MBS BANCAJA 4 Fondo de Titulización de Activos

Europea de Titulización
Sociedad Gestora de Fondos de Titulización

Brief report

Date: 09/30/2022
Currency: EUR

Constitution date
04/27/2007

VAT Reg. no.
V85082675

Management Company
Europea de Titulización, S.G.F.T

Originator
Bankia

Servicer
Bankia

Lead Managers
Bancaja
Deutsche Bank
BNP Paribas
Société Générale

Bond Underwriters and Placement Agents
Bancaja
Deutsche Bank
BNP Paribas
Société Générale
BBVA
Banco Pastor

Bond Paying Agent
Société Générale

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Société Générale

Amortisation Account
Bancaja

Start-up Loan
Bankia

Swap
BNP Paribas

Assets Custodian
Bankia

Fund Auditor
KPMG Auditores

Issued securities: Mortgage-Backed Bonds

Bonds issue

Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current	 Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	 Next	Rating Fitch / Moody's Current	 Original
Series A1 ES0361797006	05/04/2007 3,000		100,000.00 300,000,000.00	Floating 3-M Euribor+0.050% 23.Jan/Apr/Jul/Oct	10/24/2022	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	"Pass-Through"	AAAsf Aaa (sf)	AAA Aaa
Series A2 ES0361797014	05/04/2007 11,821	17,331.47 204,875,306.87 17.33%	100,000.00 1,182,100,000.00	Floating 3-M Euribor+0.150% 23.Jan/Apr/Jul/Oct	0.2950% 10/24/2022 12.781959 Gross 10.353387 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	AAAsf Aa1 (sf)	AAA Aaa
Series A3 ES0361797022	05/04/2007 3,000		100,000.00 300,000,000.00	Floating 3-M Euribor+0.170% 23.Jan/Apr/Jul/Oct	10/24/2022	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	"Pass-Through" Secuential / Pro rata under certain circumstances	AA-sf Aa3 (sf)	AAA Aaa
Series B ES0361797030	05/04/2007 305	41,329.11 12,605,378.55 41.33%	100,000.00 30,500,000.00	Floating 3-M Euribor+0.220% 23.Jan/Apr/Jul/Oct	0.3650% 10/24/2022 37.712813 Gross 30.547379 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A+sf Baa3 (sf)	AA Aa3
Series C ES0361797048	05/04/2007 189	100,000.00 18,900,000.00 100.00%	100,000.00 18,900,000.00	Floating 3-M Euribor+0.330% 23.Jan/Apr/Jul/Oct	0.4750% 10/24/2022 118.750000 Gross 96.187500 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A+sf B2 (sf)	A+ A3
Series D ES0361797055	05/04/2007 185	100,000.00 18,500,000.00 100.00%	100,000.00 18,500,000.00	Floating 3-M Euribor+0.580% 23.Jan/Apr/Jul/Oct	0.7250% 10/24/2022 181.250000 Gross 146.812500 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A+sf Ca (sf)	BBB+ Baa3
Series E ES0361797063	05/04/2007 231	100,000.00 23,100,000.00 100.00%	100,000.00 23,100,000.00	Floating 3-M Euribor+4.000% 23.Jan/Apr/Jul/Oct	4.1450% 10/24/2022 1,036.250000 Gross 839.362500 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined Due to Cash Reserve reduction	CCCsf C (sf)	CCC Caa3
Total		277,980,685.42	1.873.100.000,00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date

