2,780,305.15	2,813,686.46	7.37
from > 2 to = 3 months	16	15,775.81	20,045.56	0.00	35,821.37	1.01	2,075,084.17	2,110,905.54	5.53
from > 3 to = 6 months	35	207,827.58	79,070.47	0.00	286,898.05	8.09	4,454,438.74	4,741,336.79	12.41
from > 6 to < 12 months	52	142,452.57	218,369.29	1,200.01	362,021.87	10.21	6,339,112.49	6,701,134.36	17.54
from = 12 to < 18 months	31	274,597.48	205,270.95	1,778.39	481,646.82	13.59	3,277,514.61	3,759,161.43	9.84
from = 18 to < 24 months	25	160,607.95	229,342.51	0.00	389,950.46	11.00	2,835,848.82	3,225,799.28	8.45
from ≥ 2 years	41	1,241,960.68	548,819.00	9,063.52	1,799,843.20	50.78	3,523,566.17	5,323,409.37	13.94
Subtotal	388	2,087,051.90	1,345,706.06	111,675.98	3,544,433.94	100.00	34,650,483.62	38,194,917.56	100.00
Doubt debts (subjectives)									
Up to 1 month	1	216,957.70	0.00	0.00	216,957.70	64.85	0.00	216,957.70	64.85
from ≥ 2 years	1	102,820.13	14,750.68	0.00	117,570.81	35.15	0.00	117,570.81	35.15
Subtotal	2	319,777.83	14,750.68	0.00	334,528.51	100.00	0.00	334,528.51	100.00
Total	390	2,406,829.73	1,360,456.74	111,675.98	3,878,962.45		34,650,483.62	38,529,446.07	