BANCAJA 10 Fondo de Titulización de Activos

Brief report

Date: 02/28/2023
Currency: EUR

Constitution date
01/26/2007

VAT Reg. no.
V84966126

Management Company
Europea de Titulización, S.G.F.T

Originator
Bankia

Servicer
Bankia

Lead Managers
Bancaja
Barclays Bank PLC
Calyon
JP Morgan

Bond Underwriters and Placement Agents
Bancaja
Barclays Bank PLC
Calyon
JP Morgan

Bond Paying Agent
Société Générale

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Société Générale

Start-up Loan
Bankia

Assets Custodian
Bankia

Fund Auditor
KPMG Auditores

Swap
JP Morgan

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 Moody's / S&P Current	 Original
Series A1 ES0312872007	01/31/2007 4,200		100,000.00 420,000,000.00	Floating 3-M Euribor+0.050% 22.Feb/May/Aug/Nov	05/22/2023	02/22/2050 Quarterly 22.Feb/May/Aug/Nov	"Pass-Through"	Aaa (sf) AAA (sf)	Aaa AAA
Series A2 ES0312872015	01/31/2007 15,370		100,000.00 1,537,000,000.00	Floating 3-M Euribor+0.120% 22.Feb/May/Aug/Nov	05/22/2023	02/22/2050 Quarterly 22.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Aa1 (sf) AAA (sf)	Aaa AAA
Series A3 ES0312872023	01/31/2007 5,000	78,732.30 393,661,500.00 78.73%	100,000.00 500,000,000.00	Floating 3-M Euribor+0.190% 22.Feb/May/Aug/Nov	2.8440% 05/22/2023 553.566801 Gross 448.389109 Net	02/22/2050 Quarterly 22.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Aa1 (sf) AAA (sf)	Aaa AAA
Series B ES0312872031	01/31/2007 650	100,000.00 65,000,000.00 100.00%	100,000.00 65,000,000.00	Floating 3-M Euribor+0.270% 22.Feb/May/Aug/Nov	2.9240% 05/22/2023 722.877778 Gross 585.531000 Net	02/22/2050 Quarterly 22.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	B2 (sf) D (sf)	A1 A
Series C ES0312872049	01/31/2007 520	100,000.00 52,000,000.00 100.00%	100,000.00 52,000,000.00	Floating 3-M Euribor+0.500% 22.Feb/May/Aug/Nov	3.1540% 05/22/2023 779.738889 Gross 631.588500 Net	02/22/2050 Quarterly 22.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Ca (sf) D (sf)	Baa3 BBB
Series D ES0312872056	01/31/2007 260	100,000.00 26,000,000.00 100.00%	100,000.00 26,000,000.00	Floating 3-M Euribor+1.900% 22.Feb/May/Aug/Nov	4.5540% 05/22/2023 1,125.850000 Gross 911.938500 Net	02/22/2050 Quarterly 22.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	C (sf) D (sf)	Ba3 BB
Series E ES0312872064	01/31/2007 310	100,000.00 31,000,000.00 100.00%	100,000.00 31,000,000.00	Floating 3-M Euribor+4.000% 22.Feb/May/Aug/Nov	6.6540% 05/22/2023 1,645.016667 Gross 1,332.463500 Net	02/22/2050 Quarterly 22.Feb/May/Aug/Nov	To Be Determined Due to Cash Reserve reduction	C (sf) D (sf)	Ca CCC-
Total		567,661,500.00	2.631.000.000,00						

