

Brief report

Date: 06/30/2019  
 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 FITC / MOOD				
		Current	Original			Final maturity (legal)	Next	Current	Original			
Series A ES0312847009	12/11/2008 25.837	44.320.85	100,000.00	1,145,117,801.45	2,583,700,000.00	44.32%	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.0000% 07/23/2019 0.000000 Gross 0.000000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	07/23/2019 "Pass-Through"	A+ Aa1	n.c. Aaa
Series B ES0312847017	12/11/2008 1,520	100,000.00	100,000.00	152,000,000.00	152,000,000.00	100.00%	Floating 3-M Euribor+0.600% 23.Jan/Apr/Jul/Oct	0.2900% 07/23/2019 73.305556 Gross 59.377500 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c. Aa2	n.c. A2
Series C ES0312847025	12/11/2008 1,593	100,000.00	100,000.00	159,300,000.00	159,300,000.00	100.00%	Floating 3-M Euribor+1.200% 23.Jan/Apr/Jul/Oct	0.8900% 07/23/2019 224.972222 Gross 182.227500 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c. Baa3	n.c. Baa3
Total		1,456,417,801.45	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	With optional redemption *	Average life Years	Date	% Monthly CPR (SMM)									
				0,17	0,25	0,34	0,43	0,51	0,60	0,69	0,78		
Series A	With optional redemption *	Average life	7.86	7.07	6.39	5.82	5.33	4.90	4.54	4.21			
		Final Maturity	03/02/2027	05/15/2026	09/11/2025	02/14/2025	08/18/2024	03/16/2024	11/03/2023	07/08/2023			
	Without optional redemption *	Average life	7.86	7.07	6.39	5.82	5.33	4.90	4.54	4.21			
		Final Maturity	03/02/2027	05/15/2026	09/11/2025	02/14/2025	08/18/2024	03/16/2024	11/03/2023	07/08/2023			
Series B	With optional redemption *	Average life	18.62	17.17	15.92	14.89	13.88	12.90	11.93	11.18			
		Final Maturity	11/29/2037	06/17/2036	03/20/2035	03/09/2034	03/05/2033	03/12/2032	03/26/2031	06/24/2030			
	Without optional redemption *	Average life	18.77	17.26	16.01	15.01	14.01	13.01	12.01	11.26			
		Final Maturity	01/23/2038	07/23/2036	04/23/2035	04/23/2034	04/23/2033	04/23/2032	04/23/2031	07/23/2030			
Series C	With optional redemption *	Average life	18.77	17.26	16.01	15.01	14.01	13.01	12.01	11.26			
		Final Maturity	01/23/2038	07/23/2036	04/23/2035	04/23/2034	04/23/2033	04/23/2032	04/23/2031	07/23/2030			
	Without optional redemption *	Average life	24.98	24.20	23.35	22.46	21.54	20.62	19.71	18.83			
		Final Maturity	04/07/2044	06/28/2043	08/23/2042	09/30/2041	10/30/2040	11/30/2039	01/03/2039	02/15/2038			

