

# BANCAJA 13 Fondo de Titulización de Activos

## Cartera de Activos Titulizados / Portfolio of Securitised Assets

### Distribución por Intervalos de Relación Principal actual / Valor de Tasación (%CLTV) / Distribution by current Loan-to-Value Ratio (% CLTV) Intervals

Activos / Assets: Préstamos hipotecarios vivienda (CTHS) / Residential mortgage loans (PTCs)

Fecha / Date: 31/05/2025

Divisa / Currency: EUR

| Intervalos de %CLTV<br>%CLTV Intervals | Saldo Vivo de Principal<br>Outstanding Principal Balance |               |                       |               | Principal Vencido Impagado<br>Overdue Principal |               |                     |               | Principal Pendiente Vencimiento<br>Outstanding Principal |               |                       |               | %CLTV Media Ponderada<br>Weighted Average % CLTV |               |
|--|--|---------------|-----------------------|---------------|---|---------------|---------------------|---------------|--|---------------|-----------------------|---------------|--|---------------|
|  | Num.   | %             | Importe / Amount      | %             | Num.  | %             | Importe / Amount    | %             | Num.   | %             | Importe / Amount      | %             | SVP / OPB  | PPV / OP      |
| 0,01 5,00                              | 253  | 3,02          | 2.186.527,75          | 0,27          | 9   | 3,67          | 592.962,25          | 33,41         | 244  | 2,91          | 1.593.565,50          | 0,19          | 12,702   | 3,355         |
| 5,01 10,00                             | 267  | 3,18          | 5.378.369,04          | 0,65          | 1   | 0,41          | 137,89              | 0,01          | 267  | 3,19          | 5.378.231,15          | 0,66          | 7,808  | 7,808         |
| 10,01 15,00                            | 311  | 3,71          | 10.252.074,86         | 1,25          | 5   | 2,04          | 36.194,87           | 2,04          | 311  | 3,71          | 10.215.879,99         | 1,24          | 12,859   | 12,791        |
| 15,01 20,00                            | 339  | 4,04          | 15.048.060,27         | 1,83          | 5   | 2,04          | 8.515,35            | 0,48          | 339  | 4,05          | 15.039.544,92         | 1,83          | 17,618   | 17,608        |
| 20,01 25,00                            | 363  | 4,33          | 21.473.685,49         | 2,61          | 5   | 2,04          | 19.420,96           | 1,09          | 363  | 4,33          | 21.454.264,53         | 2,61          | 22,563   | 22,541        |
| 25,01 30,00                            | 533  | 6,35          | 38.484.901,45         | 4,68          | 14  | 5,71          | 210.059,54          | 11,84         | 533  | 6,36          | 38.274.841,91         | 4,66          | 27,904   | 27,662        |
| 30,01 35,00                            | 587  | 7,00          | 50.726.434,66         | 6,17          | 17  | 6,94          | 203.432,55          | 11,46         | 587  | 7,00          | 50.523.002,11         | 6,16          | 32,759   | 32,576        |
| 35,01 40,00                            | 712  | 8,49          | 67.340.442,18         | 8,19          | 19  | 7,76          | 131.092,18          | 7,39          | 712  | 8,50          | 67.209.350,00         | 8,19          | 37,780   | 37,683        |
| 40,01 45,00                            | 669  | 7,97          | 70.514.653,48         | 8,57          | 20  | 8,16          | 103.140,83          | 5,81          | 669  | 7,98          | 70.411.512,65         | 8,58          | 42,565   | 42,488        |
| 45,01 50,00                            | 836  | 9,97          | 93.070.963,10         | 11,32         | 25  | 10,20         | 61.453,28           | 3,46          | 836  | 9,98          | 93.009.509,82         | 11,33         | 47,576   | 47,539        |
| 50,01 55,00                            | 993  | 11,84         | 113.752.642,38        | 13,83         | 31  | 12,65         | 80.635,90           | 4,54          | 993  | 11,85         | 113.672.006,48        | 13,85         | 52,430   | 52,388        |
| 55,01 60,00                            | 642  | 7,65          | 78.701.446,62         | 9,57          | 23  | 9,39          | 64.639,06           | 3,64          | 642  | 7,66          | 78.636.807,56         | 9,58          | 57,573   | 57,519        |
| 60,01 65,00                            | 761  | 9,07          | 98.092.849,13         | 11,93         | 23  | 9,39          | 113.798,36          | 6,41          | 761  | 9,08          | 97.979.050,77         | 11,94         | 62,676   | 62,591        |
| 65,01 70,00                            | 705  | 8,40          | 92.884.704,21         | 11,29         | 22  | 8,98          | 47.272,98           | 2,66          | 705  | 8,41          | 92.837.431,23         | 11,31         | 67,379   | 67,343        |
| 70,01 75,00                            | 190  | 2,26          | 29.086.934,98         | 3,54          | 8   | 3,27          | 34.286,88           | 1,93          | 190  | 2,27          | 29.052.648,10         | 3,54          | 72,409   | 72,318        |
| 75,01 80,00                            | 207  | 2,47          | 32.184.138,10         | 3,91          | 13  | 5,31          | 51.536,88           | 2,90          | 207  | 2,47          | 32.132.601,22         | 3,92          | 77,652   | 77,521        |
| 80,01 85,00                            | 21   | 0,25          | 3.266.898,01          | 0,40          | 5   | 2,04          | 16.240,43           | 0,92          | 21   | 0,25          | 3.250.657,58          | 0,40          | 81,296   | 80,878        |
| <b>Total :</b>                         | <b>8.389</b>   | <b>100,00</b> | <b>822.445.725,71</b> | <b>100,00</b> | <b>245</b>                                      | <b>100,00</b> | <b>1.774.820,19</b> | <b>100,00</b> | <b>8.380</b>   | <b>100,00</b> | <b>820.670.905,52</b> | <b>100,00</b> |  |               |
| Media Ponderada / Weighted Average :   |  |               |                       |               |   |               |                     |               |  |               |                       |               | <b>50,378</b>                                    | <b>50,318</b> |
| Media Simple / Average :               |  |               | <b>98.038,59</b>      |               |   |               | <b>7.244,16</b>     |               |  |               | <b>97.932,09</b>      |               | <b>43,566</b>                                    | <b>43,487</b> |
| Mínimo / Minimum :                     |  |               | <b>274,24</b>         |               |   |               | <b>35,26</b>        |               |  |               | <b>274,24</b>         |               | <b>0,085</b>                                     | <b>0,000</b>  |
| Máximo / Maximum :                     |  |               | <b>514.195,15</b>     |               |   |               | <b>215.490,87</b>   |               |  |               | <b>514.195,15</b>     |               | <b>85,067</b>                                    | <b>82,589</b> |