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 A3	With optional redemption *	Average life	Years	4.48	4.15	3.84	3.61	3.34	3.16	2.98	2.75
			Date	08/15/2027	04/15/2027	12/23/2026	10/03/2026	06/26/2026	04/18/2026	02/14/2026	11/22/2025
		Final Maturity	Years	7.25	6.75	6.25	6.01	5.50	5.25	5.00	4.50
			Date	05/22/2030	11/22/2029	05/22/2029	02/22/2029	08/22/2028	05/22/2028	02/22/2028	08/22/2027
	Without optional redemption *	Average life	Years	4.87	4.53	4.23	3.95	3.71	3.49	3.29	3.10
			Date	01/03/2028	09/02/2027	05/14/2027	02/03/2027	11/06/2026	08/17/2026	06/05/2026	03/31/2026
		Final Maturity	Years	10.50	9.76	9.50	9.01	8.50	8.01	7.50	7.25
			Date	08/22/2033	11/22/2032	08/22/2032	02/22/2032	08/22/2031	02/22/2031	08/22/2030	05/22/2030
Series B	With optional redemption *	Average life	Years	7.25	6.75	6.25	6.01	5.50	5.25	5.00	4.50
			Date	05/22/2030	11/22/2029	05/22/2029	02/22/2029	08/22/2028	05/22/2028	02/22/2028	08/22/2027
		Final Maturity	Years	7.25	6.75	6.25	6.01	5.50	5.25	5.00	4.50
			Date	05/22/2030	11/22/2029	05/22/2029	02/22/2029	08/22/2028	05/22/2028	02/22/2028	08/22/2027
	Without optional redemption *	Average life	Years	11.52	11.06	10.59	10.14	9.68	9.24	8.83	8.43
			Date	08/26/2034	03/11/2034	09/23/2033	04/09/2033	10/26/2032	05/18/2032	12/18/2031	07/25/2031
		Final Maturity	Years	12.76	12.25	12.01	11.50	11.01	10.50	10.25	9.76
			Date	11/22/2035	05/22/2035	02/22/2035	08/22/2034	02/22/2034	08/22/2033	05/22/2033	11/22/2032
Series C	With optional redemption *	Average life	Years	7.25	6.75	6.25	6.01	5.50	5.25	5.00	4.50
			Date	05/22/2030	11/22/2029	05/22/2029	02/22/2029	08/22/2028	05/22/2028	02/22/2028	08/22/2027
		Final Maturity	Years	7.25	6.75	6.25	6.01	5.50	5.25	5.00	4.50
			Date	05/22/2030	11/22/2029	05/22/2029	02/22/2029	08/22/2028	05/22/2028	02/22/2028	08/22/2027
	Without optional redemption *	Average life	Years	14.34	13.85	13.38	12.92	12.49	12.07	11.67	11.27
			Date	06/22/2037	12/24/2036	07/06/2036	01/22/2036	08/16/2035	03/17/2035	10/19/2034	05/29/2034
		Final Maturity	Years	16.25	16.01	15.51	15.01	14.51	14.01	13.51	13.01
			Date	05/22/2039	02/22/2039	08/22/2038	02/22/2038	08/22/2037	02/22/2037	08/22/2036	02/22/2036
Series D	With optional redemption *	Average life	Years	7.25	6.75	6.25	6.01	5.50	5.25	5.00	4.50
			Date	05/21/2030	11/21/2029	05/21/2029	02/21/2029	08/22/2028	05/22/2028	02/21/2028	08/22/2027
		Final Maturity	Years	7.25	6.75	6.25	6.01	5.50	5.25	5.00	4.50
			Date	05/22/2030	11/22/2029	05/22/2029	02/22/2029	08/22/2028	05/22/2028	02/22/2028	08/22/2027
	Without optional redemption *	Average life	Years	17.81	17.53	17.23	16.91	16.58	16.22	15.85	15.47
			Date	12/09/2040	08/27/2040	05/10/2040	01/16/2040	09/17/2039	05/10/2039	12/25/2038	08/07/2038
		Final Maturity	Years	37.52	37.52	37.52	37.52	37.52	37.52	37.52	37.52
			Date	08/22/2060	08/22/2060	08/22/2060	08/22/2060	08/22/2060	08/22/2060	08/22/2060	08/22/2060
Series E	With optional redemption *	Average life	Years	7.25	6.75	6.25	6.01	5.50	5.25	5.00	4.50
			Date	05/22/2030	11/22/2029	05/22/2029	02/22/2029	08/22/2028	05/22/2028	02/22/2028	08/22/2027
		Final Maturity	Years	7.25	6.75	6.25	6.01	5.50	5.25	5.00	4.50
			Date	05/22/2030	11/22/2029	05/22/2029	02/22/2029	08/22/2028	05/22/2028	02/22/2028	08/22/2027
	Without optional redemption *	Average life	Years	37.52	37.52	37.52	37.52	37.52	37.52	37.52	37.52
			Date	08/22/2060	08/22/2060	08/22/2060	08/22/2060	08/22/2060	08/22/2060	08/22/2060	08/22/2060
		Final Maturity	Years	37.52	37.52	37.52	37.52	37.52	37.52	37.52	37.52
			Date	08/22/2060	08/22/2060	08/22/2060	08/22/2060	08/22/2060	08/22/2060	08/22/2060	08/22/2060

* 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
Class A	69.35%	393,661,500.00	26.94%	93.39%	2,457,000,000.00	6.69%
Series A1	0.00%	0.00		15.96%	420,000,000.00	
Series A2	0.00%	0.00		58.42%	1,537,000,000.00	
Series A3	69.35%	393,661,500.00		19.00%	500,000,000.00	
Series B	11.45%	65,000,000.00	14.83%	2.47%	65,000,000.00	4.19%
Series C	9.16%	52,000,000.00	5.14%	1.98%	52,000,000.00	2.19%
Series D	4.58%	26,000,000.00	0.29%	0.99%	26,000,000.00	1.19%
Series E	5.46%	31,000,000.00		1.18%	31,000,000.00	
Issue of Bonds		567,661,500.00			2,631,000,000.00	
Reserve Fund	0.29%	1,571,122.38		1.19%	31,000,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		3,493,746.98	1.901%
Servicer ppal collect not yet credited		214,525.75	
Servicer ints collect not yet credited		21,716.74	
Liabilities	**Available**	**Balance**	**Interest**
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
Liquidity Facility A1	0.00	0.00	

Additional information

Europea de Titulización: C/Jorge Juan 68 - 28009 Madrid www.edt-sg.com info@edt-sg.com
Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 www.cnmv.com

