

Brief report

Date: 01/31/2018
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
 Banco Santander

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Banco Santander

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 FITC / MOOD	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0312847009	12/11/2008 25,837	49,306.51 1,273,932,298.87 49.31%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.0000% 04/23/2018 0.000000 Gross 0.000000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	04/23/2018 "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	0.2720% 04/23/2018 68.000000 Gross 55.080000 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	0.8720% 04/23/2018 218.000000 Gross 176.580000 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		1,585,232,298.87	2,895,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
Series	Optionality	Average life Years	Final Maturity Date	% Monthly CPR (SMM)						
				2.00	3.00	4.00	5.00	6.00	7.00	8.00
Series A	With optional redemption *	Average life	8.43	7.57	6.84	6.22	5.69	5.24	4.84	4.50
		Final Maturity	06/28/2026	08/17/2025	11/24/2024	04/12/2024	10/01/2023	04/18/2023	11/24/2022	07/21/2022
		Date	04/23/2037	10/23/2035	07/23/2034	04/23/2033	04/23/2032	04/23/2031	04/23/2030	07/23/2029
	Without optional redemption *	Average life	8.43	7.57	6.84	6.22	5.69	5.24	4.84	4.50
		Final Maturity	06/28/2026	08/17/2025	11/24/2024	04/12/2024	10/01/2023	04/18/2023	11/24/2022	07/21/2022
		Date	04/23/2037	10/23/2035	07/23/2034	04/23/2033	04/23/2032	04/23/2031	04/23/2030	07/23/2029
Series B	With optional redemption *	Average life	19.92	18.44	17.17	15.93	14.71	13.70	12.92	11.96
		Final Maturity	12/18/2037	06/26/2036	03/23/2035	12/24/2033	10/04/2032	10/03/2031	12/22/2030	01/04/2030
		Date	01/23/2038	07/23/2036	04/23/2035	01/23/2034	10/23/2032	10/23/2031	01/23/2031	01/23/2030
	Without optional redemption *	Average life	21.17	19.81	18.50	17.27	16.13	15.07	14.10	13.22
		Final Maturity	03/19/2039	11/08/2037	07/20/2036	04/28/2035	03/07/2034	02/13/2033	02/25/2032	04/09/2031
		Date	04/23/2041	01/23/2040	10/23/2038	07/23/2037	07/23/2036	04/23/2035	04/23/2034	04/23/2033
Series C	With optional redemption *	Average life	20.01	18.51	17.26	16.01	14.76	13.76	13.01	12.01
		Final Maturity	01/23/2038	07/23/2036	04/23/2035	01/22/2034	10/23/2032	10/23/2031	01/22/2031	01/23/2030
		Date	01/23/2038	07/23/2036	04/23/2035	01/23/2034	10/23/2032	10/23/2031	01/23/2031	01/23/2030
	Without optional redemption *	Average life	26.31	25.50	24.62	23.67	22.70	21.72	20.76	19.81
		Final Maturity	05/10/2044	07/20/2043	08/29/2042	09/18/2041	09/28/2040	10/08/2039	10/20/2038	11/11/2037
		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	80.36%	1,273,932,298.87	27.58%	89.25%	2,583,700,000.00
Series B	9.59%	152,000,000.00	17.99%	5.25%	152,000,000.00
Series C	10.05%	159,300,000.00	7.94%	5.50%	159,300,000.00
Issue of Bonds		1,585,232,298.87			2,895,000,000.00
Reserve Fund	9.05%	125,863,488.71	5.40%		156,330,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	158,930,443.64	0.000%	
Servicer ppal collect not yet credited	244,984.71		
Servicer ints collect not yet credited	18,110.26		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		173,532,000.00	1.172%
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	12,553	16,973
Principal		
Principal outstanding	1,636,438,968.81	2,895,001,466.75
Average loan	130,362.38	170,565.10
Minimum	0.00	207.23
Maximum	760,000.00	904,672.45
Interest rate		
Weighted average (wac)	0.65%	5.77%
Minimum	0.07%	4.50%
Maximum	3.66%	7.25%
Final maturity		
Weighted average (WARM) (months)	312	409
Minimum	02/05/2018	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	% LTV
0.01 - 10%	0.26	6.90	0.02	7.83
10.01 - 20%	1.08	15.60	0.28	16.65
20.01 - 30%	2.85	25.51	0.79	25.69
30.01 - 40%	5.74	35.60	2.07	35.55
40.01 - 50%	10.72	45.44	4.44	45.53
50.01 - 60%	18.03	55.28	7.76	55.43
60.01 - 70%	23.36	64.85	13.33	65.84
70.01 - 80%	16.75	75.48	36.08	76.84
80.01 - 90%	15.93	84.28	11.01	85.97
90.01 - 100%	5.28	95.93	24.20	97.06
Weighted average (WALTV)	64.08		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)	0.11%	0.19%	0.17%	0.17%	0.30%
Annual Percentage Rate (CPR)	1.34%	2.29%	2.02%	1.98%	3.49%

