

MBS BANCAJA 4 Fondo de Titulización de Activos

Brief report

Date: 09/30/2024
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	10/23/2024	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	"Pass-Through"	AAAsf Aaa (sf)	AAA Aaa
Series A2 ES0361797014	05/04/2007 11,821	10,510.99 124,250,412.79 10.51%	100,000.00 1,182,100,000.00	Floating 3-M Euribor+0.150% 23.Jan/Apr/Jul/Oct	3.8480% 10/23/2024 103.362740 Gross 83.723819 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	10/23/2024	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	3.9180% 10/23/2024 413.814602 Gross 335.189828 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	AA+sf A2 (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	4.0280% 10/23/2024 1,029.377778 Gross 833.796000 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	AA+sf Ba2 (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	4.2780% 10/23/2024 1,093.266667 Gross 885.546000 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A+sf Ba3 (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	7.6980% 10/23/2024 1,967.266667 Gross 1,593.486000 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined Due to Cash Reserve reduction	CCCsf C (sf)	CCC Caa3
Total		197,355,791.34	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	0.49	0.49	0.49	0.49	0.49	0.49	0.25	0.25	
		Final Maturity	Years	01/18/2025	01/18/2025	01/17/2025	01/17/2025	01/17/2025	01/16/2025	10/23/2024	10/23/2024	
	Without optional redemption *	Average life	Years	3.29	3.12	2.96	2.82	2.69	2.56	2.45	2.34	
		Final Maturity	Years	11/04/2027	09/04/2027	07/09/2027	05/18/2027	03/30/2027	02/13/2027	01/02/2027	11/25/2026	
	Series B	With optional redemption *	Average life	Years	0.50	0.50	0.50	0.50	0.50	0.50	0.25	0.25
			Final Maturity	Years	01/23/2025	01/23/2025	01/23/2025	01/23/2025	01/23/2025	01/23/2025	10/23/2024	10/23/2024
Series C	With optional redemption *	Average life	Years	0.50	0.50	0.50	0.50	0.50	0.50	0.25	0.25	
		Final Maturity	Years	01/23/2025	01/23/2025	01/23/2025	01/23/2025	01/23/2025	01/23/2025	10/23/2024	10/23/2024	
	Without optional redemption *	Average life	Years	9.51	9.20	8.88	8.57	8.27	7.97	7.68	7.41	
		Final Maturity	Years	01/24/2034	10/01/2033	06/07/2033	02/14/2033	10/26/2032	07/08/2032	03/25/2032	12/16/2031	
	Series D	With optional redemption *	Average life	Years	0.50	0.50	0.50	0.50	0.50	0.50	0.25	0.25
			Final Maturity	Years	01/23/2025	01/23/2025	01/23/2025	01/23/2025	01/23/2025	01/23/2025	10/23/2024	10/23/2024
Series E	With optional redemption *	Average life	Years	0.50	0.50	0.50	0.50	0.50	0.50	0.25	0.25	
		Final Maturity	Years	01/23/2025	01/23/2025	01/23/2025	01/23/2025	01/23/2025	01/23/2025	10/23/2024	10/23/2024	
	Without optional redemption *	Average life	Years	22.27	22.27	22.27	22.27	22.27	22.27	22.27	22.27	
		Final Maturity	Years	10/23/2046	10/23/2046	10/23/2046	10/23/2046	10/23/2046	10/23/2046	10/23/2046	10/23/2046	

* 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	62.96%	124,250,412.79	41.95%	95.14%	1,782,100,000.00	4.92%
Series A1	0.00%	0.00		16.02%	300,000,000.00	
Series A2	62.96%	124,250,412.79	63.11%	1.182,100,000.00		
Series A3	0.00%	0.00		16.02%	300,000,000.00	
Series B	6.39%	12,605,378.55	34.72%	1.63%	30,500,000.00	3.27%
Series C	9.58%	18,900,000.00	23.87%	1.01%	18,900,000.00	2.25%
Series D	9.37%	18,500,000.00	13.26%	0.99%	18,500,000.00	1.25%
Series E	11.70%	23,100,000.00		1.23%	23,100,000.00	
Issue of Bonds		197,355,791.34			1,873,100,000.00	
Reserve Fund	13.26%	23,100,000.00		1.25%	23,100,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		30,572,384.98	3.664%
Amortisation Account		0.00	
Servicer ppal collect not yet credited		358,303.01	
Servicer ints collect not yet credited		32,608.14	
Liabilities		Available	Balance
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 ☎ www.cnmv.com

