

# MBS BANCAJA 4 Fondo de Titulización de Activos

## Brief report

**Date:** 10/31/2024  
**Currency:** EUR

**Constitution date**  
04/27/2007

**VAT Reg. no.**  
V85082675

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

**Originator**  
Bankia

**Servicer**

**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<br>ISIN Code       | Issue date<br>N° bonds | Principal outstanding<br>(Bond Unit / Series Total / %Factor) |                                | Interest type<br>Reference rate and margin<br>Payment Date | Interest Rate<br>Next coupon                                    | Redemption                                    |                                                                                                  | Rating<br>Fitch / Moody's |              |
|                           |                        | Current                                                       | Original                       |                                                            |                                                                 | Final maturity (legal)                        | Next                                                                                             | Current                   | Original     |
| Series A1<br>ES0361797006 | 05/04/2007<br>3,000    |                                                               | 100,000.00<br>300,000,000.00   | Floating<br>3-M Euribor+0.050%<br>23.Jan/Apr/Jul/Oct       | 01/23/2025                                                      | 07/23/2050<br>Quarterly<br>23.Jan/Apr/Jul/Oct | "Pass-Through"                                                                                   | AAAsf<br>Aaa (sf)         | AAA<br>Aaa   |
| Series A2<br>ES0361797014 | 05/04/2007<br>11,821   | 9,854.86<br>116,494,300.06<br>9.85%                           | 100,000.00<br>1,182,100,000.00 | Floating<br>3-M Euribor+0.150%<br>23.Jan/Apr/Jul/Oct       | 3.2880%<br>01/23/2025<br>82.807104 Gross<br>67.073754 Net       | 07/23/2050<br>Quarterly<br>23.Jan/Apr/Jul/Oct | To Be Determined<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances | AAAsf<br>Aa1 (sf)         | AAA<br>Aaa   |
| Series A3<br>ES0361797022 | 05/04/2007<br>3,000    |                                                               | 100,000.00<br>300,000,000.00   | Floating<br>3-M Euribor+0.170%<br>23.Jan/Apr/Jul/Oct       | 01/23/2025                                                      | 07/23/2050<br>Quarterly<br>23.Jan/Apr/Jul/Oct | "Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances                     | AA-sf<br>Aa3 (sf)         | AAA<br>Aaa   |
| Series B<br>ES0361797030  | 05/04/2007<br>305      | 41,329.11<br>12,605,378.55<br>41.33%                          | 100,000.00<br>30,500,000.00    | Floating<br>3-M Euribor+0.220%<br>23.Jan/Apr/Jul/Oct       | 3.3580%<br>01/23/2025<br>354.668054 Gross<br>287.281124 Net     | 07/23/2050<br>Quarterly<br>23.Jan/Apr/Jul/Oct | To Be Determined<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances | AA+sf<br>A2 (sf)          | AA Aa3       |
| Series C<br>ES0361797048  | 05/04/2007<br>189      | 100,000.00<br>18,900,000.00<br>100.00%                        | 100,000.00<br>18,900,000.00    | Floating<br>3-M Euribor+0.330%<br>23.Jan/Apr/Jul/Oct       | 3.4680%<br>01/23/2025<br>886.266667 Gross<br>717.876000 Net     | 07/23/2050<br>Quarterly<br>23.Jan/Apr/Jul/Oct | To Be Determined<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances | AA+sf<br>Ba2 (sf)         | A+ A3        |
| Series D<br>ES0361797055  | 05/04/2007<br>185      | 100,000.00<br>18,500,000.00<br>100.00%                        | 100,000.00<br>18,500,000.00    | Floating<br>3-M Euribor+0.580%<br>23.Jan/Apr/Jul/Oct       | 3.7180%<br>01/23/2025<br>950.155556 Gross<br>769.626000 Net     | 07/23/2050<br>Quarterly<br>23.Jan/Apr/Jul/Oct | To Be Determined<br>"Pass-Through"<br>Secutorial /<br>Pro rata under<br>certain<br>circumstances | A+sf<br>Ba3 (sf)          | BBB+<br>Baa3 |
| Series E<br>ES0361797063  | 05/04/2007<br>231      | 100,000.00<br>23,100,000.00<br>100.00%                        | 100,000.00<br>23,100,000.00    | Floating<br>3-M Euribor+4.000%<br>23.Jan/Apr/Jul/Oct       | 7.1380%<br>01/23/2025<br>1,824.155556 Gross<br>1,477.566000 Net | 07/23/2050<br>Quarterly<br>23.Jan/Apr/Jul/Oct | To Be Determined<br>Due to Cash<br>Reserve reduction                                             | CCCsf<br>C (sf)           | CCC<br>Caa3  |
| Total                     |                        | 189,599,678.61                                                | 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          | 0.25       | 0.25       | 0.25       | 0.25       | 0.25       | 0.25       | 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 | 01/23/2025 | 01/23/2025 |            |
|                                                                                                                                                 | Without optional redemption * | Average life               | Years          | 3.16       | 3.00       | 2.85       | 2.72       | 2.59       | 2.47       | 2.36       | 2.26       |            |
|                                                                                                                                                 |                               | Final Maturity             | Years          | 12/21/2027 | 10/23/2027 | 08/30/2027 | 07/11/2027 | 05/26/2027 | 04/13/2027 | 03/04/2027 | 01/26/2027 |            |
|                                                                                                                                                 | Series B                      | With optional redemption * | Average life   | Years      | 0.25       | 0.25       | 0.25       | 0.25       | 0.25       | 0.25       | 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 | 01/23/2025 | 01/23/2025 |
| Series C                                                                                                                                        | With optional redemption *    | Average life               | Years          | 0.25       | 0.25       | 0.25       | 0.25       | 0.25       | 0.25       | 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 | 01/23/2025 | 01/23/2025 |            |
|                                                                                                                                                 | Without optional redemption * | Average life               | Years          | 7.48       | 7.15       | 6.85       | 6.57       | 6.31       | 6.08       | 5.86       | 5.64       |            |
|                                                                                                                                                 |                               | Final Maturity             | Years          | 04/14/2032 | 12/16/2031 | 08/27/2031 | 05/17/2031 | 02/12/2031 | 11/19/2030 | 08/31/2030 | 06/14/2030 |            |
|                                                                                                                                                 | Series D                      | With optional redemption * | Average life   | Years      | 0.25       | 0.25       | 0.25       | 0.25       | 0.25       | 0.25       | 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 | 01/23/2025 | 01/23/2025 |
| Series E                                                                                                                                        | With optional redemption *    | Average life               | Years          | 0.25       | 0.25       | 0.25       | 0.25       | 0.25       | 0.25       | 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 | 01/23/2025 | 01/23/2025 |            |
|                                                                                                                                                 | Without optional redemption * | Average life               | Years          | 22.01      | 22.01      | 22.01      | 22.01      | 22.01      | 22.01      | 22.01      | 22.01      |            |
|                                                                                                                                                 |                               | 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                 | 61.44% | 116,494,300.06 | 43.91% | 95.14%        | 1,782,100,000.00 | 4.92% |
| Series A1               | 0.00%  | 0.00           |        | 16.02%        | 300,000,000.00   |       |
| Series A2               | 61.44% | 116,494,300.06 |        | 63.11%        | 1,182,100,000.00 |       |
| Series A3               | 0.00%  | 0.00           |        | 16.02%        | 300,000,000.00   |       |
| Series B                | 6.65%  | 12,605,378.55  | 36.34% | 1.63%         | 30,500,000.00    | 3.27% |
| Series C                | 9.97%  | 18,900,000.00  | 24.99% | 1.01%         | 18,900,000.00    | 2.25% |
| Series D                | 9.76%  | 18,500,000.00  | 13.87% | 0.99%         | 18,500,000.00    | 1.25% |
| Series E                | 12.18% | 23,100,000.00  |        | 1.23%         | 23,100,000.00    |       |
| Issue of Bonds          |        | 189,599,678.61 |        |               | 1,873,100,000.00 |       |
| Reserve Fund            | 13.87% | 23,100,000.00  |        | 1.25%         | 23,100,000.00    |       |

