

MBS BANCAJA 4 Fondo de Titulización de Activos

Brief report

Date: 04/30/2023
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
Société Générale

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Société Générale

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 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	07/24/2023	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	"Pass-Through"	AAAsf Aaa (sf)	AAA Aaa
Series A2 ES0361797014	05/04/2007 11,821	14,478.35 171,148,575.35 14.48%	100,000.00 1,182,100,000.00	Floating 3-M Euribor+0.150% 23.Jan/Apr/Jul/Oct	3.3610% 07/24/2023 123.006051 Gross 99.634901 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	07/24/2023	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	3.4310% 07/24/2023 358.439335 Gross 290.335861 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	3.5410% 07/24/2023 895.086111 Gross 725.019750 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	3.7910% 07/24/2023 958.280556 Gross 776.207250 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	7.2110% 07/24/2023 1,822.780556 Gross 1,476.452250 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined Due to Cash Reserve reduction	CCCsf C (sf)	CCC Caa3
Total		244,253,953.90	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	1.71	1.69	1.50	1.49	1.47	1.29	1.28	1.27
		Final Maturity	Years	2.00	2.00	1.75	1.75	1.75	1.50	1.50	1.50
	Without optional redemption *	Average life	Years	3.69	3.50	3.33	3.16	3.01	2.87	2.75	2.63
		Final Maturity	Years	8.50	8.00	7.76	7.50	7.25	7.00	6.50	6.25
Series B	With optional redemption *	Average life	Years	2.00	2.00	1.75	1.75	1.75	1.50	1.50	1.50
		Final Maturity	Years	2.00	2.00	1.75	1.75	1.75	1.50	1.50	1.50
	Without optional redemption *	Average life	Years	9.00	8.62	8.26	7.94	7.64	7.36	7.10	6.85
		Final Maturity	Years	9.76	9.25	8.76	8.50	8.25	7.76	7.50	7.25
Series C	With optional redemption *	Average life	Years	2.00	2.00	1.75	1.75	1.75	1.50	1.50	1.50
		Final Maturity	Years	2.00	2.00	1.75	1.75	1.75	1.50	1.50	1.50
	Without optional redemption *	Average life	Years	10.69	10.34	9.99	9.63	9.28	8.95	8.63	8.33
		Final Maturity	Years	11.76	11.51	11.25	11.01	10.51	10.25	10.01	9.51
Series D	With optional redemption *	Average life	Years	2.00	2.00	1.75	1.75	1.75	1.50	1.50	1.50
		Final Maturity	Years	2.00	2.00	1.75	1.75	1.75	1.50	1.50	1.50
	Without optional redemption *	Average life	Years	14.52	14.12	13.74	13.38	13.03	12.69	12.35	12.03
		Final Maturity	Years	27.77	27.77	27.77	27.77	27.77	27.77	27.77	27.77
Series E	With optional redemption *	Average life	Years	2.00	2.00	1.75	1.75	1.75	1.50	1.50	1.50
		Final Maturity	Years	2.00	2.00	1.75	1.75	1.75	1.50	1.50	1.50
	Without optional redemption *	Average life	Years	27.77	27.77	27.77	27.77	27.77	27.77	27.77	27.77
		Final Maturity	Years	27.77	27.77	27.77	27.77	27.77	27.77	27.77	27.77

* 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	70.07%	171,148,575.35	33.06%	95.14%	1,782,100,000.00	4.92%
Series A1	0.00%	0.00		16.02%	300,000,000.00	
Series A2	70.07%	171,148,575.35		63.11%	1,182,100,000.00	
Series A3	0.00%	0.00		16.02%	300,000,000.00	
Series B	5.16%	12,605,378.55	27.36%	1.63%	30,500,000.00	3.27%
Series C	7.74%	18,900,000.00	18.81%	1.01%	18,900,000.00	2.25%
Series D	7.57%	18,500,000.00	10.45%	0.99%	18,500,000.00	1.25%
Series E	9.46%	23,100,000.00		1.23%	23,100,000.00	
Issue of Bonds		244,253,953.90			1,873,100,000.00	
Reserve Fund	10.45%	23,100,000.00		1.25%	23,100,000.00	

