

Brief report

Date: 06/30/2016
 Currency: EUR

Date of constitution
 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
 BBVA

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 BBVA

Swap
 JP Morgan Chase

Start-up Loan
 Bankia

Subordinated Loan
 Bankia

Fund Auditors
 Deloitte (ejercicios 2009 a actual)
 Ernst & Young (hasta ejercicio 2008)

Lead Manager and Subscriber
 Bankia

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	56.056.56 1,448,333,340.72 56.06%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.0510% 07/26/2016 7.306038 Gross 5.917891 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	07/26/2016 "Pass-Through"	A-sf Aa2sf	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	0.3510% 07/26/2016 89.700000 Gross 72.657000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	n.c. A2sf	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	0.9510% 07/26/2016 243.033333 Gross 196.857000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	n.c. Ba2sf	n.c. Baa3
Total		1,759,633,340.72	2,895,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)									
				0,17	0,25	0,34	0,42	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	9.11	8.16	7.36	6.69	6.11	5.62	5.20	4.83		
	Final Maturity	Years	Date	06/03/2025	06/21/2024	09/03/2023	12/31/2022	06/04/2022	12/06/2021	07/04/2021	02/20/2021		
Series B	With optional redemption *	Average life	Years	9.11	8.16	7.36	6.69	6.11	5.62	5.20	4.83		
	Final Maturity	Years	Date	06/03/2025	06/21/2024	09/03/2023	12/31/2022	06/04/2022	12/06/2021	07/04/2021	02/20/2021		
Series C	With optional redemption *	Average life	Years	9.11	8.16	7.36	6.69	6.11	5.62	5.20	4.83		
	Final Maturity	Years	Date	06/03/2025	06/21/2024	09/03/2023	12/31/2022	06/04/2022	12/06/2021	07/04/2021	02/20/2021		

* 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

	Current		% CE		At issue date		% CE	
	Count	Value	Count	Value	Count	Value	Count	Value
Series A	82.31%	1,448,333,340.72	24.70%	89.25%	2,583,700,000.00	16.15%		
Series B	8.64%	152,000,000.00	16.06%	5.25%	152,000,000.00	10.90%		
Series C	9.05%	159,300,000.00	7.01%	5.50%	159,300,000.00	5.40%		
Issue of Bonds		1,759,633,340.72			2,895,000,000.00			
Reserve Fund	7.01%	123,344,989.26	5.40%		156,330,000.00			

Other financial operations (current)			
	Available	Amount	Credited
Assets			Balance Interest
Treasury Account			178,711,684.75 0.004%
Servicer ppal collect not yet credited			810,773.14
Servicer ints collect not yet credited			25,774.42
Liabilities			Balance Interest
Subordinated Loan L/T			173,532,000.00 1.251%
Subordinated Loan S/T			0.00
Start-up Loan L/T			0.00
Start-up Loan S/T			0.00
Swap collateralized amount			
CSA *		0.00	
Cash			0.00
Securities			0.00

* Credit Support Amount in favour of the Fund

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	13,024	16,973	
Principal			
Principal outstanding	1,797,027,423.07	2,895,001,466.75	
Average loan	137,978.15	170,565.10	
Minimum	0.00	207.23	
Maximum	760,000.00	904,672.45	
Interest rate			
Weighted average (wac)	0.86%	5.77%	
Minimum	0.24%	4.50%	
Maximum	3.84%	7.25%	
Final maturity			
Weighted average (WARM) (months)	328	409	
Minimum	07/05/2016	08/10/2010	
Maximum	10/05/2050	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%	0.20	0.02	7.83
10.01 - 20%	0.92	0.28	16.65
20.01 - 30%	2.30	0.79	25.69
30.01 - 40%	4.87	2.07	35.55
40.01 - 50%	8.71	4.44	45.53
50.01 - 60%	15.43	7.76	55.43
60.01 - 70%	24.34	13.33	65.84
70.01 - 80%	16.83	36.08	76.84
80.01 - 90%	17.08	11.01	85.97
90.01 - 100%	9.32	24.20	97.05
Weighted average (WALTV)	66.89	76.78	
Minimum	0.00	0.14	
Maximum	100.00	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)	0.29%	0.24%	0.24%	0.29%	0.32%
Annual Percentage Rate (CPR)	3.43%	2.80%	2.85%	3.46%	3.82%