| Other financial operations (current)   |  |               |          |          |
|----------------------------------------|--|---------------|----------|----------|
| Assets                                 |  | Balance       | Interest |          |
| Treasury Account                       |  | 24,130,663.65 | 3.416%   |          |
| Amortisation Account                   |  | 0.00          |          |          |
| Servicer ppal collect not yet credited |  | 147,015.96    |          |          |
| Servicer ints collect not yet credited |  | 10,659.72     |          |          |
| 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

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Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ www.cnmv.com

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Bankia

Swap  
BNP Paribas

Assets Custodian  
Bankia

Fund Auditor  
KPMG Auditores

Collateral: Mortgage loans (PTCs)

| General                                    |                |                      |  |
|--------------------------------------------|----------------|----------------------|--|
|                                            | Current        | At constitution date |  |
| Count                                      | 4,349          | 17,104               |  |
| Principal                                  |                |                      |  |
| Principal outstanding                      | 173,401,047.73 | 1,850,138,299.98     |  |
| Average loan                               | 39,871.48      | 108,169.92           |  |
| Minimum                                    | 0.00           | 16.40                |  |
| Maximum                                    | 379,917.47     | 963,535.82           |  |
| Interest rate                              |                |                      |  |
| Weighted average (wac)                     | 4.58%          | 4.59%                |  |
| Minimum                                    | 0.93%          | 2.58%                |  |
| Maximum                                    | 6.62%          | 6.92%                |  |
| Final maturity                             |                |                      |  |
| Weighted average (WARM) (months)           | 127            | 265                  |  |
| Minimum                                    | 11/05/2024     | 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%               | 7.20    | 6.02  | 0.16                 | 7.81  |
| 10.01 - 20%              | 18.64   | 15.82 | 1.75                 | 16.46 |
| 20.01 - 30%              | 32.91   | 24.98 | 4.40                 | 25.59 |
| 30.01 - 40%              | 30.13   | 34.28 | 7.37                 | 35.54 |
| 40.01 - 50%              | 8.64    | 43.93 | 11.80                | 45.43 |
| 50.01 - 60%              | 2.30    | 54.14 | 16.92                | 55.29 |
| 60.01 - 70%              | 0.17    | 64.32 | 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) | 27.09   |       |                      | 60.38 |
| Minimum                  | 0.00    |       |                      | 0.01  |
| Maximum                  | 65.55   |       |                      | 99.81 |

