

Brief report

Date: 02/28/2019
Currency: EUR

Constitution date
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

Start-up Loan
Bankia

Subordinated Loan
Bankia

Fund Auditor
KPMG Auditores

Lead Manager and Subscriber
Bancaja

Issued securities: Asset-Backed Bonds

Bonds Issue											
Series	ISIN Code	Issue date	Nº bonds	Principal outstanding		Interest type	Interest Rate	Redemption		Rating	
				(Bond Unit / Series Total / %Factor)				Next	MOOD		
				Current	Original	Reference rate and margin	Next coupon	Final maturity (legal)	Next	Current	Original
Series A	ES0312847009	12/11/2008	25,837	45,312.37 1,170,735,703.69 45.31%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.0000% 04/23/2019 0.000000 Gross 0.000000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	04/23/2019 "Pass-Through"	A+	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	0.2920% 04/23/2019 73.000000 Gross 59.130000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuental / Pro rata under certain circumstances	n.c.	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	0.8920% 04/23/2019 223.000000 Gross 180.630000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuental / Pro rata under certain circumstances	n.c.	n.c. Baa3
Total				1,482,035,703.69	2,895,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date														
Series	Option	Redemption	Average life	Years	% Monthly CPR (SMM)									
					2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00		
Series A	With optional redemption *	Average life	7.97	7.16	6.48	5.89	5.40	4.97	4.59	4.27	4.27	4.27		
		Final Maturity	18.01	16.76	15.51	14.26	13.26	12.25	11.50	10.76	10.76	10.76		
		Date	01/08/2027	03/20/2026	07/13/2025	12/13/2024	06/14/2024	01/09/2024	08/26/2023	04/29/2023	04/29/2023	04/29/2023		
	Without optional redemption *	Average life	7.97	7.16	6.48	5.89	5.40	4.97	4.59	4.27	4.27	4.27		
		Final Maturity	18.01	16.76	15.51	14.26	13.26	12.25	11.50	10.76	10.76	10.76		
		Date	01/08/2027	03/20/2026	07/13/2025	12/13/2024	06/14/2024	01/09/2024	08/26/2023	04/29/2023	04/29/2023	04/29/2023		
Series B	With optional redemption *	Average life	18.87	17.41	16.16	15.12	13.93	13.13	12.16	11.41	11.41			
		Final Maturity	19.01	17.51	16.26	15.26	14.01	13.26	12.25	11.50	11.50			
		Date	01/23/2037	07/23/2035	07/23/2034	04/23/2033	04/23/2032	04/23/2031	07/23/2030	07/23/2029	07/23/2029			
	Without optional redemption *	Average life	19.99	18.69	17.46	16.29	15.21	14.22	13.31	12.48	12.48			
		Final Maturity	22.26	21.01	19.76	18.51	17.51	16.51	15.51	14.51	14.51			
		Date	04/23/2041	01/23/2038	07/23/2036	07/23/2035	07/23/2034	07/23/2033	07/23/2032	07/23/2031	07/23/2030			
Series C	With optional redemption *	Average life	19.01	17.51	16.26	15.26	14.01	13.26	12.25	11.50	11.50			
		Final Maturity	19.01	17.51	16.26	15.26	14.01	13.26	12.25	11.50	11.50			
		Date	01/22/2038	07/23/2036	04/23/2035	04/22/2034	01/23/2033	04/22/2032	04/23/2031	07/23/2030	07/23/2030			
	Without optional redemption *	Average life	25.23	24.44	23.59	22.68	21.75	20.82	19.90	19.01	19.01			
		Final Maturity	29.52	29.52	29.52	29.52	29.52	29.52	29.52	29.52	29.52			
		Date	04/09/2044	06/27/2043	08/18/2042	09/22/2041	10/18/2040	11/13/2039	12/14/2038	01/21/2038	01/21/2038			

* 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	% CE	% CE
Series A	79.00%	1,170,735,703.69	28.80%	89.25%	2,583,700,000.00	16.15%
Series B	10.26%	152,000,000.00	18.54%	5.25%	152,000,000.00	10.90%
Series C	10.75%	159,300,000.00	7.79%	5.50%	159,300,000.00	5.40%
Issue of Bonds		1,482,035,703.69			2,895,000,000.00	
Reserve Fund	7.79%	115,425,207.30		5.40%	156,330,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	153,329,008.62	0.000%	
Servicer ppal collect not yet credited	323,720.06		
Servicer ints collect not yet credited	20,593.57		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		173,532,000.00	1.192%
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 (PTCs)

