BANCAJA 13 Fondo de Titulización de Activos

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

Análisis de morosidad: **Tasa de recuperación¹ de mora +3 meses (años desde entrada en mora) - Detalle por trimestres de entrada en mora²**

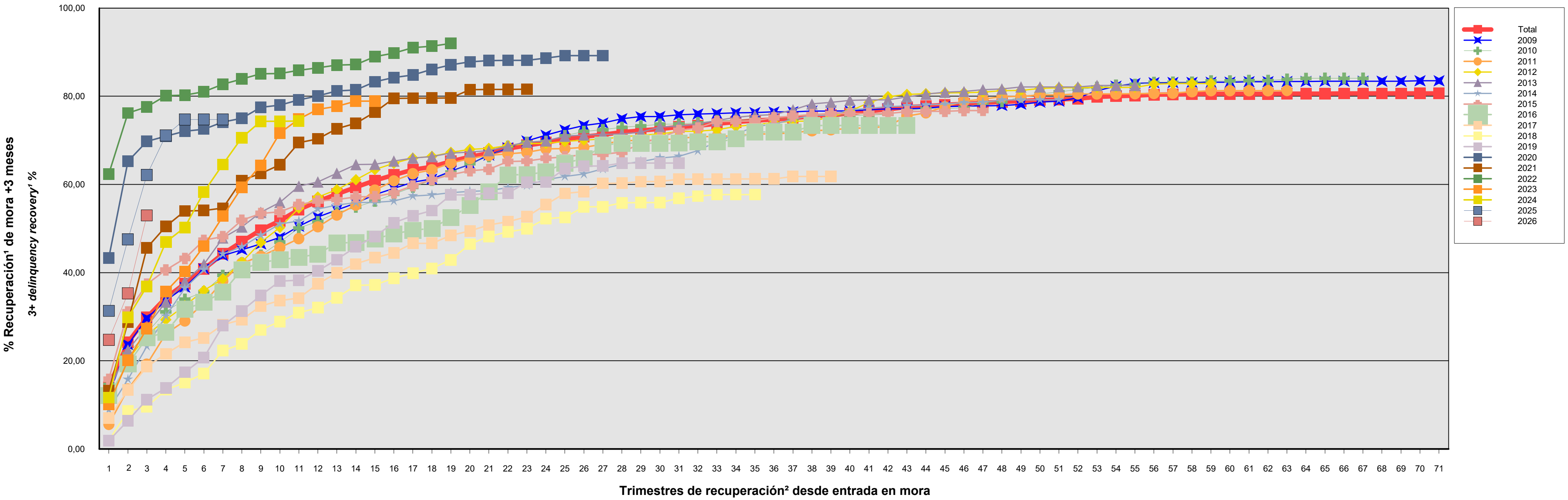
Delinquency analysis: ***3+ months delinquency recovery¹ rate (years after delinquency occurs) - Detailed by quarters of occurrence²***

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

Fecha ***/ Date:*** **31/08/2026**

Divisa ***/ Currency:*** **EUR**

Esta serie histórica calculada a esta fecha puede diferir de las series hist óricas calculadas con anterioridad a consecuencia de cobros de los activos titulizados comunicados o modificados por el Administrador correspondiente con posterioridad a sus fechas de efectividad / *This historical series calculated as at today's date may differ from previously calculated historical series following collections of the securitised assets communicated or modified by the relevant Servicer after their effective dates*



¹ Incluye, en su caso, el valor neto contable (valor razonable minorado en un 25% como estimación costes de venta) de los inmuebles y activos no vendidos adjudicados o dados en pago al Fondo por activos titulizados. En los informes generados con anterioridad a agosto de 2015, los inmuebles adjudicados o dados en pago no vendidos se computaban en este informe por el valor de adquisición.
² Sólo se muestran datos de periodos en los que hay entradas de activos titulizados en mora por el plazo analizado.

¹ Includes, as the case may be, the net book value (fair value minus 25% as the estimated selling costs) of the unsold properties and assets awarded to or accepted in lieu of foreclosure by the Fund for securitised assets. In reports generated before August 2015, unsold properties awarded or accepted in lieu of foreclosure were accounted for in this report at the acquisition value.

² Details are only given for periods in which there are entries of securitised assets in arrears for the period analysed.

