

MBS BANCAJA 4 Fondo de Titulización de Activos

Brief report

Date: 07/31/2022
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 Fitch / Moody's	
		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	10/24/2022	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	"Pass-Through"	AAAsf Aaa (sf)	AAA Aaa
Series A2 ES0361797014	05/04/2007 11,821	17,331.47 204,875,306.87 17.33%	100,000.00 1,182,100,000.00	Floating 3-M Euribor+0.150% 23.Jan/Apr/Jul/Oct	0.2950% 10/24/2022 12.781959 Gross 10.353387 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	10/24/2022	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	0.3650% 10/24/2022 37.712813 Gross 30.547379 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	0.4750% 10/24/2022 118.750000 Gross 96.187500 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	0.7250% 10/24/2022 181.250000 Gross 146.812500 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A+sf 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	4.1450% 10/24/2022 1,036.250000 Gross 839.362500 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined Due to Cash Reserve reduction	CCCSf C (sf)	CCC Caa3
Total		277,980,685.42	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	Years	2.35	2.17	2.14	1.97	1.94	1.77	1.75	1.59
		Final Maturity	Years	11/28/2024	09/24/2024	09/11/2024	07/11/2024	07/01/2024	05/01/2024	04/23/2024	02/23/2024
			Date	3.00	2.75	2.75	2.50	2.50	2.25	2.25	2.00
	Without optional redemption *	Average life	Years	3.83	3.63	3.46	3.29	3.14	2.99	2.86	2.74
		Final Maturity	Years	05/22/2026	03/12/2026	01/06/2026	11/07/2025	09/12/2025	06/04/2025	04/20/2025	
			Date	9.00	8.50	8.25	8.00	7.75	7.25	7.00	6.75
Series B	With optional redemption *	Average life	Years	3.00	2.75	2.75	2.50	2.50	2.25	2.25	2.00
		Final Maturity	Years	07/23/2025	04/23/2025	04/23/2025	01/23/2025	01/23/2025	10/23/2024	10/23/2024	07/23/2024
			Date	3.00	2.75	2.75	2.50	2.50	2.25	2.25	2.00
	Without optional redemption *	Average life	Years	9.50	9.11	8.75	8.43	8.13	7.84	7.56	7.29
		Final Maturity	Years	01/21/2032	09/02/2031	04/23/2031	12/27/2030	09/06/2030	05/26/2030	02/13/2030	11/06/2029
			Date	10.00	9.75	9.25	9.00	8.75	8.25	8.00	7.75
Series C	With optional redemption *	Average life	Years	3.00	2.75	2.75	2.50	2.50	2.25	2.25	2.00
		Final Maturity	Years	07/23/2025	04/23/2025	04/23/2025	01/23/2025	01/23/2025	10/23/2024	10/23/2024	07/23/2024
			Date	3.00	2.75	2.75	2.50	2.50	2.25	2.25	2.00
	Without optional redemption *	Average life	Years	11.18	10.81	10.44	10.07	9.71	9.37	9.04	8.74
		Final Maturity	Years	09/26/2033	05/12/2033	12/28/2032	08/15/2032	04/08/2032	12/04/2031	08/07/2031	04/17/2031
			Date	12.25	12.00	11.75	11.25	11.00	10.75	10.25	10.00
Series D	With optional redemption *	Average life	Years	3.00	2.75	2.75	2.50	2.50	2.25	2.25	2.00
		Final Maturity	Years	07/23/2025	04/23/2025	04/23/2025	01/23/2025	01/23/2025	10/23/2024	10/23/2024	07/23/2024
			Date	3.00	2.75	2.75	2.50	2.50	2.25	2.25	2.00
	Without optional redemption *	Average life	Years	14.90	14.51	14.14	13.77	13.42	13.07	12.73	12.39
		Final Maturity	Years	06/14/2037	01/23/2037	09/08/2036	04/28/2036	12/20/2035	08/16/2035	04/14/2035	12/12/2034
			Date	28.52	28.52	28.52	28.52	28.52	28.52	28.52	28.52
Series E	With optional redemption *	Average life	Years	3.00	2.75	2.75	2.50	2.50	2.25	2.25	2.00
		Final Maturity	Years	07/23/2025	04/23/2025	04/23/2025	01/23/2025	01/23/2025	10/23/2024	10/23/2024	07/23/2024
			Date	3.00	2.75	2.75	2.50	2.50	2.25	2.25	2.00
	Without optional redemption *	Average life	Years	28.52	28.52	28.52	28.52	28.52	28.52	28.52	28.52
		Final Maturity	Years	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051
			Date	28.52	28.52	28.52	28.52	28.52	28.52	28.52	28.52