				0,25	0,34	0,43	0,51	0,60	0,69	0,78	0,87
	% Monthly CPR (SMM)			0,25	0,34	0,43	0,51	0,60	0,69	0,78	0,87
	% Annual equivalent CPR			3,00	4,00	5,00	6,00	7,00	8,00	9,00	10,00
Series A2	With optional redemption *	Average life	Years	2.35	2.17	2.14	1.97	1.94	1.77	1.75	1.59
			Date	11/28/2024	09/24/2024	09/11/2024	07/11/2024	07/01/2024	05/01/2024	04/23/2024	02/23/2024
		Final Maturity	Years	3.00	2.75	2.75	2.50	2.50	2.25	2.25	2.00
			Date	07/23/2025	04/23/2025	04/23/2025	01/23/2025	01/23/2025	10/23/2024	10/23/2024	07/23/2024
	Without optional redemption *	Average life	Years	3.83	3.63	3.46	3.29	3.14	2.99	2.86	2.74
			Date	05/22/2026	03/12/2026	01/06/2026	11/07/2025	09/12/2025	07/22/2025	06/04/2025	04/20/2025
		Final Maturity	Years	9.00	8.50	8.25	8.00	7.75	7.25	7.00	6.75
			Date	07/23/2031	01/23/2031	10/23/2030	07/23/2030	04/23/2030	10/23/2029	07/23/2029	04/23/2029
Series B	With optional redemption *	Average life	Years	3.00	2.75	2.75	2.50	2.50	2.25	2.25	2.00
			Date	07/23/2025	04/23/2025	04/23/2025	01/23/2025	01/23/2025	10/23/2024	10/23/2024	07/23/2024
		Final Maturity	Years	3.00	2.75	2.75	2.50	2.50	2.25	2.25	2.00
			Date	07/23/2025	04/23/2025	04/23/2025	01/23/2025	01/23/2025	10/23/2024	10/23/2024	07/23/2024
	Without optional redemption *	Average life	Years	9.50	9.11	8.75	8.43	8.13	7.84	7.56	7.29
			Date	01/21/2032	09/02/2031	04/23/2031	12/27/2030	09/06/2030	05/26/2030	02/13/2030	11/06/2029
		Final Maturity	Years	10.00	9.75	9.25	9.00	8.75	8.25	8.00	7.75
			Date	07/23/2032	04/23/2032	10/23/2031	07/23/2031	04/23/2031	10/23/2030	07/23/2030	04/23/2030
Series C	With optional redemption *	Average life	Years	3.00	2.75	2.75	2.50	2.50	2.25	2.25	2.00
			Date	07/23/2025	04/23/2025	04/23/2025	01/23/2025	01/23/2025	10/23/2024	10/23/2024	07/23/2024
		Final Maturity	Years	3.00	2.75	2.75	2.50	2.50	2.25	2.25	2.00
			Date	07/23/2025	04/23/2025	04/23/2025	01/23/2025	01/23/2025	10/23/2024	10/23/2024	07/23/2024
	Without optional redemption *	Average life	Years	11.18	10.81	10.44	10.07	9.71	9.37	9.04	8.74
			Date	09/26/2033	05/12/2033	12/28/2032	08/15/2032	04/08/2032	12/04/2031	08/07/2031	04/17/2031
		Final Maturity	Years	12.25	12.00	11.75	11.25	11.00	10.75	10.25	10.00
			Date	10/23/2034	07/23/2034	04/23/2034	10/23/2033	07/23/2033	04/23/2033	10/23/2032	07/23/2032
Series D	With optional redemption *	Average life	Years	3.00	2.75	2.75	2.50	2.50	2.25	2.25	2.00
			Date	07/23/2025	04/23/2025	04/23/2025	01/23/2025	01/23/2025	10/23/2024	10/23/2024	07/23/2024
		Final Maturity	Years	3.00	2.75	2.75	2.50	2.50	2.25	2.25	2.00
			Date	07/23/2025	04/23/2025	04/23/2025	01/23/2025	01/23/2025	10/23/2024	10/23/2024	07/23/2024
	Without optional redemption *	Average life	Years	14.90	14.51	14.14	13.77	13.42	13.07	12.73	12.39
			Date	06/14/2037	01/23/2037	09/08/2036	04/28/2036	12/20/2035	08/16/2035	04/14/2035	12/12/2034
		Final Maturity	Years	28.52	28.52	28.52	28.52	28.52	28.52	28.52	28.52
			Date	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051
Series E	With optional redemption *	Average life	Years	3.00	2.75	2.75	2.50	2.50	2.25	2.25	2.00
			Date	07/23/2025	04/23/2025	04/23/2025	01/23/2025	01/23/2025	10/23/2024	10/23/2024	07/23/2024
		Final Maturity	Years	3.00	2.75	2.75	2.50	2.50	2.25	2.25	2.00
			Date	07/23/2025	04/23/2025	04/23/2025	01/23/2025	01/23/2025	10/23/2024	10/23/2024	07/23/2024
	Without optional redemption *	Average life	Years	28.52	28.52	28.52	28.52	28.52	28.52	28.52	28.52
			Date	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051
		Final Maturity	Years	28.52	28.52	28.52	28.52	28.52	28.52	28.52	28.52
			Date	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051	01/23/2051

* 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		% CE	At issue date		% CE
Class A	73.70%	204,875,306.87	28.68%	95.14%	1,782,100,000.00	4.92%
Series A1	0.00%	0.00		16.02%	300,000,000.00	
Series A2	73.70%	204,875,306.87		63.11%	1,182,100,000.00	
Series A3	0.00%	0.00		16.02%	300,000,000.00	
Series B	4.53%	12,605,378.55	23.74%	1.63%	30,500,000.00	3.27%
Series C	6.80%	18,900,000.00	16.32%	1.01%	18,900,000.00	2.25%
Series D	6.66%	18,500,000.00	9.06%	0.99%	18,500,000.00	1.25%
Series E	8.31%	23,100,000.00		1.23%	23,100,000.00	
Issue of Bonds		277,980,685.42			1,873,100,000.00	
Reserve Fund	9.06%	23,100,000.00		1.25%	23,100,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		32,151,198.19	0.750%
Amortisation Account		0.00	
Servicer ppal collect not yet credited		98,488.03	
Servicer ints collect not yet credited		7,377.33	
Liabilities	**Available**	**Balance**	**Interest**
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Additional information

Europea de Titulización: C/Jorge Juan 68 - 28009 Madrid www.edt-sg.com info@edt-sg.com
Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 www.cnmv.com