General		
	Current	At constitution date
Count	12,197	16,973
Principal		
Principal outstanding	1,523,059,565.48	2,895,001,466.75
Average loan	124,871.65	170,565.10
Minimum	0.00	207.23
Maximum	742,642.74	904,672.45
Interest rate		
Weighted average (wac)	0.62%	5.77%
Minimum	0.06%	4.50%
Maximum	3.70%	7.25%
Final maturity		
Weighted average (WARM) (months)	300	409
Minimum	03/04/2019	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	% LTV
0.01 - 10%	0.33	6.96	0.02
10.01 - 20%	1.31	15.82	0.28
20.01 - 30%	3.13	25.49	0.79
30.01 - 40%	6.89	35.52	2.07
40.01 - 50%	12.91	45.57	4.44
50.01 - 60%	19.14	55.37	7.76
60.01 - 70%	21.90	64.38	13.33
70.01 - 80%	18.76	75.39	36.08
80.01 - 90%	11.62	83.38	11.01
90.01 - 100%	4.21	93.94	24.20
Weighted average (WALTV)	61.77		76.78
Minimum	0.00		0.14
Maximum	98.17		100.00

BANCAJA 13 Fondo de Titulización de Activos

Brief report

Date: 02/28/2019
Currency: EUR

Constitution date
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

Start-up Loan
Bankia

Subordinated Loan
Bankia

Fund Auditor
KPMG Auditores

Lead Manager and Subscriber
Bancaja

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.08%	0.13%	0.12%	0.13%	0.28%
Annual Percentage Rate (CPR)	0.90%	1.58%	1.48%	1.51%	3.28%

Geographic distribution

	Current	At constitution date
Andalucia	14.78%	14.39%
Aragon	0.60%	0.61%
Asturias	0.81%	0.74%
Balearic Islands	7.03%	6.80%
Basque Country	0.86%	0.85%
Canary Islands	3.09%	3.30%
Cantabria	0.49%	0.43%
Castilla-La Mancha	3.16%	3.13%
Castilla-Leon	2.56%	2.78%
Catalonia	15.59%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.52%	0.47%
Galicia	1.59%	1.42%
La Rioja	0.17%	0.16%
Madrid	10.00%	9.07%
Mellilla	0.03%	0.02%
Murcia	2.73%	2.95%
Navarra	0.58%	0.66%
Valencia	35.43%	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	219	67,404.01	12,489.10	0.00	79,893.11	0.64	30,097,446.18	30,177,339.29	22.24	58.73
from > 1 to = 2 months	67	46,370.09	9,322.87	0.00	55,692.96	0.45	9,429,662.55	9,485,355.51	6.99	63.75
from > 2 to = 3 months	32	45,685.99	8,817.55	0.00	54,503.54	0.44	5,352,984.07	5,407,487.61	3.99	62.30
from > 3 to = 6 months	55	124,630.93	25,265.24	0.00	149,896.17	1.20	8,826,672.40	8,976,568.57	6.62	67.20
from > 6 to < 12 months	63	290,353.38	62,505.67	0.00	352,859.05	2.84	10,609,917.80	10,962,776.85	8.08	63.14
from = 12 to < 18 months	47	338,933.87	74,230.98	0.00	413,164.85	3.32	7,301,537.46	7,714,702.31	5.69	62.22
from = 18 to < 24 months	35	321,333.65	79,376.94	0.00	400,710.59	3.22	5,455,409.08	5,856,119.67	4.32	67.94
from ≥ 2 years	325	7,926,138.49	3,012,400.09	0.00	10,938,538.58	87.89	46,167,248.47	57,105,787.05	42.09	70.15
Subtotal	843	9,160,850.41	3,284,408.44	0.00	12,445,258.85	100.00	123,240,878.01	135,686,136.86	100.00	65.21
<i>Doubt debts (subjectives)</i>										
from = 18 to < 24 months	15	1,297,155.67	19,209.21	0.00	1,316,364.88	5.14	0.00	1,316,364.88	5.14	33.66
from ≥ 2 years	245	23,100,402.36	1,170,892.78	0.00	24,271,295.14	94.86	0.00	24,271,295.14	94.86	45.16
Subtotal	260	24,397,558.03	1,190,101.99	0.00	25,587,660.02	100.00	0.00	25,587,660.02	100.00	44.38
Total	1,103	33,558,408.44	4,474,510.43	0.00	38,032,918.87		123,240,878.01	161,273,796.88		

Additional information