

MBS BANCAJA 4 Fondo de Titulización de Activos



Brief report

Date: 04/30/2021
Currency: EUR

Constitution date
04/27/2007

VAT Reg. no.
V85082675

Management Company
Europea de Titulización, S.G.F.T

Originator
Bankia

Servicer
Bankia

Lead Managers

Bancaja
Deutsche Bank
BNP Paribas
Société Générale

Bond Underwriters and Placement Agents

Bancaja
Deutsche Bank
BNP Paribas
Société Générale
BBVA
Banco Pastor

Bond Paying Agent

BNP Paribas

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Citibank

Amortisation Account

Bancaja

Start-up Loan

Bankia

Swap

BNP Paribas

Assets Custodian

Bankia

Fund Auditor
KPMG Auditores

Issued securities: Mortgage-Backed Bonds

Bonds Issue										
Series ISIN Code	Issue date N° 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 A1 ES0361797006	05/04/2007 3,000	100,000.00 300,000,000.00	100,000.00	Floating 3-M Euribor+0.050% 23.Jan/Apr/Jul/Oct	07/23/2021	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	"Pass-Through"	AAAsf Aaa (sf)	AAA Aaa	
Series A2 ES0361797014	05/04/2007 11,821	21,907.79 258,971,985.59 21.91%	100,000.00 1,182,100,000.00	Floating 3-M Euribor+0.150% 23.Jan/Apr/Jul/Oct	0.0000% 07/23/2021 0.000000 Gross 0.000000 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	AAAsf Aa1 (sf)	AAA Aaa	
Series A3 ES0361797022	05/04/2007 3,000	100,000.00 300,000,000.00	100,000.00	Floating 3-M Euribor+0.170% 23.Jan/Apr/Jul/Oct	07/23/2021	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	"Pass-Through" Secutorial / Pro rata under certain circumstances	AA-sf Aa3 (sf)	AAA Aaa	
Series B ES0361797030	05/04/2007 305	41,329.11 12,605,378.55 41.33%	100,000.00 30,500,000.00	Floating 3-M Euribor+0.220% 23.Jan/Apr/Jul/Oct	0.0000% 07/23/2021 0.000000 Gross 0.000000 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A+sf Baa3 (sf)	AA Aa3	
Series C ES0361797048	05/04/2007 189	100,000.00 18,900,000.00 100.00%	100,000.00 18,900,000.00	Floating 3-M Euribor+0.330% 23.Jan/Apr/Jul/Oct	0.0000% 07/23/2021 0.000000 Gross 0.000000 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A-sf B2 (sf)	A+ A3	
Series D ES0361797055	05/04/2007 185	100,000.00 18,500,000.00 100.00%	100,000.00 18,500,000.00	Floating 3-M Euribor+0.580% 23.Jan/Apr/Jul/Oct	0.0450% 07/23/2021 11.375000 Gross 9.213750 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BBBsf Ca (sf)	BBB+ Baa3	
Series E ES0361797063	05/04/2007 231	100,000.00 23,100,000.00 100.00%	100,000.00 23,100,000.00	Floating 3-M Euribor+4.000% 23.Jan/Apr/Jul/Oct	3.4650% 07/23/2021 875.875000 Gross 709.458750 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined Due to Cash Reserve reduction	CCCSf C (sf)	CCC Caa3	
Total		332,077,364.14	1,873,100,000.00							

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)									
		0.25	0.34	0.43	0.51	0.60	0.69	0.78	0.87		
		% Annual equivalent CPR									
		3.00	4.00	5.00	6.00	7.00	8.00	9.00	10.00		
Series A2	With optional redemption *	Average life	3.08	2.90	2.73	2.67	2.51	2.35	2.30	2.15	
	Final Maturity	05/22/2024	03/17/2024	01/13/2024	12/23/2023	10/24/2023	08/27/2023	08/11/2023	06/17/2023	06/17/2023	
Series B	With optional redemption *	Average life	4.30	4.08	3.87	3.68	3.50	3.34	3.19	3.05	
	Final Maturity	08/10/2025	05/20/2025	03/05/2025	12/25/2024	10/22/2024	08/23/2024	06/28/2024	05/08/2024	05/08/2024	
Series C	With optional redemption *	Average life	4.25	4.00	3.76	3.76	3.50	3.25	3.25	3.00	
	Final Maturity	07/23/2025	04/23/2025	01/23/2025	01/23/2025	10/23/2024	07/23/2024	07/23/2024	04/23/2024	04/23/2024	
Series D	With optional redemption *	Average life	10.51	10.38	9.97	9.60	9.25	8.93	8.61	8.29	
	Final Maturity	02/11/2032	09/06/2031	04/10/2031	11/27/2030	07/24/2030	03/24/2030	11/28/2029	08/04/2029	08/04/2029	
Series E	With optional redemption *	Average life	16.14	15.72	15.32	14.92	14.54	14.17	13.80	13.43	
	Final Maturity	06/08/2037	01/06/2037	08/13/2036	03/22/2036	11/04/2035	06/19/2035	02/04/2035	09/23/2034	09/23/2034	

