

Brief report

Date: 03/31/2019
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 (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	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	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	7.97	7.16	6.48	5.89	5.40	4.97	4.59	4.27
		Final Maturity	01/08/2027	03/20/2026	07/13/2025	12/13/2024	06/14/2024	01/09/2024	08/26/2023	04/29/2023
		Date	01/23/2037	10/23/2035	07/23/2034	04/23/2033	04/23/2032	04/23/2031	07/23/2030	10/23/2029
	Without optional redemption *	Average life	7.97	7.16	6.48	5.89	5.40	4.97	4.59	4.27
		Final Maturity	01/08/2027	03/20/2026	07/13/2025	12/13/2024	06/14/2024	01/09/2024	08/26/2023	04/29/2023
		Date	01/23/2037	10/23/2035	07/23/2034	04/23/2033	04/23/2032	04/23/2031	07/23/2030	10/23/2029
Series B	With optional redemption *	Average life	18.87	17.41	16.16	15.12	13.93	13.13	12.16	11.41
		Final Maturity	11/30/2037	06/17/2036	03/19/2035	03/05/2034	12/22/2032	03/05/2032	03/19/2031	06/16/2030
		Date	01/23/2038	07/23/2036	04/23/2035	04/23/2034	01/23/2033	04/23/2032	04/23/2031	07/23/2030
	Without optional redemption *	Average life	19.99	18.69	17.46	16.29	15.21	14.22	13.31	12.48
		Final Maturity	01/13/2039	09/28/2037	07/03/2036	05/05/2035	04/06/2034	04/08/2033	05/11/2032	07/13/2031
		Date	04/23/2041	01/23/2040	10/23/2038	07/23/2037	07/23/2036	07/23/2035	07/23/2034	07/23/2033
Series C	With optional redemption *	Average life	19.01	17.51	16.26	15.26	14.01	13.26	12.25	11.50
		Final Maturity	01/22/2038	07/23/2036	04/23/2035	04/22/2034	01/23/2033	04/22/2032	04/23/2031	07/23/2030
		Date	01/23/2038	07/23/2036	04/23/2035	04/23/2034	01/23/2033	04/23/2032	04/23/2031	07/23/2030
	Without optional redemption *	Average life	25.23	24.44	23.59	22.68	21.75	20.82	19.90	19.01
		Final Maturity	04/09/2044	06/27/2043	08/18/2042	09/22/2041	10/18/2040	11/13/2039	12/14/2038	01/21/2038
		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	79.00%	1,170,735,703.69	28.80%	89.25%	2,583,700,000.00
Series B	10.26%	152,000,000.00	18.54%	5.25%	152,000,000.00
Series C	10.75%	159,300,000.00	7.79%	5.50%	159,300,000.00
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	161,623,953.82	0.000%	
Servicer ppal collect not yet credited	663,861.13		
Servicer ints collect not yet credited	20,115.96		
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	12,164	16,973
Principal		
Principal outstanding	1,513,544,895.32	2,895,001,466.75
Average loan	124,428.22	170,565.10
Minimum	0.00	207.23
Maximum	740,709.26	904,672.45
Interest rate		
Weighted average (wac)	0.63%	5.77%
Minimum	0.06%	4.50%
Maximum	3.70%	7.25%
Final maturity		
Weighted average (WARM) (months)	299	409
Minimum	04/02/2019	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	6.90	0.02
10.01 - 20%	1.33	15.82	0.28
20.01 - 30%	3.16	25.51	0.79
30.01 - 40%	6.75	35.51	2.07
40.01 - 50%	13.04	45.54	4.44
50.01 - 60%	19.27	55.38	7.76
60.01 - 70%	21.73	64.35	13.33
70.01 - 80%	18.95	75.36	36.08
80.01 - 90%	11.32	83.32	11.01
90.01 - 100%	4.12	93.76	24.20
Weighted average (WALTV)	61.60		76.78
Minimum	0.00		0.14
Maximum	97.91		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)	0.15%	0.11%	0.13%	0.13%	0.28%
Annual Percentage Rate (CPR)	1.84%	1.35%	1.59%	1.53%	3.27%

Geographic distribution		
	Current	At constitution date
Andalucia	14.79%	14.39%
Aragon	0.60%	0.61%
Asturias	0.81%	0.74%
Balearic Islands	7.04%	6.80%
Basque Country	0.86%	0.85%
Canary Islands	3.09%	3.30%
Cantabria	0.49%	0.43%
Castilla-La Mancha	3.14%	3.13%
Castilla-Leon	2.57%	2.78%
Catalonia	15.60%	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%
Melilla	0.03%	0.02%
Murcia	2.74%	2.95%
Navarra	0.57%	0.66%
Valencia	35.41%	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	208	62,974.63	11,194.67	0.00	74,169.30	0.59	29,720,934.91	29,795,104.21	22.18	57.76
from > 1 to = 2 months	63	45,091.62	9,434.44	0.00	54,526.06	0.43	8,943,896.27	8,998,422.33	6.70	64.36
from > 2 to = 3 months	43	55,943.28	10,758.25	0.00	66,701.53	0.53	6,401,766.25	6,468,467.78	4.81	59.92
from > 3 to = 6 months	46	112,885.50	20,950.00	0.00	133,835.50	1.06	7,432,566.43	7,566,401.93	5.63	64.14
from = 6 to < 12 months	64	292,781.85	64,642.57	0.00	357,424.42	2.82	10,537,903.28	10,895,327.70	8.11	63.64
from = 12 to < 18 months	39	270,695.10	61,088.40	0.00	331,783.50	2.62	6,012,737.65	6,344,521.15	4.72	69.56
from = 18 to < 24 months	39	365,734.21	83,181.40	0.00	448,915.61	3.55	6,079,818.60	6,528,734.21	4.86	59.59
from ≥ 2 years	328	8,154,892.24	3,034,659.86	0.00	11,189,552.10	88.41	46,569,176.57	57,758,728.67	42.99	70.32
Subtotal	830	9,360,998.43	3,295,909.59	0.00	12,656,908.02	100.00	121,698,799.96	134,355,707.98	100.00	64.75
<i>Doubt debts (subjectives)</i>										
from = 18 to < 24 months	7	352,690.05	5,603.10	0.00	358,293.15	1.42	0.00	358,293.15	1.42	23.11
from ≥ 2 years	250	23,717,629.51	1,195,031.38	0.00	24,912,660.89	98.58	0.00	24,912,660.89	98.58	45.04
Subtotal	257	24,070,319.56	1,200,634.48	0.00	25,270,954.04	100.00	0.00	25,270,954.04	100.00	44.45
Total	1,087	33,431,317.99	4,496,544.07	0.00	37,927,862.06		121,698,799.96	159,626,662.02		

Additional information