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Post-delinquency recovery quarters²

Entrada en mora *Delinquency*		Total	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
∑ Saldo Vivo Activos entrada mora (Ppal.Miles €) *Outstanding Balance of Assets upon delinquency (€ thou. Principal) ∑*		664.480,910	111.286,830	55.717,408	64.625,620	135.661,493	64.926,400	46.728,863	37.427,598	15.961,174	19.112,064	20.567,850	10.430,342	27.568,980	5.237,538	23.119,796	10.083,181	10.603,687
Nº Activos */ Nº. of Assets*		3.988	640	322	374	747	389	277	225	103	111	120	69	197	41	182	69	79
	1	13,99%	12,37%	14,65%	5,56%	10,32%	13,29%	8,91%	15,80%	12,19%	7,01%	1,94%	1,85%	43,32%	13,28%	62,38%	10,08%	11,65%
	2	24,22%	23,67%	21,55%	13,58%	20,25%	22,44%	15,80%	31,10%	19,31%	13,39%	8,57%	6,44%	65,25%	28,76%	76,22%	20,14%	29,85%
	3	29,84%	29,66%	26,41%	19,23%	25,86%	27,78%	23,30%	37,40%	25,22%	18,66%	9,59%	11,22%	69,78%	45,62%	77,62%	27,28%	36,90%
	4	34,29%	33,68%	31,12%	26,14%	29,35%	33,34%	30,13%	40,61%	26,50%	21,58%	13,45%	13,83%	70,96%	50,47%	80,15%	35,72%	46,94%
	5	37,52%	36,69%	33,96%	29,04%	32,48%	37,99%	36,46%	43,22%	31,70%	24,19%	15,05%	17,40%	72,06%	53,95%	80,25%	40,24%	50,27%
	6	40,83%	40,86%	35,67%	33,15%	35,96%	41,89%	40,64%	47,35%	33,26%	25,23%	17,08%	20,74%	72,55%	54,09%	81,04%	46,00%	58,32%
	7	44,29%	43,88%	39,38%	38,08%	38,58%	47,89%	44,20%	48,16%	35,60%	28,20%	22,32%	27,96%	74,17%	54,62%	82,73%	52,81%	64,55%
	8	47,05%	45,20%	42,19%	42,11%	42,34%	50,35%	45,85%	51,88%	40,67%	29,31%	23,82%	31,29%	75,02%	60,94%	83,93%	59,33%	70,62%
	9	49,66%	46,50%	43,93%	43,70%	46,84%	53,68%	48,48%	53,43%	42,34%	32,45%	26,99%	34,86%	77,49%	62,49%	85,12%	64,38%	74,32%
	10	51,77%	47,99%	46,92%	45,68%	50,26%	55,93%	51,03%	53,78%	42,94%	33,65%	28,94%	38,09%	78,00%	64,48%	85,16%	71,66%	74,35%
	11	54,32%	50,52%	50,13%	47,72%	54,67%	59,61%	51,71%	55,46%	43,46%	34,22%	30,89%	38,31%	79,16%	69,46%	85,87%	74,84%	74,37%
	12	56,16%	52,61%	51,58%	50,39%	57,13%	60,56%	54,44%	56,24%	44,23%	37,44%	32,02%	40,37%	80,06%	70,35%	86,46%	77,03%	
	13	57,82%	54,22%	53,59%	53,06%	58,83%	62,53%	55,33%	56,57%	46,77%	39,92%	34,30%	42,95%	81,22%	72,63%	87,09%	77,71%	

¹ Incluye, en su caso, el valor neto contable (valor razonable minorado en un 25% como estimación costes de venta) de los inmuebles y activos no vendidos adjudicados o dados en pago al Fondo por activos titulizados. En los informes generados con anterioridad a agosto de 2015, los inmuebles adjudicados o dados en pago no vendidos se computaban en este informe por el valor de adquisición.

² Sólo se muestran datos de periodos en los que hay entradas de activos titulizados en mora por el plazo analizado.

