

Brief report

Date: 07/31/2017
Currency: EUR

Date of constitution
 12/09/2008

VAT Reg. no.
 V85587434

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

Originator
 Bankia

Servicer
 Bankia

Assets Custodian
 Bankia

Bond Paying Agent
 BBVA

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 BBVA

Swap
 JP Morgan Chase

Start-up Loan
 Bankia

Subordinated Loan
 Bankia

Fund Auditors
 Deloitte (ejercicios 2009 a actual)
 Ernst & Young (hasta ejercicio 2008)

Lead Manager and Subscriber
 Bankia

Issued securities: Asset-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 A ES0312847009	12/11/2008 25,837	51,388.47 1,327,723,899.39 51.39%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.0000% 10/23/2017 0.000000 Gross 0.000000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	10/23/2017 "Pass-Through"	A-sf Aa2sf	n.c. Aaa
Series B ES0312847017	12/11/2008 1,520	100,000.00 152,000,000.00 100.00%	100,000.00 152,000,000.00	Floating 3-M Euribor+0.600% 23.Jan/Apr/Jul/Oct	0.2680% 10/23/2017 67.744444 Gross 54.873000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c. A1	n.c. A2
Series C ES0312847025	12/11/2008 1,593	100,000.00 159,300,000.00 100.00%	100,000.00 159,300,000.00	Floating 3-M Euribor+1.200% 23.Jan/Apr/Jul/Oct	0.8680% 10/23/2017 219.411111 Gross 177.723000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c. Ba2sf	n.c. Baa3
Total		1,639,023,899.39	2,895,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
Series	Option	Average life Years	Final Maturity Date	% Monthly CPR (SMM)						
				2.00	3.00	4.00	5.00	6.00	8.00	9.00
Series A	With optional redemption *	Average life	8.61	7.72	6.97	6.33	5.78	5.31	4.91	4.55
		Final Maturity	03/03/2026	04/11/2025	07/10/2024	11/19/2023	05/04/2023	11/14/2022	06/19/2022	02/10/2022
		Date	01/23/2037	10/23/2035	04/23/2034	01/23/2033	01/23/2032	01/23/2031	01/23/2030	04/23/2029
	Without optional redemption *	Average life	8.61	7.72	6.97	6.33	5.78	5.31	4.91	4.55
		Final Maturity	03/03/2026	04/11/2025	07/10/2024	11/19/2023	05/04/2023	11/14/2022	06/19/2022	02/10/2022
		Date	01/23/2037	10/23/2035	04/23/2034	01/23/2033	01/23/2032	01/23/2031	01/23/2030	04/23/2029
Series B	With optional redemption *	Average life	20.40	18.92	17.64	16.39	15.16	14.15	13.16	12.39
		Final Maturity	12/12/2037	06/18/2036	03/09/2035	12/08/2033	09/16/2032	09/13/2031	09/18/2030	12/10/2029
		Date	01/23/2038	07/23/2036	04/23/2035	01/23/2034	10/23/2032	10/23/2031	10/23/2030	01/23/2030
	Without optional redemption *	Average life	20.40	18.92	17.64	16.39	15.16	14.15	13.16	12.39
		Final Maturity	12/12/2037	06/18/2036	03/09/2035	12/08/2033	09/16/2032	09/13/2031	09/18/2030	12/10/2029
		Date	01/23/2038	07/23/2036	04/23/2035	01/23/2034	10/23/2032	10/23/2031	10/23/2030	01/23/2030
Series C	With optional redemption *	Average life	20.52	19.01	17.76	16.51	15.26	14.26	13.26	12.51
		Final Maturity	01/23/2038	07/23/2036	04/23/2035	01/23/2034	10/23/2032	10/23/2031	10/23/2030	01/23/2030
		Date	01/23/2038	07/23/2036	04/23/2035	01/23/2034	10/23/2032	10/23/2031	10/23/2030	01/23/2030
	Without optional redemption *	Average life	26.79	25.96	25.04	24.07	23.07	22.06	21.07	20.10
		Final Maturity	05/01/2044	07/03/2043	08/03/2042	08/12/2041	08/11/2040	08/11/2039	08/13/2038	08/24/2037
		Date	07/23/2048	07/23/2048	07/23/2048	07/23/2048	07/23/2048	07/23/2048	07/23/2048	07/23/2048

* 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	% CE	% CE	
Series A	81.01%	1,327,723,899.39	26.92%	89.25%	2,583,700,000.00
Series B	9.27%	152,000,000.00	17.65%	5.25%	152,000,000.00
Series C	9.72%	159,300,000.00	7.93%	5.50%	159,300,000.00
Issue of Bonds		1,639,023,899.39			2,895,000,000.00
Reserve Fund	7.93%	130,011,067.74	5.40%		156,330,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	163,432,533.32	0.000%	
Servicer ppal collect not yet credited	465,217.24		
Servicer ints collect not yet credited	22,883.26		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		173,532,000.00	1.171%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		0.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	12,728	16,973	
Principal			
Principal outstanding	1,691,705,734.65	2,895,001,466.75	
Average loan	132,912.14	170,565.10	
Minimum	0.00	207.23	
Maximum	760,000.00	904,672.45	
Interest rate			
Weighted average (wac)	0.71%	5.77%	
Minimum	0.13%	4.50%	
Maximum	3.72%	7.25%	
Final maturity			
Weighted average (WARM) (months)	317	409	
Minimum	08/15/2017	08/10/2010	
Maximum	08/30/2048	08/30/2048	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	100.00%	99.99%	

