

Brief report

Date: 08/31/2016
 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	55,019.11 1,421,528,745.07 55.02%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.0030% 10/24/2016 0.412643 Gross 0.334241 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	10/24/2016 "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	0.3030% 10/24/2016 75.750000 Gross 61.357500 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	0.9030% 10/24/2016 225.750000 Gross 182.857500 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		1,732,828,745.07	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 *	9.04	8.08	08/07/2025	10/29/2023	10/29/2023	02/21/2023	07/23/2022	01/22/2022	08/17/2021	04/03/2021		
	Final Maturity	20.76	19.01	04/23/2037	07/23/2035	04/23/2034	10/23/2032	10/23/2031	07/23/2030	07/23/2029	10/23/2028		
Series B	With optional redemption *	21.41	19.91	12/17/2037	06/16/2036	02/27/2035	09/12/2033	06/15/2032	06/04/2031	06/04/2030	06/13/2029		
	Final Maturity	21.51	20.01	01/23/2038	07/23/2036	04/23/2035	10/23/2033	07/23/2032	07/23/2031	07/23/2030	07/23/2029		
Series C	With optional redemption *	21.51	20.01	01/22/2038	07/23/2036	04/23/2035	10/22/2033	07/23/2032	07/23/2031	07/23/2030	07/23/2029		
	Final Maturity	21.51	20.01	01/23/2038	07/23/2036	04/23/2035	10/23/2033	07/23/2032	07/23/2031	07/23/2030	07/23/2029		

* 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	82.04%	1,421,528,745.07	25.14%	89.25%	2,583,700,000.00	16.15%
Series B	8.77%	152,000,000.00	16.37%	5.25%	152,000,000.00	10.90%
Series C	9.19%	159,300,000.00	7.18%	5.50%	159,300,000.00	5.40%
Issue of Bonds		1,732,828,745.07			2,895,000,000.00	
Reserve Fund	7.18%	124,366,407.13		5.40%	156,330,000.00	

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	166,651,585.48
Servicer ppal collect not yet credited	122,225.83		
Servicer ints collect not yet credited	21,638.15		
Liabilities		Available	Balance
		Subordinated Loan L/T	173,532,000.00
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

General			
Count		Current	At constitution date
			12,989
Principal			
Principal outstanding		1,782,399,408.15	2,895,001,466.75
Average loan		137,223.76	170,565.10
Minimum		0.00	207.23
Maximum		760,000.00	904,672.45
Interest rate			
Weighted average (wac)		0.83%	5.77%
Minimum		0.24%	4.50%
Maximum		3.84%	7.25%
Final maturity			
Weighted average (WARM) (months)		327	409
Minimum		09/05/2016	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%	0.20	6.92	0.02	7.83
10.01 - 20%	0.92	15.62	0.28	16.65
20.01 - 30%	2.34	25.65	0.79	25.69
30.01 - 40%	5.04	35.75	2.07	35.55
40.01 - 50%	8.84	45.51	4.44	45.53
50.01 - 60%	15.72	55.32	7.76	55.43
60.01 - 70%	24.27	65.31	13.33	65.84
70.01 - 80%	16.70	75.26	36.08	76.84
80.01 - 90%	17.98	85.37	11.01	85.97
90.01 - 100%	7.98	94.95	24.20	97.05
Weighted average (WALTV)		66.63		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)	0.06%	0.18%	0.19%	0.27%	0.32%
Annual Percentage Rate (CPR)	0.75%	2.12%	2.31%	3.22%	3.76%

Geographic distribution		
	Current	At constitution date
Andalucia	14.61%	14.39%
Aragon	0.60%	0.61%
Asturias	0.82%	0.74%
Balearic Islands	7.13%	6.80%
Basque Country	0.83%	0.85%
Canary Islands	3.10%	3.30%
Cantabria	0.48%	0.43%
Castilla-La Mancha	3.13%	3.13%
Castilla-Leon	2.54%	2.78%
Catalonia	15.56%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.50%	0.47%
Galicia	1.56%	1.42%
La Rioja	0.18%	0.18%
Madrid	9.77%	9.07%
Melilla	0.03%	0.02%
Murcia	2.78%	2.95%
Navarra	0.58%	0.66%
Valencia	35.81%	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	300	64,082.07	20,693.83	0.00	84,775.90	0.83	42,743,102.06	42,827,877.96	26.80	64.04
from > 1 to ≤ 2 months	100	59,958.44	19,013.76	0.00	78,972.20	0.78	16,033,236.21	16,112,208.41	10.08	64.87
from > 2 to ≤ 3 months	52	66,949.20	19,852.80	0.00	86,802.00	0.85	8,700,776.62	8,787,578.62	5.50	64.48
from > 3 to ≤ 6 months	39	68,552.95	22,625.17	0.00	91,178.12	0.90	5,369,827.09	5,461,005.21	3.42	59.60
from > 6 to < 12 months	49	128,592.17	67,231.67	0.00	195,823.84	1.92	8,208,684.63	8,404,508.47	5.26	70.30
from ≥ 12 to < 18 months	58	322,025.68	146,455.11	0.00	468,480.79	4.60	9,662,734.15	10,131,214.94	6.34	74.00
from ≥ 18 to < 24 months	59	428,990.08	209,386.81	0.00	638,376.89	6.27	9,144,261.90	9,782,638.79	6.12	71.75
from ≥ 2 years	321	5,524,317.55	3,004,930.23	0.00	8,529,247.78	83.84	49,747,108.38	58,276,356.16	36.47	73.52
Subtotal	978	6,663,468.14	3,510,189.38	0.00	10,173,657.52	100.00	149,609,731.04	159,783,388.56	100.00	68.56
Doubt debts (subjectives)										
Up to 1 month	7	623,238.00	789.33	0.00	624,027.33	2.68	0.00	624,027.33	2.68	36.61
from > 1 to ≤ 2 months	9	467,592.90	1,102.96	0.00	468,695.86	2.02	0.00	468,695.86	2.02	22.96
from > 2 to ≤ 3 months	5	473,555.70	1,847.02	0.00	475,402.72	2.05	0.00	475,402.72	2.05	31.73
from > 3 to ≤ 6 months	14	1,186,924.34	5,672.36	0.00	1,192,596.70	5.13	0.00	1,192,596.70	5.13	42.25
from > 6 to < 12 months	15	1,352,776.14	13,829.78	0.00	1,366,605.92	5.88	0.00	1,366,605.92	5.88	42.83
from ≥ 12 to < 18 months	26	2,606,737.58	45,501.89	0.00	2,652,239.47	11.41	0.00	2,652,239.47	11.41	43.38
from ≥ 18 to < 24 months	63	6,066,672.61	150,296.10	0.00	6,216,968.71	26.74	0.00	6,216,968.71	26.74	46.59
from ≥ 2 years	103	9,773,561.52	475,699.70	0.00	10,249,261.22	44.09	0.00	10,249,261.22	44.09	46.37
Subtotal	242	22,551,058.79	694,739.14	0.00	23,245,797.93	100.00	0.00	23,245,797.93	100.00	44.01
Total	1,220	29,214,526.93	4,204,928.52	0.00	33,419,455.45		149,609,731.04	183,029,186.49		64.02