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2025	2026
31,33%	24,77%
47,56%	35,31%
62,17%	52,99%
71,12%	
74,72%	
74,75%	
74,75%	

BANCAJA 13 Fondo de Titulización de Activos

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

Análisis de morosidad: **Tasa de recuperación[1] de mora +3 meses (años desde entrada en mora) - Detalle por trimestres de entrada en mora[2]**

Delinquency analysis: ***3+ months delinquency recovery[1] rate (years after delinquency occurs) - Detailed by quarters of occurrence[2]***

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

Fecha ***/ Date:*** **31/08/2026**

Divisa ***/ Currency:*** **EUR**

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	Total	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
14	59,37%	55,79%	54,87%	55,34%	61,10%	64,51%	55,87%	57,17%	46,83%	41,99%	37,11%	45,84%	81,42%	73,90%	87,17%	78,91%	
15	60,88%	57,71%	56,23%	58,72%	63,38%	64,57%	55,96%	57,23%	47,67%	43,37%	37,22%	48,21%	83,32%	76,41%	88,98%	78,91%	
16	62,13%	59,08%	57,80%	60,83%	64,81%	65,32%	56,25%	58,10%	48,78%	44,50%	38,74%	51,32%	84,26%	79,52%	89,78%		
17	63,34%	60,50%	59,37%	62,45%	65,98%	65,99%	57,38%	59,70%	49,61%	46,63%	39,87%	52,88%	84,82%	79,55%	91,01%		
18	64,02%	61,22%	60,96%	63,34%	66,39%	66,34%	57,62%	61,09%	50,02%	46,66%	40,95%	54,11%	86,13%	79,58%	91,34%		
19	65,27%	63,02%	62,78%	64,84%	67,30%	67,10%	58,13%	62,23%	52,52%	48,43%	42,93%	57,64%	87,14%	79,63%	91,97%		
20	66,27%	64,58%	64,75%	65,86%	67,95%	67,36%	58,42%	63,11%	55,22%	49,44%	46,45%	57,66%	87,78%	81,52%			
21	67,12%	66,66%	66,34%	66,61%	68,17%	67,65%	58,58%	63,42%	58,34%	50,84%	48,23%	58,02%	88,10%	81,54%			
22	68,14%	68,30%	68,66%	66,93%	68,81%	68,73%	59,25%	65,21%	62,18%	51,54%	49,23%	58,03%	88,12%	81,55%			
23	68,84%	69,87%	69,53%	67,30%	69,27%	69,60%	59,82%	65,29%	62,22%	52,66%	49,98%	60,52%	88,17%	81,58%			
24	69,50%	71,17%	69,75%	68,06%	69,32%	69,89%	61,06%	65,95%	62,88%	55,44%	52,21%	60,54%	88,65%				
25	70,27%	72,36%	71,04%	68,11%	69,74%	70,96%	61,82%	66,25%	64,85%	58,00%	52,55%	63,55%	89,24%				
26	70,83%	73,38%	72,03%	68,40%	70,07%	71,20%	62,35%	66,75%	65,89%	58,39%	54,91%	64,15%	89,24%				
27	71,31%	73,94%	72,42%	69,12%	70,31%	71,37%	63,53%	66,85%	68,92%	60,26%	54,93%	64,16%	89,24%				
28	71,84%	74,90%	72,95%	69,92%	70,75%	71,43%	64,55%	67,32%	69,35%	60,29%	55,84%	64,86%					
29	72,24%	75,38%	73,26%	69,97%	71,18%	71,83%	65,22%	69,24%	69,36%	60,65%	55,87%	64,86%					
30	72,60%	75,41%	73,68%	70,02%	71,45%	73,06%	66,01%	70,63%	69,37%	60,66%	55,88%	64,86%					
31	73,01%	75,81%	73,72%	70,45%	72,03%	73,21%	66,36%	72,27%	69,39%	61,21%	56,85%	64,86%					
32	73,30%	75,98%	73,98%	70,84%	72,10%	73,71%	67,67%	72,81%	69,63%	61,21%	57,38%						
33	73,74%	76,09%	74,48%	70,89%	72,43%	74,48%	69,70%	74,29%	69,63%	61,22%	57,67%						

[1] Incluye, en su caso, el valor neto contable (valor razonable minorado en un 25% como estimación costes de venta) de los inmuebles y activos no vendidos adjudicados o dados en pago al Fondo por activos titulizados. En los informes generados con anterioridad a agosto de 2015, los inmuebles adjudicados o dados en pago no vendidos se computaban en este informe por el valor de adquisición.

[2] Sólo se muestran datos de periodos en los que hay entradas de activos titulizados en mora por el plazo analizado.

[1] Includes, as the case may be, the net book value (fair value minus 25% as the estimated selling costs) of the unsold properties and assets awarded to or accepted in lieu of foreclosure by the Fund for securitised assets. In reports generated before August 2015, unsold properties awarded or accepted in lieu of foreclosure were accounted for in this report at the acquisition value.