* 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
Class A	73.70%	204,875,306.87	28.68%	95.14%	1,782,100,000.00	4.92%
Series A1	0.00%	0.00		16.02%	300,000,000.00	
Series A2	73.70%	204,875,306.87		63.11%	1,182,100,000.00	
Series A3	0.00%	0.00		16.02%	300,000,000.00	
Series B	4.53%	12,605,378.55	23.74%	1.63%	30,500,000.00	3.27%
Series C	6.80%	18,900,000.00	16.32%	1.01%	18,900,000.00	2.25%
Series D	6.66%	18,500,000.00	9.06%	0.99%	18,500,000.00	1.25%
Series E	8.31%	23,100,000.00		1.23%	23,100,000.00	
Issue of Bonds		277,980,685.42			1,873,100,000.00	
Reserve Fund	9.06%	23,100,000.00		1.25%	23,100,000.00	

Other financial operations (current)				
Assets		Balance	Interest	
Treasury Account		23,969,886.67	-0.028%	
Amortisation Account		0.00		
Servicer ppal collect not yet credited		186,274.60		
Servicer ints collect not yet credited		9,907.66		
Liabilities		Available	Balance	Interest
Start-up Loan L/T			0.00	
Start-up Loan S/T			0.00	

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Additional information

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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	5,521	17,104	
Principal			
Principal outstanding	266,938,237.22	1,850,138,299.98	
Average loan	48,349.62	108,169.92	
Minimum	0.00	16.40	
Maximum	404,231.00	963,535.82	
Interest rate			
Weighted average (wac)	0.58%	4.59%	
Minimum	0.00%	2.58%	
Maximum	2.85%	6.92%	
Final maturity			
Weighted average (WARM) (months)	143	265	
Minimum	08/03/2022	05/04/2007	
Maximum	03/04/2051	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%	4.57	7.15	0.16	7.81
10.01 - 20%	16.22	15.35	1.75	16.46
20.01 - 30%	25.87	25.53	4.40	25.59
30.01 - 40%	31.37	34.84	7.37	35.54
40.01 - 50%	16.83	43.60	11.80	45.43
50.01 - 60%	4.18	53.63	16.92	55.29
60.01 - 70%	0.95	62.83	29.24	65.76
70.01 - 80%			21.56	75.44
80.01 - 90%			3.43	84.79
90.01 - 100%			3.36	95.41
Weighted average (WALTV)	30.53			60.38
Minimum	0.00			0.01
Maximum	69.93			99.81

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.41%	0.32%	0.38%	0.36%	0.45%
Annual Percentage Rate (CPR)	4.83%	3.78%	4.45%	4.23%	5.28%

Geographic distribution

	Current	At constitution date
Andalucia	8.84%	7.89%
Aragon	1.16%	0.78%
Asturias	0.56%	0.38%
Balearic Islands	5.86%	5.80%
Basque Country	2.19%	1.57%
Canary Islands	4.33%	4.77%
Cantabria	0.25%	0.16%
Castilla-La Mancha	2.33%	2.16%
Castilla-Leon	2.62%	3.30%
Catalonia	12.20%	10.01%
Ceuta	0.01%	0.01%
Extremadura	0.44%	0.35%
Galicia	1.18%	1.44%
La Rioja	0.31%	0.38%
Madrid	8.94%	7.90%
Murcia	2.05%	2.29%
Navarra	3.51%	4.38%
Valencia	43.23%	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	95	30,811.56	1,091.81	40,817.81	72,721.18	0.49	5,222,253.83	5,294,975.01	14.02	24.48
from > 1 to = 2 months	13	14,126.66	339.25	0.00	14,465.91	0.10	729,770.74	744,236.65	1.97	22.51
from > 2 to = 3 months	11	11,832.30	792.29	0.00	12,624.59	0.09	628,868.81	639,493.40	1.69	27.51
from > 3 to = 6 months	23	47,860.01	1,843.81	2,065.49	51,769.31	0.35	1,138,491.30	1,190,260.61	3.15	24.52
from > 6 to < 12 months	23	105,986.83	5,615.91	0.00	111,602.74	0.76	1,522,318.44	1,633,921.18	4.33	33.39
from = 12 to < 18 months	12	67,089.52	6,717.00	0.00	73,806.52	0.50	675,361.55	749,168.07	1.98	34.66
from = 18 to < 24 months	10	96,870.64	6,000.94	0.00	102,871.58	0.70	507,048.97	609,920.55	1.62	23.91
from ≥ 2 years	266	12,197,664.38	2,045,550.22	43,408.08	14,286,622.68	97.01	12,616,439.55	26,903,062.23	71.24	44.92
Subtotal	453	12,572,241.90	2,067,951.23	86,291.38	14,726,484.51	100.00	23,038,553.19	37,765,037.70	100.00	37.17
<i>Doubt debts (subjectives)</i>										
Up to 1 month	1	46,663.83	0.00	0.00	46,663.83	1.17	0.00	46,663.83	1.17	48.03
from ≥ 2 years	77	3,664,104.69	286,532.97	300.00	3,950,937.66	98.83	0.00	3,950,937.66	98.83	23.69
Subtotal	78	3,710,768.52	286,532.97	300.00	3,997,601.49	100.00	0.00	3,997,601.49	100.00	23.83
Total	531	16,283,010.42	2,354,484.20	86,591.38	18,724,086.00		23,038,553.19	41,762,639.19		

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