Geographic distribution

	Current	At constitution date
Andalucia	14.71%	14.39%
Aragon	0.60%	0.61%
Asturias	0.82%	0.74%
Balearic Islands	7.01%	6.80%
Basque Country	0.84%	0.85%
Canary Islands	3.08%	3.30%
Cantabria	0.49%	0.43%
Castilla-La Mancha	3.18%	3.13%
Castilla-Leon	2.54%	2.78%
Catalonia	15.63%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.50%	0.47%
Galicia	1.56%	1.42%
La Rioja	0.17%	0.16%
Madrid	9.94%	9.07%
Mellilla	0.03%	0.02%
Murcia	2.76%	2.95%
Navarra	0.56%	0.66%
Valencia	35.57%	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	243	72,888.19	16,418.74	0.00	89,306.93	0.78	36,606,745.37	36,696,052.30	25.26	62.47
from > 1 to ≤ 2 months	68	55,927.36	14,148.22	0.00	70,075.58	0.61	12,212,244.26	12,282,319.84	8.46	64.89
from > 2 to ≤ 3 months	32	37,103.21	9,324.70	0.00	46,427.91	0.40	5,161,643.15	5,208,071.06	3.59	69.03
from > 3 to ≤ 6 months	50	105,645.31	26,736.02	0.00	132,381.33	1.15	8,878,730.59	9,011,111.92	6.20	61.85
from > 6 to < 12 months	70	239,572.63	71,471.14	0.00	311,043.77	2.70	10,698,830.07	11,009,873.84	7.58	68.97
from ≥ 12 to < 18 months	37	253,561.03	70,512.99	0.00	324,074.02	2.81	6,115,699.68	6,439,773.70	4.43	62.83
from ≥ 18 to < 24 months	35	327,010.82	89,021.66	0.00	416,032.48	3.61	5,251,818.85	5,667,851.33	3.90	61.81
from ≥ 2 years	333	7,011,787.66	3,114,205.30	0.00	10,125,992.96	87.93	48,817,239.99	58,943,232.95	40.58	73.78
Subtotal	868	8,103,496.21	3,411,838.77	0.00	11,515,334.98	100.00	133,742,951.96	145,258,286.94	100.00	67.55
<i>Doubt debts (subjectives)</i>										
from > 6 to < 12 months	22	1,716,777.95	13,371.40	0.00	1,730,149.35	6.81	0.00	1,730,149.35	6.81	31.43
from ≥ 12 to < 18 months	16	1,402,964.71	15,576.67	0.00	1,418,541.38	5.59	0.00	1,418,541.38	5.59	36.59
from ≥ 18 to < 24 months	21	1,714,852.14	31,404.03	0.00	1,746,256.17	6.88	0.00	1,746,256.17	6.88	38.27
from ≥ 2 years	201	19,573,631.99	923,477.40	0.00	20,497,109.39	80.72	0.00	20,497,109.39	80.72	46.90
Subtotal	260	24,408,226.79	983,829.50	0.00	25,392,056.29	100.00	0.00	25,392,056.29	100.00	44.04
Total	1,128	32,511,723.00	4,395,668.27	0.00	36,907,391.27		133,742,951.96	170,650,343.23		62.58

Additional information