

Brief report

Date: 09/30/2020
 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	39,760.97 1,027,304,181.89 39.76%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.0000% 10/23/2020 0.000000 Gross 0.000000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	10/23/2020 "Pass-Through"	A+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	0.1480% 10/23/2020 37.822222 Gross 30.636000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c.	n.c. A2 Aa2 (sf)	
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	0.7480% 10/23/2020 191.155556 Gross 154.836000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c.	n.c. Baa3 Baa3 (sf)	
Total		1,338,604,181.89	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	Final Maturity	% Annual equivalent CPR											
		2,00	3,00	4,00	5,00	6,00	7,00	8,00	9,00				
Series A	Final Maturity	% Monthly CPR (SMM)											
		01/23/2037	10/23/2035	07/23/2034	07/23/2033	07/23/2032	10/23/2031	01/23/2031	04/23/2030				
Series B	Final Maturity	% Monthly CPR (SMM)											
		09/16/2037	08/27/2036	06/08/2035	06/04/2034	06/10/2033	06/22/2032	09/20/2031	12/26/2030				
Series C	Final Maturity	% Monthly CPR (SMM)											
		10/23/2037	10/23/2036	07/23/2035	07/23/2034	07/23/2033	07/23/2032	10/23/2031	01/23/2031				

* 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	
Series A	76.74%	1,027,304,181.89	31.00%	89.25%	2,583,700,000.00	16.15%
Series B	11.36%	152,000,000.00	19.64%	5.25%	152,000,000.00	10.90%
Series C	11.90%	159,300,000.00	7.74%	5.50%	159,300,000.00	5.40%
Issue of Bonds		1,338,604,181.89			2,895,000,000.00	
Reserve Fund	7.74%	103,614,625.31		5.40%	156,330,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	158,117,781.56	0.000%	
Servicer ppal collect not yet credited	608,630.23		
Servicer ints collect not yet credited	14,481.10		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		173,532,000.00	1.048%
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	11,609	16,973	
Principal			
Principal outstanding	1,356,402,628.02	2,895,001,466.75	
Average loan	116,840.61	170,565.10	
Minimum	0.00	207.23	
Maximum	705,926.22	904,672.45	
Interest rate			
Weighted average (wac)	0.55%	5.77%	
Minimum	0.00%	4.50%	
Maximum	3.77%	7.25%	
Final maturity			
Weighted average (WARM) (months)	284	409	
Minimum	10/01/2020	08/10/2010	
Maximum	06/05/2049	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%	0.42	6.97	0.02	7.83
10.01 - 20%	1.58	15.55	0.28	16.65
20.01 - 30%	4.03	25.54	0.79	25.69
30.01 - 40%	8.29	35.53	2.07	35.55
40.01 - 50%	15.09	45.39	4.44	45.53
50.01 - 60%	22.48	55.44	7.76	55.43
60.01 - 70%	19.06	64.47	13.33	65.84
70.01 - 80%	21.67	75.11	36.08	76.84
80.01 - 90%	5.67	84.75	11.01	85.97
90.01 - 100%	1.72	91.09	24.20	97.06
Weighted average (WALTV)	58.49		76.78	
Minimum	0.00		0.14	
Maximum	93.46		100.00	

BANCAJA 13 Fondo de Titulización de Activos

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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)	0.67%	0.42%	0.26%	0.20%	0.26%
Annual Percentage Rate (CPR)	7.70%	4.95%	3.05%	2.36%	3.12%

Geographic distribution		
	Current	At constitution date
Andalucia	15.05%	14.39%
Aragon	0.57%	0.61%
Asturias	0.83%	0.74%
Balearic Islands	7.07%	6.80%
Basque Country	0.85%	0.85%
Canary Islands	3.14%	3.30%
Cantabria	0.50%	0.43%
Castilla-La Mancha	3.15%	3.13%
Castilla-Leon	2.61%	2.78%
Catalonia	15.63%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.53%	0.47%
Galicia	1.60%	1.42%
La Rioja	0.17%	0.18%
Madrid	10.17%	9.07%
Melilla	0.03%	0.02%
Murcia	2.68%	2.95%
Navarra	0.57%	0.66%
Valencia	34.86%	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	196	57,001.95	8,673.58	23,047.48	88,723.01	24,229,564.42	24,318,287.43	19.27	54.09
from > 1 to = 2 months	122	85,224.31	11,323.11	1,399.99	97,947.41	15,617,833.61	15,715,781.02	12.45	60.20
from > 2 to = 3 months	46	55,095.70	7,057.53	0.00	62,153.23	5,980,777.81	6,042,931.04	4.79	54.39
from > 3 to = 6 months	55	101,582.36	13,155.91	0.00	114,738.27	7,405,629.39	7,520,367.66	5.96	55.10
from > 6 to < 12 months	50	194,363.79	31,669.27	0.00	226,033.06	7,212,385.98	7,438,419.04	5.89	57.79
from = 12 to < 18 months	32	206,678.92	38,920.33	3,800.00	249,399.25	4,241,085.60	4,490,484.85	3.56	60.35
from = 18 to < 24 months	25	257,444.60	49,826.53	0.00	307,271.13	3,674,021.84	3,981,292.97	3.15	57.83
from ≥ 2 years	328	9,891,471.24	3,091,010.92	47,486.57	13,029,968.73	43,657,347.55	56,687,316.28	44.92	67.22
Subtotal	854	10,848,862.87	3,251,637.18	75,734.04	14,176,234.09	112,018,646.20	126,194,880.29	100.00	60.86
<i>Doubt debts (subjectives)</i>									
from ≥ 2 years	253	23,689,373.31	1,443,125.56	0.00	25,132,498.87	0.00	25,132,498.87	100.00	44.79
Subtotal	253	23,689,373.31	1,443,125.56	0.00	25,132,498.87	0.00	25,132,498.87	100.00	44.79
Total	1,107	34,538,236.18	4,694,762.74	75,734.04	39,308,732.96	112,018,646.20	151,327,379.16		