Other financial operations (current)				
Assets		Balance	Interest	
Treasury Account		24,150,922.36	2.898%	
Amortisation Account		0.00		
Servicer ppal collect not yet credited		178,183.61		
Servicer ints collect not yet credited		24,886.82		
Liabilities		Available	Balance	Interest
Start-up Loan L/T			0.00	
Start-up Loan S/T			0.00	

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Additional information

Europea de Titulización: C/Jorge Juan 68 - 28009 Madrid ☎ 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	5,105	17,104
Principal		
Principal outstanding	230,833,441.80	1,850,138,299.98
Average loan	45,217.13	108,169.92
Minimum	0.00	16.40
Maximum	394,438.79	963,535.82
Interest rate		
Weighted average (wac)	2.97%	4.59%
Minimum	0.16%	2.58%
Maximum	5.90%	6.92%
Final maturity		
Weighted average (WARM) (months)	137	265
Minimum	05/05/2023	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%	5.84	6.93	0.16	7.81
10.01 - 20%	16.75	15.22	1.75	16.46
20.01 - 30%	29.17	25.49	4.40	25.59
30.01 - 40%	31.87	34.96	7.37	35.54
40.01 - 50%	12.79	44.04	11.80	45.43
50.01 - 60%	3.06	54.28	16.92	55.29
60.01 - 70%	0.52	62.61	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)	29.15			60.38
Minimum	0.00			0.01
Maximum	68.03			99.81

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.62%	0.78%	0.73%	0.58%	0.46%
Annual Percentage Rate (CPR)	7.21%	9.01%	8.41%	6.89%	5.40%

Geographic distribution

	Current	At constitution date
Andalucia	8.98%	7.89%
Aragon	1.22%	0.78%
Asturias	0.52%	0.38%
Balearic Islands	6.10%	5.80%
Basque Country	2.27%	1.57%
Canary Islands	4.18%	4.77%
Cantabria	0.25%	0.16%
Castilla-La Mancha	2.38%	2.16%
Castilla-Leon	2.59%	3.30%
Catalonia	12.03%	10.01%
Ceuta		0.01%
Extremadura	0.35%	0.35%
Galicia	1.17%	1.44%
La Rioja	0.33%	0.38%
Madrid	9.00%	7.90%
Murcia	2.04%	2.29%
Navarra	3.41%	4.38%
Valencia	43.18%	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	114	39,540.93	8,834.99	41,111.80	89,487.72	0.61	5,548,304.92	5,637,792.64	15.96
from > 1 to = 2 months	9	9,201.57	2,869.62	0.00	12,071.19	0.08	601,159.89	613,231.08	1.74
from > 2 to = 3 months	12	21,166.02	3,013.72	0.00	24,179.74	0.16	638,166.86	662,346.60	1.87
from > 3 to = 6 months	19	34,296.14	8,754.77	0.00	43,050.91	0.29	1,077,111.61	1,120,162.52	3.17
from > 6 to < 12 months	17	62,165.89	12,561.50	2,065.49	76,792.88	0.52	1,016,485.97	1,093,278.85	3.09
from = 12 to < 18 months	14	82,770.83	9,328.06	0.00	92,098.89	0.63	662,062.31	754,161.20	2.13
from = 18 to < 24 months	10	117,057.64	11,116.27	0.00	128,173.91	0.87	612,533.85	740,707.76	2.10
from ≥ 2 years	257	12,150,293.72	2,035,541.91	42,314.09	14,228,149.72	96.83	10,476,359.52	24,704,509.24	69.93
Subtotal	452	12,516,492.74	2,092,020.84	85,491.38	14,694,004.96	100.00	20,632,184.93	35,326,189.89	100.00
<i>Doubt debts (subjectives)</i>									
Up to 1 month	1	44,961.53	0.00	0.00	44,961.53	7.60	0.00	44,961.53	7.60
from ≥ 2 years	9	487,055.73	59,131.86	300.00	546,487.59	92.40	0.00	546,487.59	92.40
Subtotal	10	532,017.26	59,131.86	300.00	591,449.12	100.00	0.00	591,449.12	100.00
Total	462	13,048,510.00	2,151,152.70	85,791.38	15,285,454.08		20,632,184.93	35,917,639.01	

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