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KPMG Auditores

Collateral: Mortgage loans (PTCs)

General			
	Current	At constitution date	
Count	4,385	17,104	
Principal			
Principal outstanding	176,240,488.09	1,850,138,299.98	
Average loan	40,191.67	108,169.92	
Minimum	0.00	16.40	
Maximum	380,756.12	963,535.82	
Interest rate			
Weighted average (wac)	4.66%	4.59%	
Minimum	0.93%	2.58%	
Maximum	6.62%	6.92%	
Final maturity			
Weighted average (WARM) (months)	128	265	
Minimum	10/01/2024	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%	7.40	6.17	0.16	7.81
10.01 - 20%	18.30	15.87	1.75	16.46
20.01 - 30%	32.77	25.02	4.40	25.59
30.01 - 40%	30.24	34.35	7.37	35.54
40.01 - 50%	8.79	44.02	11.80	45.43
50.01 - 60%	2.32	54.33	16.92	55.29
60.01 - 70%	0.17	64.47	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)	27.19			60.38
Minimum	0.00			0.01
Maximum	65.69			99.81

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.63%	0.57%	0.59%	0.66%	0.48%
Annual Percentage Rate (CPR)	7.29%	6.67%	6.86%	7.61%	5.60%

Geographic distribution

	Current	At constitution date
Andalucia	9.34%	7.89%
Aragon	1.31%	0.78%
Asturias	0.54%	0.38%
Balearic Islands	6.35%	5.80%
Basque Country	2.49%	1.57%
Canary Islands	3.96%	4.77%
Cantabria	0.27%	0.16%
Castilla-La Mancha	2.45%	2.16%
Castilla-Leon	2.65%	3.30%
Catalonia	12.49%	10.01%
Ceuta		0.01%
Extremadura	0.33%	0.35%
Galicia	1.12%	1.44%
La Rioja	0.37%	0.38%
Madrid	8.99%	7.90%
Murcia	1.84%	2.29%
Navarra	2.98%	4.38%
Valencia	42.52%	46.42%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			
Delinquencies									
Up to 1 month	89	27,682.66	11,194.91	47,935.50	86,813.07	0.62	3,371,112.00	3,457,925.07	11.59
from > 1 to = 2 months	10	8,563.58	4,287.13	0.00	12,850.71	0.09	738,075.53	750,926.24	2.52
from > 2 to = 3 months	12	17,565.44	8,151.92	1,925.99	27,643.35	0.20	829,596.99	857,240.34	2.87
from > 3 to = 6 months	15	20,980.64	10,416.35	0.00	31,396.99	0.22	606,902.97	638,299.96	2.14
from > 6 to < 12 months	21	75,043.75	28,153.40	0.00	103,197.15	0.74	808,852.32	912,049.47	3.06
from = 12 to < 18 months	15	109,948.04	76,364.36	0.00	186,312.40	1.33	1,329,671.63	1,515,984.03	5.08
from = 18 to < 24 months	6	31,631.34	19,729.06	3,846.67	55,207.07	0.39	272,078.56	327,285.63	1.10
from ≥ 2 years	208	11,301,899.41	2,163,264.76	49,041.32	13,514,205.49	96.41	7,849,989.28	21,364,194.77	71.63
Subtotal	376	11,593,314.86	2,321,561.89	102,749.48	14,017,626.23	100.00	15,806,279.28	29,823,905.51	100.00
Doubt debts (subjectives)									
Up to 1 month	1	42,426.98	0.00	0.00	42,426.98	7.04	0.00	42,426.98	7.04
from ≥ 2 years	8	485,507.46	73,938.60	1,183.75	560,629.81	92.96	0.00	560,629.81	92.96
Subtotal	9	527,934.44	73,938.60	1,183.75	603,056.79	100.00	0.00	603,056.79	100.00
Total	385	12,121,249.30	2,395,500.49	103,933.23	14,620,683.02		15,806,279.28	30,426,962.30	

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