

## BANCAJA 13 Fondo de Titulización de Activos

### Cartera de Activos Titulizados / Portfolio of Securitised Assets

### Distribución Geográfica por Comunidades / Geographical Distribution by Regions

Activos / Assets: Préstamos hipotecarios vivienda (CTHs) / Residential mortgage loans (PTCs)

Fecha / Date: 31/08/2025

Divisa / Currency: EUR

|                                         | Saldo Vivo de Principal<br>Outstanding Principal Balance |        |                  |        | Principal Vencido Impagado<br>Overdue Principal |        |                  |        | Principal Pendiente Vencimiento<br>Outstanding Principal |        |                  |        | %CLTV Media Ponderada<br>Weighted Average % CLTV |          |
|-----------------------------------------|----------------------------------------------------------|--------|------------------|--------|-------------------------------------------------|--------|------------------|--------|----------------------------------------------------------|--------|------------------|--------|--------------------------------------------------|----------|
| Comunidades<br>Regions                  | Num.                                                     | %      | Importe / Amount | %      | Num.                                            | %      | Importe / Amount | %      | Num.                                                     | %      | Importe / Amount | %      | SVP / OPB                                        | PPV / OP |
| Andalucía / Andalucía                   | 1.269                                                    | 15,44  | 124.479.609,36   | 15,61  | 33                                              | 13,92  | 51.702,50        | 3,12   | 1.269                                                    | 15,46  | 124.427.906,86   | 15,64  | 52,404                                           | 52,381   |
| Aragón / Aragon                         | 56                                                       | 0,68   | 4.830.469,15     | 0,61   | 1                                               | 0,42   | 216,53           | 0,01   | 56                                                       | 0,68   | 4.830.252,62     | 0,61   | 46,375                                           | 46,373   |
| Asturias / Asturias                     | 105                                                      | 1,28   | 7.174.587,53     | 0,90   | 4                                               | 1,69   | 16.081,44        | 0,97   | 104                                                      | 1,27   | 7.158.506,09     | 0,90   | 50,246                                           | 50,314   |
| Canarias / Canary Islands               | 288                                                      | 3,50   | 24.266.709,53    | 3,04   | 11                                              | 4,64   | 33.211,59        | 2,01   | 287                                                      | 3,50   | 24.233.497,94    | 3,05   | 49,097                                           | 49,106   |
| Cantabria / Cantabria                   | 48                                                       | 0,58   | 4.210.574,13     | 0,53   | 1                                               | 0,42   | 4.353,98         | 0,26   | 48                                                       | 0,58   | 4.206.220,15     | 0,53   | 48,354                                           | 48,261   |
| Castilla y León / Castilla-Leon         | 238                                                      | 2,90   | 20.834.594,26    | 2,61   | 7                                               | 2,95   | 14.973,54        | 0,90   | 238                                                      | 2,90   | 20.819.620,72    | 2,62   | 50,041                                           | 50,024   |
| Castilla-La Mancha / Castilla-La Mancha | 291                                                      | 3,54   | 26.969.928,20    | 3,38   | 11                                              | 4,64   | 19.138,07        | 1,16   | 290                                                      | 3,53   | 26.950.790,13    | 3,39   | 53,575                                           | 53,534   |
| Cataluña / Catalonia                    | 914                                                      | 11,12  | 127.623.055,52   | 16,01  | 28                                              | 11,81  | 250.894,97       | 15,16  | 913                                                      | 11,12  | 127.372.160,55   | 16,01  | 54,218                                           | 54,139   |
| Comunidad Valenciana / Valencia         | 3.297                                                    | 40,12  | 269.958.043,53   | 33,86  | 93                                              | 39,24  | 752.558,21       | 45,47  | 3.294                                                    | 40,12  | 269.205.485,32   | 33,84  | 46,068                                           | 45,967   |
| Extremadura / Extremadura               | 58                                                       | 0,71   | 4.601.843,10     | 0,58   | 1                                               | 0,42   | 1.775,84         | 0,11   | 58                                                       | 0,71   | 4.600.067,26     | 0,58   | 52,086                                           | 52,072   |
| Galicia / Galicia                       | 171                                                      | 2,08   | 12.824.184,78    | 1,61   | 7                                               | 2,95   | 8.106,67         | 0,49   | 171                                                      | 2,08   | 12.816.078,11    | 1,61   | 48,319                                           | 48,283   |
| Islas Baleares / Balearic Islands       | 458                                                      | 5,57   | 56.009.064,26    | 7,02   | 5                                               | 2,11   | 12.883,64        | 0,78   | 458                                                      | 5,58   | 55.996.180,62    | 7,04   | 51,401                                           | 51,390   |
| La Rioja / La Rioja                     | 24                                                       | 0,29   | 1.634.022,72     | 0,20   | 2                                               | 0,84   | 33.946,82        | 2,05   | 24                                                       | 0,29   | 1.600.075,90     | 0,20   | 51,433                                           | 49,789   |
| Madrid / Madrid                         | 636                                                      | 7,74   | 79.719.854,26    | 10,00  | 18                                              | 7,59   | 180.161,91       | 10,88  | 636                                                      | 7,75   | 79.539.692,35    | 10,00  | 51,767                                           | 51,637   |
| Melilla / Melilla                       | 3                                                        | 0,04   | 272.877,59       | 0,03   | 0                                               | 0,00   | 0,00             | 0,00   | 3                                                        | 0,04   | 272.877,59       | 0,03   | 55,926                                           | 55,926   |
| Murcia / Murcia                         | 255                                                      | 3,10   | 20.601.202,90    | 2,58   | 6                                               | 2,53   | 43.791,36        | 2,65   | 255                                                      | 3,11   | 20.557.411,54    | 2,58   | 47,692                                           | 47,555   |
| Navarra / Navarra                       | 47                                                       | 0,57   | 4.358.658,00     | 0,55   | 4                                               | 1,69   | 3.122,75         | 0,19   | 47                                                       | 0,57   | 4.355.535,25     | 0,55   | 49,132                                           | 49,117   |
| País Vasco / Basque Country             | 60                                                       | 0,73   | 6.917.845,06     | 0,87   | 5                                               | 2,11   | 228.244,40       | 13,79  | 59                                                       | 0,72   | 6.689.600,66     | 0,84   | 49,153                                           | 49,466   |
| Total :                                 | 8.218                                                    | 100,00 | 797.287.123,88   | 100,00 | 237                                             | 100,00 | 1.655.164,22     | 100,00 | 8.210                                                    | 100,00 | 795.631.959,66   | 100,00 |                                                  |          |
| Media Ponderada / Weighted Average :    |                                                          |        |                  |        |                                                 |        |                  |        |                                                          |        |                  |        | 49,978                                           | 49,910   |
| Media Simple / Average :                |                                                          |        | 97.017,17        |        |                                                 |        | 6.983,82         |        |                                                          |        | 96.910,10        |        | 43,086                                           | 43,012   |
| Mínimo / Minimum :                      |                                                          |        | 73,27            |        |                                                 |        | 71,05            |        |                                                          |        | 73,27            |        | 0,045                                            | 0,000    |
| Máximo / Maximum :                      |                                                          |        | 510.368,84       |        |                                                 |        | 213.743,67       |        |                                                          |        | 510.368,84       |        | 85,067                                           | 82,034   |