BANCAJA 10 Fondo de Titulización de Activos

Brief report

Date: 02/28/2023
Currency: EUR

Constitution date
01/26/2007

VAT Reg. no.
V84966126

Management Company
Europea de Titulización, S.G.F.T

Originator
Bankia

Servicer
Bankia

Lead Managers
Bancaja
Barclays Bank PLC
Calyon
JP Morgan

Bond Underwriters and Placement Agents
Bancaja
Barclays Bank PLC
Calyon
JP Morgan

Bond Paying Agent
Société Générale

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Société Générale

Start-up Loan
Bankia

Assets Custodian
Bankia

Fund Auditor
KPMG Auditores

Swap
JP Morgan

Collateral: Residential mortgage loans (PTCs)

General

	Current	At constitution date
Count	8,347	18,662
Principal		
Principal outstanding	555,196,319.30	2,600,172,859.42
Average loan	66,514.47	139,329.81
Minimum	0.00	22.71
Maximum	203,792.71	344,786.69
Interest rate		
Weighted average (wac)	2.26%	4.23%
Minimum	0.00%	2.41%
Maximum	5.04%	6.00%
Final maturity		
Weighted average (WARM) (months)	178	353
Minimum	03/03/2023	02/05/2007
Maximum	10/05/2060	10/05/2046
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR (Mortgage Market)	100.00%	100.00%

LTV Distribution

	Current % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	1.42	7.11	0.02	7.07
10.01 - 20%	5.56	15.74	0.21	16.80
20.01 - 30%	13.60	25.79	0.81	26.18
30.01 - 40%	24.12	35.84	2.25	35.84
40.01 - 50%	31.09	45.36	4.26	45.54
50.01 - 60%	21.95	55.23	7.62	55.37
60.01 - 70%	2.26	61.35	13.98	65.79
70.01 - 80%			35.99	76.48
80.01 - 90%			15.29	84.91
90.01 - 100%			19.58	96.24
Weighted average (WALTV)		40.74		75.76
Minimum		0.00		0.01
Maximum		69.13		100.00

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.53%	0.62%	0.52%	0.47%	0.39%
Annual Percentage Rate (CPR)	6.22%	7.14%	6.09%	5.53%	4.60%

Geographic distribution

	Current	At constitution date
Andalucia	14.58%	13.25%
Aragon	1.00%	1.01%
Asturias	0.92%	0.62%
Balearic Islands	4.79%	4.74%
Basque Country	2.31%	1.91%
Canary Islands	7.31%	6.92%
Cantabria	0.46%	0.43%
Castilla-La Mancha	3.42%	3.19%
Castilla-Leon	3.59%	3.55%
Catalonia	14.30%	13.84%
Ceuta	0.03%	0.02%
Extremadura	0.67%	0.63%
Galicia	2.03%	1.95%
La Rioja	0.34%	0.43%
Madrid	9.57%	8.75%
Melilla	0.03%	0.03%
Murcia	2.43%	2.79%
Navarra	1.37%	1.39%
Valencia	30.86%	34.57%

Current delinquency

Aging	Assets	Overdue debt Principal	Interest	Other	Total	%	Outstanding debt	Total debt	%	% Total debt / Appraisal Value
Delinquencies										
Up to 1 month	110	29,885.05	10,408.14	30,481.32	70,774.51	0.49	6,488,171.30	6,558,945.81	13.44	32.48
from > 1 to = 2 months	23	17,802.44	4,491.83	0.00	22,294.27	0.15	1,828,638.25	1,850,932.52	3.79	41.69
from > 2 to = 3 months	8	5,671.97	1,292.29	436.36	7,400.62	0.05	393,751.73	401,152.35	0.82	38.75
from > 3 to = 6 months	22	40,323.47	8,407.54	0.00	48,731.01	0.34	1,500,605.28	1,549,336.29	3.17	41.79
from > 6 to < 12 months	22	74,728.07	11,775.48	0.00	86,503.55	0.60	1,353,817.69	1,440,321.24	2.95	37.55
from = 12 to < 18 months	22	152,815.86	21,085.02	0.00	173,900.88	1.20	1,840,320.39	2,014,221.27	4.13	43.80
from = 18 to < 24 months	13	105,903.95	13,870.55	0.00	119,774.50	0.83	835,468.04	955,242.54	1.96	43.63
from ≥ 2 years	301	11,255,542.51	2,623,601.54	102,013.77	13,981,157.82	96.35	20,062,723.41	34,043,881.23	69.74	57.54
Subtotal	521	11,682,673.32	2,694,932.39	132,931.45	14,510,537.16	100.00	34,303,496.09	48,814,033.25	100.00	49.22
Doubt debts (subjectives)										
from ≥ 2 years	14	494,456.86	77,459.25	0.00	571,916.11	100.00	0.00	571,916.11	100.00	22.77
Subtotal	14	494,456.86	77,459.25	0.00	571,916.11	100.00	0.00	571,916.11	100.00	22.77
Total	535	12,177,130.18	2,772,391.64	132,931.45	15,082,453.27		34,303,496.09	49,385,949.36		

Additional information
Europea de Titulización: C/Jorge Juan 68 - 28009 Madrid www.edt-sg.com info@edt-sg.com
Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 www.cnmv.com