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% Pool
0.01 - 10%	0.23	6.87	0.02
10.01 - 20%	1.01	15.51	0.28
20.01 - 30%	2.69	25.62	0.79
30.01 - 40%	5.30	35.51	2.07
40.01 - 50%	10.23	45.47	4.44
50.01 - 60%	17.15	55.39	7.76
60.01 - 70%	23.64	65.04	13.33
70.01 - 80%	17.06	75.58	36.08
80.01 - 90%	17.11	84.98	11.01
90.01 - 100%	5.58	96.50	24.20
Weighted average (WALTV)	65.08		76.78
Minimum	0.00		0.14
Maximum	100.00		100.00

BANCAJA 13 Fondo de Titulización de Activos

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.19%	0.14%	0.16%	0.16%	0.30%
Annual Percentage Rate (CPR)	2.23%	1.71%	1.96%	1.90%	3.58%

Geographic distribution		
	Current	At constitution date
Andalucia	14.75%	14.39%
Aragon	0.60%	0.61%
Asturias	0.82%	0.74%
Balearic Islands	6.98%	6.80%
Basque Country	0.83%	0.85%
Canary Islands	3.05%	3.30%
Cantabria	0.48%	0.43%
Castilla-La Mancha	3.16%	3.13%
Castilla-Leon	2.52%	2.78%
Catalonia	15.60%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.50%	0.47%
Galicia	1.57%	1.42%
La Rioja	0.17%	0.16%
Madrid	9.87%	9.07%
Melilla	0.03%	0.02%
Murcia	2.77%	2.95%
Navarra	0.56%	0.66%
Valencia	35.73%	36.94%

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	246	65,903.32	16,004.40	0.00	81,907.72	0.76	37,485,977.72	37,567,885.44	25.95	62.19
from > 1 to ≤ 2 months	80	47,931.93	14,550.98	0.00	62,482.91	0.58	12,808,959.34	12,871,442.25	8.89	66.24
from > 2 to ≤ 3 months	36	43,697.35	11,299.55	0.00	54,996.90	0.51	5,285,556.32	5,340,553.22	3.69	65.87
from > 3 to ≤ 6 months	57	113,377.34	31,294.37	0.00	144,671.71	1.34	9,147,752.68	9,292,424.39	6.42	63.28
from > 6 to < 12 months	51	188,128.53	55,974.21	0.00	244,102.74	2.26	8,322,622.19	8,566,724.93	5.92	63.65
from ≥ 12 to < 18 months	40	257,102.89	77,572.96	0.00	334,675.85	3.10	6,151,046.98	6,485,722.83	4.48	63.91
from ≥ 18 to < 24 months	34	266,245.82	91,381.58	0.00	357,627.40	3.31	4,576,500.99	4,934,128.39	3.41	73.49
from ≥ 2 years	330	6,468,563.81	3,063,323.83	0.00	9,531,887.64	88.16	50,199,764.82	59,731,652.46	41.25	73.83
Subtotal	874	7,450,950.99	3,361,401.88	0.00	10,812,352.87	100.00	133,978,181.04	144,790,533.91	100.00	67.70
<i>Doubt debts (subjectives)</i>										
Up to 1 month	2	117,219.52	133.47	0.00	117,352.99	0.47	0.00	117,352.99	0.47	23.97
from > 1 to ≤ 2 months	1	27,683.85	60.72	0.00	27,744.57	0.11	0.00	27,744.57	0.11	24.53
from > 2 to ≤ 3 months	1	180,711.00	385.26	0.00	181,096.26	0.72	0.00	181,096.26	0.72	54.24
from > 3 to ≤ 6 months	19	1,430,112.70	5,989.31	0.00	1,436,102.01	5.71	0.00	1,436,102.01	5.71	30.32
from > 6 to < 12 months	16	1,407,452.56	10,562.18	0.00	1,418,014.74	5.64	0.00	1,418,014.74	5.64	38.57
from ≥ 12 to < 18 months	21	1,714,852.14	23,408.06	0.00	1,738,260.20	6.91	0.00	1,738,260.20	6.91	38.10
from ≥ 18 to < 24 months	15	1,418,544.11	28,587.75	0.00	1,447,131.86	5.75	0.00	1,447,131.86	5.75	44.97
from ≥ 2 years	185	17,996,366.99	800,269.60	0.00	18,796,636.59	74.70	0.00	18,796,636.59	74.70	46.69
Subtotal	260	24,292,942.87	869,396.35	0.00	25,162,339.22	100.00	0.00	25,162,339.22	100.00	43.69
Total	1,134	31,743,893.86	4,230,798.23	0.00	35,974,692.09		133,978,181.04	169,952,873.13		62.61