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2025	2026

BANCAJA 13 Fondo de Titulización de Activos

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

Análisis de morosidad: **Tasa de recuperación¹ de mora +3 meses (años desde entrada en mora) - Detalle por trimestres de entrada en mora²**

Delinquency analysis: ***3+ months delinquency recovery¹ rate (years after delinquency occurs) - Detailed by quarters of occurrence²***

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	Total	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
34	74,14%	76,26%	74,53%	71,04%	73,13%	75,22%	71,38%	74,31%	70,35%	61,22%	57,67%						
35	74,52%	76,29%	74,84%	71,43%	73,62%	75,64%	73,16%	74,45%	71,89%	61,23%	57,67%						
36	74,73%	76,45%	74,89%	71,46%	73,99%	75,85%	73,66%	75,15%	71,89%	61,23%							
37	75,05%	76,48%	74,93%	71,76%	74,32%	76,94%	74,78%	75,54%	71,89%	61,81%							
38	75,43%	76,62%	75,56%	72,17%	74,41%	78,25%	75,66%	75,85%	73,36%	61,81%							
39	75,69%	76,64%	75,60%	72,38%	75,30%	78,62%	75,67%	76,06%	73,36%	61,81%							
40	76,15%	76,68%	75,67%	72,75%	76,66%	79,09%	76,95%	76,08%	73,36%								
41	76,62%	76,90%	75,70%	72,80%	78,56%	79,18%	77,29%	76,09%	73,36%								
42	77,03%	77,14%	75,98%	73,21%	79,91%	79,20%	77,64%	76,10%	73,36%								
43	77,52%	77,17%	76,75%	75,49%	80,41%	79,86%	77,85%	76,53%	73,36%								
44	77,77%	77,32%	77,18%	76,25%	80,59%	80,47%	78,07%	76,56%									
45	78,06%	77,66%	77,20%	77,63%	80,77%	80,94%	78,24%	76,56%									
46	78,28%	77,79%	77,40%	78,90%	80,83%	81,07%	78,54%	76,77%									
47	78,48%	77,81%	78,43%	79,33%	80,95%	81,52%	78,60%	76,78%									
48	78,71%	77,91%	78,77%	79,93%	81,28%	81,68%	79,18%										
49	78,90%	78,19%	79,82%	79,95%	81,34%	82,12%	79,18%										
50	79,18%	78,69%	80,55%	80,28%	81,80%	82,13%	79,19%										
51	79,28%	78,91%	80,98%	80,30%	81,96%	82,14%	79,19%										
52	79,47%	79,62%	81,56%	80,51%	81,97%	82,14%											
53	79,83%	81,28%	82,00%	80,52%	82,01%	82,44%											

¹ Incluye, en su caso, el valor neto contable (valor razonable minorado en un 25% como estimación costes de venta) de los inmuebles y activos no vendidos adjudicados o dados en pago al Fondo por activos titulizados. En los informes generados con anterioridad a agosto de 2015, los inmuebles adjudicados o dados en pago no vendidos se computaban en este informe por el valor de adquisición.

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2025	2026

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

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	Total	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
54	80,04%	82,28%	82,50%	80,53%	82,02%	82,44%											
55	80,16%	82,90%	82,67%	80,57%	82,02%	82,44%											
56	80,38%	83,07%	83,16%	80,65%	82,73%												
57	80,43%	83,12%	83,17%	80,70%	82,90%												
58	80,47%	83,15%	83,18%	81,02%	82,90%												
59	80,52%	83,17%	83,47%	81,28%	82,90%												
60	80,53%	83,19%	83,48%	81,28%													
61	80,55%	83,31%	83,56%	81,28%													
62	80,55%	83,31%	83,57%	81,28%													
63	80,58%	83,35%	83,84%	81,29%													
64	80,60%	83,36%	84,06%														
65	80,61%	83,41%	84,07%														
66	80,62%	83,43%	84,07%														
67	80,62%	83,43%	84,07%														
68	80,62%	83,43%															
69	80,62%	83,43%															
70	80,63%	83,51%															
71	80,63%	83,51%															

¹ Incluye, en su caso, el valor neto contable (valor razonable minorado en un 25% como estimación costes de venta) de los inmuebles y activos no vendidos adjudicados o dados en pago al Fondo por activos titulizados. En los informes generados con anterioridad a agosto de 2015, los inmuebles adjudicados o dados en pago no vendidos se computaban en este informe por el valor de adquisición.

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2025	2026