Geographic distribution		
	Current	At constitution date
Andalucia	14.57%	14.39%
Aragon	0.60%	0.61%
Asturias	0.82%	0.74%
Balearic Islands	7.15%	6.80%
Basque Country	0.83%	0.85%
Canary Islands	3.11%	3.30%
Cantabria	0.48%	0.43%
Castilla-La Mancha	3.12%	3.13%
Castilla-Leon	2.55%	2.78%
Catalonia	15.55%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.50%	0.47%
Galicia	1.57%	1.42%
La Rioja	0.18%	0.18%
Madrid	9.76%	9.07%
Melilla	0.03%	0.02%
Murcia	2.78%	2.95%
Navarra	0.59%	0.66%
Valencia	35.82%	36.94%

Current delinquency										
Aging	Assets	Overdue debt				Total	%	Outstanding debt	Total debt	% Total debt / Appraisal Value
		Principal	Interest	Other						
Delinquencies										
Up to 1 month	298	70,424.88	24,338.35	0.00	94,763.23	0.96	45,239,430.36	45,334,193.59	29.40	64.91
from > 1 to ≤ 2 months	67	42,557.85	13,299.11	0.00	55,856.96	0.57	9,743,829.46	9,799,688.42	6.36	64.40
from > 2 to ≤ 3 months	41	42,190.35	13,532.19	0.00	55,722.54	0.57	5,812,447.23	5,868,169.77	3.81	65.16
from > 3 to ≤ 6 months	44	70,311.36	30,481.69	0.00	100,793.05	1.02	7,507,428.84	7,608,221.89	4.93	65.00
from > 6 to < 12 months	57	175,553.50	83,965.72	0.00	259,519.22	2.63	8,900,073.40	9,159,592.62	5.94	73.49
from ≥ 12 to < 18 months	55	290,431.19	145,873.18	0.00	436,304.37	4.43	9,349,474.88	9,785,779.25	6.35	70.89
from ≥ 18 to < 24 months	63	448,992.42	223,119.65	0.00	672,112.07	6.82	9,441,021.60	10,113,133.67	6.56	73.24
from ≥ 2 years	309	5,270,290.46	2,912,468.59	0.00	8,182,759.05	83.01	48,343,992.39	56,526,751.44	36.66	73.42
Subtotal	934	6,410,752.01	3,447,078.48	0.00	9,857,830.49	100.00	144,337,698.16	154,195,528.65	100.00	69.20
Doubt debts (subjectives)										
Up to 1 month	14	900,672.57	840.00	0.00	901,512.57	3.95	0.00	901,512.57	3.95	25.84
from > 1 to ≤ 2 months	8	667,957.51	1,385.36	0.00	669,342.87	2.93	0.00	669,342.87	2.93	37.88
from > 2 to ≤ 3 months	4	247,077.55	899.08	0.00	247,976.63	1.09	0.00	247,976.63	1.09	38.57
from > 3 to ≤ 6 months	10	667,451.99	3,672.12	0.00	671,124.11	2.94	0.00	671,124.11	2.94	31.93
from > 6 to < 12 months	20	1,928,785.76	19,816.48	0.00	1,948,602.24	8.54	0.00	1,948,602.24	8.54	41.37
from ≥ 12 to < 18 months	30	2,761,051.93	48,314.90	0.00	2,809,366.83	12.32	0.00	2,809,366.83	12.32	41.62
from ≥ 18 to < 24 months	72	7,292,774.30	179,972.02	0.00	7,472,746.32	32.76	0.00	7,472,746.32	32.76	48.83
from ≥ 2 years	83	7,684,502.54	404,073.57	0.00	8,088,576.11	35.46	0.00	8,088,576.11	35.46	45.77
Subtotal	241	22,150,274.15	658,973.53	0.00	22,809,247.68	100.00	0.00	22,809,247.68	100.00	43.50
Total	1,175	28,561,026.16	4,106,052.01	0.00	32,667,078.17		144,337,698.16	177,004,776.33		64.30