BANCAJA 13 Fondo de Titulización de Activos

Brief report

Date: 10/31/2019
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 Suscriber
Bancaja

Issued securities: Asset-Backed Bonds

Bonds issue

Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current	Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	Next	Rating FITC / MOOD Current	Original
Series A ES0312847009	12/11/2008 25,837	42,362.44 1,094,518,362.28 42.36%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.0000% 01/23/2020 0.000000 Gross 0.000000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	01/23/2020 "Pass-Through"	A+sf Aa1 (sf)	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	0.1920% 01/23/2020 49.066667 Gross 39.744000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c. Aa2 (sf)	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	0.7920% 01/23/2020 202.400000 Gross 163.944000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c. Baa3 (sf)	n.c. Baa3
Total		1,405,818,362.28	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

			% Monthly CPR (SMM)	0,17	0,25	0,34	0,43	0,51	0,60	0,69	0,78
			% Annual equivalent CPR	2,00	3,00	4,00	5,00	6,00	7,00	8,00	9,00
Series A	With optional redemption *	Average life	Years	7.65	6.88	6.23	5.68	5.20	4.79	4.44	4.12
			Date	06/13/2027	09/07/2026	01/13/2026	06/25/2025	01/02/2025	08/06/2024	03/28/2024	12/05/2023
		Final Maturity	Years	17.27	16.01	14.76	13.51	12.76	11.76	11.01	10.26
			Date	01/23/2037	10/23/2035	07/23/2034	04/23/2033	07/23/2032	07/23/2031	10/23/2030	01/23/2030
	Without optional redemption *	Average life	Years	7.65	6.88	6.23	5.68	5.20	4.79	4.44	4.12
			Date	06/13/2027	09/07/2026	01/13/2026	06/25/2025	01/02/2025	08/06/2024	03/28/2024	12/05/2023
		Final Maturity	Years	17.27	16.01	14.76	13.51	12.76	11.76	11.01	10.26
			Date	01/23/2037	10/23/2035	07/23/2034	04/23/2033	07/23/2032	07/23/2031	10/23/2030	01/23/2030
Series B	With optional redemption *	Average life	Years	17.92	16.66	15.61	14.41	13.41	12.43	11.66	10.92
			Date	09/17/2037	06/17/2036	05/31/2035	03/16/2034	03/16/2033	03/24/2032	06/18/2031	09/19/2030
		Final Maturity	Years	18.01	16.76	15.76	14.51	13.51	12.51	11.76	11.01
			Date	10/23/2037	07/23/2036	07/23/2035	04/23/2034	04/23/2033	04/23/2032	07/23/2031	10/23/2030
	Without optional redemption *	Average life	Years	19.19	17.95	16.76	15.65	14.62	13.67	12.80	12.01
			Date	12/26/2038	09/28/2037	07/21/2036	06/13/2035	06/01/2034	06/18/2033	08/06/2032	10/21/2031
		Final Maturity	Years	21.52	20.27	19.01	18.01	17.01	16.01	15.01	14.01
			Date	04/23/2041	01/23/2040	10/23/2038	10/23/2037	10/23/2036	10/23/2035	10/23/2034	10/23/2033
Series C	With optional redemption *	Average life	Years	18.01	16.76	15.76	14.51	13.51	12.51	11.76	11.01
			Date	10/23/2037	07/22/2036	07/23/2035	04/22/2034	04/22/2033	04/22/2032	07/22/2031	10/23/2030
		Final Maturity	Years	18.01	16.76	15.76	14.51	13.51	12.51	11.76	11.01
			Date	10/23/2037	07/23/2036	07/23/2035	04/23/2034	04/23/2033	04/23/2032	07/23/2031	10/23/2030
	Without optional redemption *	Average life	Years	24.45	23.69	22.86	21.99	21.10	20.21	19.33	18.47
			Date	03/30/2044	06/25/2043	08/28/2042	10/13/2041	11/22/2040	01/01/2040	02/13/2039	04/07/2038
		Final Maturity	Years	28.77	28.77	28.77	28.77	28.77	28.77	28.77	28.77
			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	% CE		At issue date	% CE
Series A	77.86%	1,094,518,362.28	29.73%	89.25%	2,583,700,000.00	16.15%
Series B	10.81%	152,000,000.00	18.92%	5.25%	152,000,000.00	10.90%
Series C	11.33%	159,300,000.00	7.59%	5.50%	159,300,000.00	5.40%
Issue of Bonds		1,405,818,362.28			2,895,000,000.00	
Reserve Fund	7.59%	106,659,674.59		5.40%	156,330,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		137,096,379.71	0.000%
Servicer ppal collect not yet credited		325,898.12	
Servicer ints collect not yet credited		15,652.65	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan L/T		173,532,000.00	1.092%
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	11,959	16,973
Principal		
Principal outstanding	1,452,714,000.99	2,895,001,466.75
Average loan	121,474.54	170,565.10
Minimum	0.00	207.23
Maximum	727,263.84	904,672.45
Interest rate		
Weighted average (wac)	0.62%	5.77%
Minimum	0.00%	4.50%
Maximum	3.72%	7.25%
Final maturity		
Weighted average (WARM) (months)	293	409
Minimum	11/05/2019	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 % Pool	% LTV	At constitution date % Pool	% LTV
0.01 - 10%	0.35	6.91	0.02	7.83
10.01 - 20%	1.47	15.77	0.28	16.65
20.01 - 30%	3.46	25.66	0.79	25.69
30.01 - 40%	7.39	35.60	2.07	35.55
40.01 - 50%	13.76	45.48	4.44	45.53
50.01 - 60%	20.53	55.38	7.76	55.43
60.01 - 70%	20.79	64.32	13.33	65.84
70.01 - 80%	19.26	75.13	36.08	76.84
80.01 - 90%	9.62	83.01	11.01	85.97
90.01 - 100%	3.36	92.65	24.20	97.06
Weighted average (WALTV)		60.35		76.78
Minimum		0.00		0.14
Maximum		96.14		100.00