* 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)						
Class	Current	% CE		At issue date		
		% CE	% CE	% CE	% CE	
Class A	77.99%	258,971,985.59	23.63%	95.14%	1,782,100,000.00	4.92%
Series A1	0.00%	0.00	16.02%	300,000,000.00		
Series A2	77.99%	258,971,985.59	63.11%	1,182,100,000.00		
Series A3	0.00%	0.00	16.02%	300,000,000.00		
Series B	3.80%	12,605,378.55	19.55%	1.63%	30,500,000.00	3.27%
Series C	5.69%	18,900,000.00	13.44%	1.01%	18,900,000.00	2.25%
Series D	5.57%	18,500,000.00	7.45%	0.99%	18,500,000.00	1.25%
Series E	6.96%	23,100,000.00	1.23%		23,100,000.00	
Issue of Bonds		332,077,364.14			1,873,100,000.00	
Reserve Fund	7.45%	23,016,422.28	1.25%		23,100,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	23,781,699.53	-0.327%	
Amortisation Account	0.00		
Servicer ppal collect not yet credited	172,506.37		
Servicer ints collect not yet credited	7,415.15		
Liabilities	Available	Balance	Interest
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.
Only the information communicated by Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

Additional information

Europea de Titulización: C/Jorge Juan 68 - 28009 Madrid ☎ +34 91 411 84 67 📠 +34 91 411 84 68 🌐 www.edt-sg.com ✉ info@edt-sg.com
Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

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Collateral: Mortgage loans (PTCs)

General			
	Current	At constitution date	
Count	6,181	17,104	
Principal			
Principal outstanding	324,078,837.97	1,850,138,299.98	
Average loan	52,431.46	108,169.92	
Minimum	0.00	16.40	
Maximum	429,991.12	963,535.82	
Interest rate			
Weighted average (wac)	0.52%	4.59%	
Minimum	0.00%	2.58%	
Maximum	2.72%	6.92%	
Final maturity			
Weighted average (WARM) (months)	153	265	
Minimum	05/01/2021	05/04/2007	
Maximum	01/05/2047	11/10/2046	
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%	3.05	6.88	0.16	7.81
10.01 - 20%	14.09	15.90	1.75	16.46
20.01 - 30%	21.86	25.16	4.40	25.59
30.01 - 40%	31.06	35.15	7.37	35.54
40.01 - 50%	22.04	44.15	11.80	45.43
50.01 - 60%	6.36	54.26	16.92	55.29
60.01 - 70%	1.43	63.67	29.24	65.76
70.01 - 80%	0.10	72.14	21.56	75.44
80.01 - 90%			3.43	84.79
90.01 - 100%			3.36	95.41
Weighted average (WALTV)	33.03		60.38	
Minimum	0.00		0.01	
Maximum	73.21		99.81	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.25%	0.34%	0.37%	0.33%	0.45%
Annual Percentage Rate (CPR)	3.01%	3.96%	4.31%	3.94%	5.32%

Geographic distribution		
	Current	At constitution date
Andalucía	8.73%	7.89%
Aragón	1.06%	0.78%
Asturias	0.53%	0.38%
Balearic Islands	5.84%	5.80%
Basque Country	2.14%	1.57%
Canary Islands	4.40%	4.77%
Cantabria	0.24%	0.16%
Castilla-La Mancha	2.24%	2.16%
Castilla-León	2.78%	3.30%
Catalonia	11.94%	10.01%
Ceuta	0.01%	0.01%
Extremadura	0.46%	0.35%
Galicia	1.20%	1.44%
La Rioja	0.31%	0.38%
Madrid	8.91%	7.90%
Murcia	2.16%	2.29%
Navarra	3.75%	4.38%
Valencia	43.31%	46.42%

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	141	51,897.59	3,421.79	35,677.01	90,996.39	0.63	8,277,519.17	8,368,515.56	18.00	29.74
from > 1 to = 2 months	26	23,233.94	1,952.79	0.00	25,186.73	0.17	2,267,290.79	2,292,477.52	4.93	34.59
from > 2 to = 3 months	28	31,868.62	2,456.41	0.00	34,325.03	0.24	1,647,143.71	1,681,468.74	3.62	31.62
from > 3 to = 6 months	23	41,838.16	2,932.24	0.00	44,870.40	0.31	1,137,086.46	1,181,956.86	2.54	25.00
from > 6 to < 12 months	28	88,873.98	9,490.52	0.00	98,364.50	0.68	1,488,535.61	1,586,900.11	3.41	34.01
from = 12 to < 18 months	18	105,060.60	8,005.59	694.22	113,760.41	0.79	773,387.08	887,147.49	1.91	23.15
from = 18 to < 24 months	18	186,322.02	16,099.13	800.00	203,221.15	1.41	998,300.64	1,201,521.79	2.58	28.24
from ≥ 2 years	282	11,652,884.39	2,131,334.01	47,120.16	13,831,338.56	95.77	15,463,785.17	29,295,123.73	63.01	46.52
Subtotal	564	12,182,079.30	2,175,692.48	84,291.39	14,442,063.17	100.00	32,053,048.63	46,495,111.80	100.00	38.58
<i>Doubt debts (subjectives)</i>										
Up to 1 month	1	49,772.74	0.00	0.00	49,772.74	1.00	0.00	49,772.74	1.00	51.23
from ≥ 2 years	105	4,630,773.49	307,631.60	0.00	4,938,405.09	99.00	0.00	4,938,405.09	99.00	21.35
Subtotal	106	4,680,546.23	307,631.60	0.00	4,988,177.83	100.00	0.00	4,988,177.83	100.00	21.48
Total	670	16,862,625.53	2,483,324.08	84,291.39	19,430,241.00		32,053,048.63	51,483,289.63		