

# MBS BANCAJA 4 Fondo de Titulización de Activos



## Brief report

Date: 09/30/2021  
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 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 A1 ES0361797006	05/04/2007 3,000		100,000.00 300,000,000.00	Floating 3-M Euribor+0.050% 23.Jan/Apr/Jul/Oct	10/25/2021	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	"Pass-Through"	AAAsf Aaa (sf)	AAA Aaa	
Series A2 ES0361797014	05/04/2007 11,821	20,845.29 246,412,173.09 20.85%	100,000.00 1,182,100,000.00	Floating 3-M Euribor+0.150% 23.Jan/Apr/Jul/Oct	0.0000% 10/25/2021 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	Floating 3-M Euribor+0.170% 23.Jan/Apr/Jul/Oct	10/25/2021	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	"Pass-Through" 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% 10/25/2021 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%	Floating 3-M Euribor+0.330% 23.Jan/Apr/Jul/Oct	0.0000% 10/25/2021 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%	Floating 3-M Euribor+0.580% 23.Jan/Apr/Jul/Oct	0.0340% 10/25/2021 8.877778 Gross 7.191000 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%	Floating 3-M Euribor+4.000% 23.Jan/Apr/Jul/Oct	3.4540% 10/25/2021 901.877778 Gross 730.521000 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined Due to Cash Reserve reduction	CCCSf C (sf)	CCC Caa3	
Total		319,517,551.64	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													
Series	Option	Average life	Years	% Monthly CPR (SMM)									
				0.25	0.34	0.43	0.51	0.60	0.69	0.78	0.87		
Series A2	With optional redemption *	Average life	2.94	2.76	2.59	2.54	2.37	2.21	2.18	2.02			
		Final Maturity	07/01/2024	04/26/2024	02/23/2024	02/04/2024	12/06/2023	10/09/2023	09/25/2023	07/31/2023			
	Without optional redemption *	Average life	4.00	3.75	3.51	3.51	3.25	3.00	2.75	2.75			
		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			
	Series B	With optional redemption *	Average life	4.20	3.98	3.78	3.59	3.42	3.26	3.12	2.98		
			Final Maturity	10/02/2025	07/14/2025	05/02/2025	02/23/2025	12/23/2024	10/26/2024	09/02/2024	07/14/2024		
Without optional redemption *		Average life	10.01	9.25	9.26	8.76	8.51	8.26	8.01	7.51			
		Final Maturity	07/23/2031	01/23/2031	10/23/2030	04/23/2030	01/23/2030	10/23/2029	07/23/2029	01/23/2029			
Series C		With optional redemption *	Average life	4.00	3.75	3.51	3.51	3.25	3.00	3.00	2.75		
			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		
	Without optional redemption *	Average life	10.52	10.09	9.70	9.34	9.01	8.68	8.37	8.07			
		Final Maturity	10/23/2034	07/23/2034	01/23/2034	10/23/2033	04/23/2033	01/23/2033	07/23/2032	04/23/2032			
	Series D	With optional redemption *	Average life	4.00	3.75	3.51	3.51	3.25	3.00	3.00	2.75		
			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		
Without optional redemption *		Average life	15.86	15.45	15.06	14.67	14.30	13.92	13.56	13.20			
		Final Maturity	05/30/2037	12/31/2036	08/09/2036	03/21/2036	11/05/2035	08/22/2035	02/09/2035	09/30/2034			
Series E		With optional redemption *	Average life	2.13	2.00	1.88	1.88	1.75	1.63	1.63	1.50		
			Final Maturity	09/07/2023	07/24/2023	06/09/2023	06/09/2023	04/24/2023	03/09/2023	03/09/2023	01/22/2023		
	Without optional redemption *	Average life	4.00	3.75	3.51	3.51	3.25	3.00	3.00	2.75			
		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			