| Prepayments                  |               |               |               |                |            |
|------------------------------|---------------|---------------|---------------|----------------|------------|
|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM)    | 0.62%         | 0.51%         | 0.61%         | 0.63%          | 0.48%      |
| Annual Percentage Rate (CPR) | 7.14%         | 6.00%         | 7.08%         | 7.35%          | 5.61%      |

Geographic distribution

|                    | Current | At constitution date |
|--------------------|---------|----------------------|
| Andalucia          | 9.37%   | 7.89%                |
| Aragon             | 1.33%   | 0.78%                |
| Asturias           | 0.52%   | 0.38%                |
| Balearic Islands   | 6.36%   | 5.80%                |
| Basque Country     | 2.51%   | 1.57%                |
| Canary Islands     | 3.90%   | 4.77%                |
| Cantabria          | 0.27%   | 0.16%                |
| Castilla-La Mancha | 2.43%   | 2.16%                |
| Castilla-Leon      | 2.67%   | 3.30%                |
| Catalonia          | 12.59%  | 10.01%               |
| Ceuta              |         | 0.01%                |
| Extremadura        | 0.32%   | 0.35%                |
| Galicia            | 1.12%   | 1.44%                |
| La Rioja           |         | 0.38%                |
| Madrid             | 8.95%   | 7.90%                |
| Murcia             | 1.82%   | 2.29%                |
| Navarra            | 2.97%   | 4.38%                |
| Valencia           | 42.50%  | 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             | 79     | 21,321.85     | 8,219.46     | 47,935.50  | 77,476.81     | 0.59   | 2,408,508.37     | 2,485,985.18  | 8.95                           |
| from > 1 to = 2 months    | 13     | 10,753.04     | 5,366.90     | 0.00       | 16,119.94     | 0.12   | 951,916.68       | 968,036.62    | 3.49                           |
| from > 2 to = 3 months    | 8      | 10,220.43     | 6,954.43     | 0.00       | 17,174.86     | 0.13   | 715,657.69       | 732,832.55    | 2.64                           |
| from > 3 to = 6 months    | 16     | 26,192.97     | 10,697.55    | 1,925.99   | 38,816.51     | 0.30   | 593,532.32       | 632,348.83    | 2.28                           |
| from > 6 to < 12 months   | 21     | 80,326.20     | 30,535.84    | 0.00       | 110,862.04    | 0.85   | 824,144.35       | 935,006.39    | 3.37                           |
| from = 12 to < 18 months  | 14     | 87,368.76     | 58,514.33    | 0.00       | 145,883.09    | 1.11   | 1,022,463.96     | 1,168,347.05  | 4.21                           |
| from = 18 to < 24 months  | 8      | 71,324.15     | 47,958.24    | 3,846.67   | 123,129.06    | 0.94   | 618,446.51       | 741,575.57    | 2.67                           |
| from ≥ 2 years            | 201    | 10,468,851.81 | 2,068,340.25 | 46,541.84  | 12,583,733.90 | 95.96  | 7,517,977.15     | 20,101,711.05 | 72.40                          |
| Subtotal                  | 360    | 10,776,359.21 | 2,236,587.00 | 100,250.00 | 13,113,196.21 | 100.00 | 14,652,647.03    | 27,765,843.24 | 100.00                         |
| Doubt debts (subjectives) |        |               |              |            |               |        |                  |               |                                |
| Up to 1 month             | 1      | 42,282.05     | 0.00         | 0.00       | 42,282.05     | 7.00   | 0.00             | 42,282.05     | 7.00                           |
| from ≥ 2 years            | 8      | 485,507.46    | 74,851.06    | 1,183.75   | 561,542.27    | 93.00  | 0.00             | 561,542.27    | 93.00                          |
| Subtotal                  | 9      | 527,789.51    | 74,851.06    | 1,183.75   | 603,824.32    | 100.00 | 0.00             | 603,824.32    | 100.00                         |
| Total                     | 369    | 11,304,148.72 | 2,311,438.06 | 101,433.75 | 13,717,020.53 |        | 14,652,647.03    | 28,369,667.56 |                                |