MBS BANCAJA 4 Fondo de Titulización de Activos

Brief report

Date: 09/30/2022
Currency: EUR

Constitution date
04/27/2007

VAT Reg. no.
V85082675

Management Company
Europea de Titulización, S.G.F.T

Originator
Bankia

Servicer
Bankia

Lead Managers
Bancaja
Deutsche Bank
BNP Paribas
Société Générale

Bond Underwriters and Placement Agents
Bancaja
Deutsche Bank
BNP Paribas
Société Générale
BBVA
Banco Pastor

Bond Paying Agent
Société Générale

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Société Générale

Amortisation Account
Bancaja

Start-up Loan
Bankia

Swap
BNP Paribas

Assets Custodian
Bankia

Fund Auditor
KPMG Auditores

Collateral: Mortgage loans (PTCs)

General

	Current	At constitution date
Count	5,456	17,104
Principal		
Principal outstanding	259,130,646.66	1,850,138,299.98
Average loan	47,494.62	108,169.92
Minimum	0.00	16.40
Maximum	401,689.55	963,535.82
Interest rate		
Weighted average (wac)	0.86%	4.59%
Minimum	0.00%	2.58%
Maximum	3.99%	6.92%
Final maturity		
Weighted average (WARM) (months)	142	265
Minimum	10/05/2022	05/04/2007
Maximum	03/04/2051	11/10/2046
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%	4.92	7.14	0.16	7.81
10.01 - 20%	16.28	15.26	1.75	16.46
20.01 - 30%	26.68	25.53	4.40	25.59
30.01 - 40%	31.38	34.87	7.37	35.54
40.01 - 50%	15.97	43.63	11.80	45.43
50.01 - 60%	3.94	53.80	16.92	55.29
60.01 - 70%	0.83	62.80	29.24	65.76
70.01 - 80%			21.56	75.44
80.01 - 90%			3.43	84.79
90.01 - 100%			3.36	95.41
Weighted average (WALTV)		30.20		60.38
Minimum		0.00		0.01
Maximum		69.49		99.81

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.50%	0.50%	0.43%	0.41%	0.45%
Annual Percentage Rate (CPR)	5.78%	5.79%	5.07%	4.77%	5.30%

Geographic distribution

	Current	At constitution date
Andalucia	8.87%	7.89%
Aragon	1.17%	0.78%
Asturias	0.57%	0.38%
Balearic Islands	5.92%	5.80%
Basque Country	2.22%	1.57%
Canary Islands	4.29%	4.77%
Cantabria	0.25%	0.16%
Castilla-La Mancha	2.35%	2.16%
Castilla-Leon	2.61%	3.30%
Catalonia	12.08%	10.01%
Ceuta	0.01%	0.01%
Extremadura	0.36%	0.35%
Galicia	1.17%	1.44%
La Rioja	0.31%	0.38%
Madrid	8.92%	7.90%
Murcia	2.07%	2.29%
Navarra	3.53%	4.38%
Valencia	43.29%	46.42%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	86	31,039.15	2,576.62	40,817.81	74,433.58	0.51	4,751,124.16	4,825,557.74	13.13	25.46
from > 1 to = 2 months	12	16,536.55	862.93	0.00	17,399.48	0.12	1,053,394.17	1,070,793.65	2.91	28.07
from > 2 to = 3 months	9	14,411.64	614.87	0.00	15,026.51	0.10	555,975.29	571,001.80	1.55	27.21
from > 3 to = 6 months	21	34,228.10	2,502.47	2,065.49	38,796.06	0.26	1,190,350.70	1,229,146.76	3.34	28.48
from > 6 to < 12 months	25	81,530.87	5,024.49	0.00	86,555.36	0.59	1,153,709.23	1,240,264.59	3.37	28.45
from = 12 to < 18 months	11	83,485.80	5,822.82	0.00	89,308.62	0.61	850,628.40	939,937.02	2.56	33.81
from = 18 to < 24 months	6	59,973.43	4,906.06	0.00	64,879.49	0.44	367,454.97	432,334.46	1.18	29.40
from ≥ 2 years	269	12,237,866.42	2,046,349.70	43,408.08	14,327,624.20	97.37	12,124,022.61	26,451,646.81	71.96	44.32
Subtotal	439	12,559,071.96	2,068,659.96	86,291.38	14,714,023.30	100.00	22,046,659.53	36,760,682.83	100.00	37.71
Doubt debts (subjectives)										
Up to 1 month	1	46,248.83	0.00	0.00	46,248.83	1.16	0.00	46,248.83	1.16	47.61
from ≥ 2 years	77	3,664,104.69	288,849.96	300.00	3,953,254.65	98.84	0.00	3,953,254.65	98.84	23.70
Subtotal	78	3,710,353.52	288,849.96	300.00	3,999,503.48	100.00	0.00	3,999,503.48	100.00	23.84
Total	517	16,269,425.48	2,357,509.92	86,591.38	18,713,526.78		22,046,659.53	40,760,186.31		

Additional information
Europea de Titulización: C/Jorge Juan 68 - 28009 Madrid www.edt-sg.com info@edt-sg.com
Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 www.cnmv.com