\* 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		At issue date	
		% CE	% CE	% CE	% CE
Class A	77.12%	246,412,173.09	24.66%	95.14%	1,782,100,000.00
Series A1	0.00%	0.00	16.02%	300,000,000.00	
Series A2	77.12%	246,412,173.09	63.11%	1,182,100,000.00	
Series A3	0.00%	0.00	16.02%	300,000,000.00	
Series B	3.95%	12,605,378.55	20.41%	1.63%	30,500,000.00
Series C	5.92%	18,900,000.00	14.03%	1.01%	18,900,000.00
Series D	5.79%	18,500,000.00	7.79%	0.99%	18,500,000.00
Series E	7.23%	23,100,000.00	1.23%		23,100,000.00
Issue of Bonds		319,517,551.64			1,873,100,000.00
Reserve Fund	7.79%	23,100,000.00	1.25%		23,100,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	31,973,900.27	-0.338%	
Amortisation Account	0.00		
Servicer ppal collect not yet credited	240,261.24		
Servicer ints collect not yet credited	27,949.65		
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	5,841	17,104	
Principal			
Principal outstanding	303,235,820.09	1,850,138,299.98	
Average loan	51,915.05	108,169.92	
Minimum	0.00	16.40	
Maximum	418,466.10	963,535.82	
Interest rate			
Weighted average (wac)	0.42%	4.59%	
Minimum	0.00%	2.58%	
Maximum	3.42%	6.92%	
Final maturity			
Weighted average (WARM) (months)	150	265	
Minimum	10/05/2021	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%	3.53	7.14	0.16	7.81
10.01 - 20%	15.27	15.86	1.75	16.46
20.01 - 30%	22.23	25.32	4.40	25.59
30.01 - 40%	32.32	35.11	7.37	35.54
40.01 - 50%	19.59	44.02	11.80	45.43
50.01 - 60%	5.67	53.85	16.92	55.29
60.01 - 70%	1.28	63.08	29.24	65.76
70.01 - 80%	0.11	71.02	21.56	75.44
80.01 - 90%			3.43	84.79
90.01 - 100%			3.36	95.41
Weighted average (WALTV)	32.21		60.38	
Minimum	0.00		0.01	
Maximum	72.12		99.81	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.33%	0.44%	0.45%	0.41%	0.46%
Annual Percentage Rate (CPR)	3.95%	5.16%	5.22%	4.77%	5.33%

Geographic distribution		
	Current	At constitution date
Andalucía	8.77%	7.89%
Aragón	1.10%	0.78%
Asturias	0.54%	0.38%
Balearic Islands	5.90%	5.80%
Basque Country	2.19%	1.57%
Canary Islands	4.38%	4.77%
Cantabria	0.25%	0.16%
Castilla-La Mancha	2.29%	2.16%
Castilla-León	2.72%	3.30%
Catalonia	11.93%	10.01%
Ceuta	0.01%	0.01%
Extremadura	0.46%	0.35%
Galicia	1.18%	1.44%
La Rioja	0.29%	0.38%
Madrid	8.83%	7.90%
Murcia	2.10%	2.29%
Navarra	3.70%	4.38%
Valencia	43.36%	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	131	45,589.15	2,340.72	41,683.29	89,613.16	0.64	7,006,385.03	7,095,998.19	16.64	28.09
from > 1 to = 2 months	27	24,470.74	1,170.78	0.00	25,641.52	0.18	1,889,791.97	1,915,433.49	4.49	27.80
from > 2 to = 3 months	20	34,556.94	2,461.62	0.00	37,018.56	0.27	1,808,335.21	1,845,353.77	4.33	36.01
from > 3 to = 6 months	22	41,447.45	2,940.11	0.00	44,387.56	0.32	1,496,559.92	1,540,947.48	3.61	29.39
from > 6 to < 12 months	20	62,542.12	6,103.49	0.00	68,645.61	0.49	1,151,186.30	1,219,831.91	2.86	34.51
from = 12 to < 18 months	16	91,260.81	7,127.14	0.00	98,387.95	0.71	644,398.50	742,786.45	1.74	20.45
from = 18 to < 24 months	13	86,295.55	6,228.79	694.22	93,218.56	0.67	471,309.96	564,528.52	1.32	26.59
from ≥ 2 years	271	11,410,034.98	2,033,262.81	43,113.87	13,486,411.66	96.72	14,234,023.87	27,720,435.53	65.00	45.76
Subtotal	520	11,796,197.74	2,061,635.46	85,491.38	13,943,324.58	100.00	28,701,990.76	42,645,315.34	100.00	37.94
<i>Doubt debts (subjectives)</i>										
Up to 1 month	1	48,737.19	0.00	0.00	48,737.19	1.20	0.00	48,737.19	1.20	50.17
from ≥ 2 years	79	3,739,492.67	280,952.41	300.00	4,020,745.08	98.80	0.00	4,020,745.08	98.80	23.39
Subtotal	80	3,788,229.86	280,952.41	300.00	4,069,482.27	100.00	0.00	4,069,482.27	100.00	23.54
Total	600	15,584,427.60	2,342,587.87	85,791.38	18,012,806.85		28,701,990.76	46,714,797.61		