Additional information

Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 ☏ +34 91 411 84 68 www.edt-sg.com info@edt-sg.com
Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 www.cnmv.com

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Fund Auditor
KPMG Auditores

Lead Manager and Suscriber
Bancaja

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.15%	0.13%	0.12%	0.13%	0.27%
Annual Percentage Rate (CPR)	1.78%	1.54%	1.43%	1.53%	3.18%

Geographic distribution

	Current	At constitution date
Andalucia	14.94%	14.39%
Aragon	0.58%	0.61%
Asturias	0.82%	0.74%
Balearic Islands	7.04%	6.80%
Basque Country	0.88%	0.85%
Canary Islands	3.10%	3.30%
Cantabria	0.50%	0.43%
Castilla-La Mancha	3.12%	3.13%
Castilla-Leon	2.58%	2.78%
Catalonia	15.54%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.53%	0.47%
Galicia	1.58%	1.42%
La Rioja	0.17%	0.18%
Madrid	10.04%	9.07%
Melilla	0.03%	0.02%
Murcia	2.76%	2.95%
Navarra	0.57%	0.66%
Valencia	35.25%	36.94%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	238	68,516.32	12,969.12	7,994.08	89,479.52	0.70	32,218,482.88	32,307,962.40	24.87	57.53
from > 1 to = 2 months	80	60,085.77	12,239.68	0.00	72,325.45	0.56	10,984,017.62	11,056,343.07	8.51	60.47
from > 2 to = 3 months	42	48,914.00	10,795.74	0.00	59,709.74	0.47	5,967,889.96	6,027,599.70	4.64	60.76
from > 3 to = 6 months	40	80,790.74	16,125.25	800.00	97,715.99	0.76	5,445,443.10	5,543,159.09	4.27	60.86
from > 6 to < 12 months	48	234,422.34	46,930.07	0.00	281,352.41	2.20	8,191,777.10	8,473,129.51	6.52	58.07
from = 12 to < 18 months	31	219,184.48	49,151.33	1,423.96	269,759.77	2.11	4,753,524.58	5,023,284.35	3.87	64.92
from = 18 to < 24 months	34	317,428.46	71,856.62	0.00	389,285.08	3.04	5,232,332.89	5,621,617.97	4.33	68.99
from ≥ 2 years	320	8,580,152.48	2,967,637.07	6,561.93	11,554,351.48	90.17	44,319,199.81	55,873,551.29	43.00	67.77
Subtotal	833	9,609,494.59	3,187,704.88	16,779.97	12,813,979.44	100.00	117,112,667.94	129,926,647.38	100.00	62.95
Doubt debts (subjectives)										
from ≥ 2 years	257	24,064,589.67	1,309,093.63	0.00	25,373,683.30	100.00	0.00	25,373,683.30	100.00	44.63
Subtotal	257	24,064,589.67	1,309,093.63	0.00	25,373,683.30	100.00	0.00	25,373,683.30	100.00	44.63
Total	1,090	33,674,084.26	4,496,798.51	16,779.97	38,187,662.74		117,112,667.94	155,300,330.68		

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