\* 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	78.63%	1,145,117,801.45	29.05%	89.25%	2,583,700,000.00	16.15%
Series B	10.44%	152,000,000.00	18.61%	5.25%	152,000,000.00	10.90%
Series C	10.94%	159,300,000.00	7.67%	5.50%	159,300,000.00	5.40%
Issue of Bonds		1,456,417,801.45			2,895,000,000.00	
Reserve Fund	7.67%	111,700,107.64		5.40%	156,330,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	158,089,824.10	0.0000%	
Servicer ppal collect not yet credited	168,730.76		
Servicer ints collect not yet credited	26,688.68		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		173,532,000.00	1.190%
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	12,070	16,973	
Principal			
Principal outstanding	1,486,583,663.01	2,895,001,466.75	
Average loan	123,163.52	170,565.10	
Minimum	0.00	207.23	
Maximum	734,926.46	904,672.45	
Interest rate			
Weighted average (wac)	0.65%	5.77%	
Minimum	0.10%	4.50%	
Maximum	3.72%	7.25%	
Final maturity			
Weighted average (WARM) (months)	297	409	
Minimum	07/05/2019	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	% Pool	% LTV
0.01 - 10%	0.33	6.80	0.02	7.83
10.01 - 20%	1.41	15.80	0.28	16.65
20.01 - 30%	3.26	25.52	0.79	25.69
30.01 - 40%	7.02	35.49	2.07	35.55
40.01 - 50%	13.26	45.47	4.44	45.53
50.01 - 60%	19.85	55.34	7.76	55.43
60.01 - 70%	21.36	64.29	13.33	65.84
70.01 - 80%	19.26	75.28	36.08	76.84
80.01 - 90%	10.44	83.19	11.01	85.97
90.01 - 100%	3.81	93.26	24.20	97.06
Weighted average (WALTV)	61.05		76.78	
Minimum	0.00		0.14	
Maximum	97.13		100.00	

# BANCAJA 13 Fondo de Titulización de Activos

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KPMG Auditores

**Lead Manager and Suscriber**  
Bancaja

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.11%	0.11%	0.11%	0.13%	0.27%
Annual Percentage Rate (CPR)	1.28%	1.27%	1.32%	1.49%	3.23%

Geographic distribution		
	Current	At constitution date
Andalucia	14.84%	14.39%
Aragon	0.59%	0.61%
Asturias	0.82%	0.74%
Balearic Islands	7.06%	6.80%
Basque Country	0.87%	0.85%
Canary Islands	3.11%	3.30%
Cantabria	0.49%	0.43%
Castilla-La Mancha	3.10%	3.13%
Castilla-Leon	2.58%	2.78%
Catalonia	15.58%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.52%	0.47%
Galicia	1.57%	1.42%
La Rioja	0.17%	0.18%
Madrid	10.02%	9.07%
Melilla	0.03%	0.02%
Murcia	2.73%	2.95%
Navarra	0.56%	0.66%
Valencia	35.34%	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	194	61,967.55	11,451.40	0.00	73,418.95	24,923,142.91	24,996,561.86	19.65	55.67
from > 1 to = 2 months	85	64,023.32	13,051.96	0.00	77,075.28	12,436,203.72	12,513,279.00	9.84	59.19
from > 2 to = 3 months	32	35,025.59	8,139.31	0.00	43,164.90	4,706,664.28	4,749,829.18	3.73	65.12
from > 3 to = 6 months	41	94,277.96	18,527.53	0.00	112,805.49	6,480,644.40	6,593,449.89	5.18	61.78
from > 6 to < 12 months	51	212,767.76	44,158.24	0.00	256,926.00	7,608,001.81	7,864,927.81	6.18	57.69
from = 12 to < 18 months	41	281,916.94	66,475.09	0.00	348,392.03	6,754,743.13	7,103,135.16	5.58	71.65
from = 18 to < 24 months	40	399,487.08	91,877.57	0.00	491,364.65	6,425,389.58	6,916,754.23	5.44	62.44
from ≥ 2 years	321	8,293,652.33	2,975,774.74	0.00	11,269,427.07	45,176,326.04	56,445,753.11	44.38	69.28
Subtotal	805	9,443,118.53	3,229,455.84	0.00	12,672,574.37	114,511,115.87	127,183,690.24	100.00	63.56
<i>Doubt debts (subjectives)</i>									
from ≥ 2 years	257	24,067,854.02	1,246,924.58	0.00	25,314,778.60	0.00	25,314,778.60	100.00	44.52
Subtotal	257	24,067,854.02	1,246,924.58	0.00	25,314,778.60	0.00	25,314,778.60	100.00	44.52
Total	1,062	33,510,972.55	4,476,380.42	0.00	37,987,352.97	114,511,115.87	152,498,468.84		