

MBS BANCAJA 4 Fondo de Titulización de Activos



Brief report

Date: 06/30/2023
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 N° 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 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 | 07/24/2023 | 07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct | "Pass-Through" | AAAsf Aaa (sf) | AAA Aaa | |
| Series A2 ES0361797014 | 05/04/2007 11,821 | 14,478.35 171,148,575.35 14.48% | 100,000.00 1,182,100,000.00 | Floating 3-M Euribor+0.150% 23.Jan/Apr/Jul/Oct | 3.3610% 07/24/2023 123.006051 Gross 99.634901 Net | 07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct | To Be Determined "Pass-Through" Secutorial / 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 | 07/24/2023 | 07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct | "Pass-Through" Secutorial / 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 | 3.4310% 07/24/2023 358.439335 Gross 290.335861 Net | 07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct | To Be Determined "Pass-Through" Secutorial / 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% | Floating 3-M Euribor+0.330% 23.Jan/Apr/Jul/Oct | 3.5410% 07/24/2023 895.086111 Gross 725.019750 Net | 07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct | To Be Determined "Pass-Through" Secutorial / 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% | Floating 3-M Euribor+0.580% 23.Jan/Apr/Jul/Oct | 3.7910% 07/24/2023 958.280556 Gross 776.207250 Net | 07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct | To Be Determined "Pass-Through" Secutorial / 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% | Floating 3-M Euribor+4.000% 23.Jan/Apr/Jul/Oct | 7.2110% 07/24/2023 1,822.780556 Gross 1,476.452250 Net | 07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct | To Be Determined Due to Cash Reserve reduction | CCCSf C (sf) | CCC Caa3 | |
| Total | | 244,253,953.90 | 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

| Series | Hypothesis | Average life | Years | % Monthly CPR (SMM) | | | | | | | | | |
|-------------------------------|-------------------------------|----------------------------|----------------|---------------------|-------|-------|-------|-------|-------|-------|-------|------|--|
| | | | | 0.25 | 0.34 | 0.43 | 0.51 | 0.60 | 0.69 | 0.78 | 0.87 | | |
| Series A2 | With optional redemption * | Average life | Years | 1.71 | 1.69 | 1.50 | 1.49 | 1.47 | 1.29 | 1.28 | 1.27 | | |
| | | Final Maturity | Years | 2.00 | 2.00 | 1.75 | 1.75 | 1.75 | 1.50 | 1.50 | 1.50 | | |
| | Without optional redemption * | Average life | Years | 3.69 | 3.50 | 3.33 | 3.16 | 3.01 | 2.87 | 2.75 | 2.63 | | |
| | | Final Maturity | Years | 8.50 | 8.00 | 7.76 | 7.50 | 7.25 | 7.00 | 6.50 | 6.25 | | |
| | Series B | With optional redemption * | Average life | Years | 2.00 | 2.00 | 1.75 | 1.75 | 1.75 | 1.50 | 1.50 | 1.50 | |
| | | | Final Maturity | Years | 2.00 | 2.00 | 1.75 | 1.75 | 1.75 | 1.50 | 1.50 | 1.50 | |
| Without optional redemption * | | Average life | Years | 9.00 | 8.62 | 8.26 | 7.94 | 7.64 | 7.36 | 7.10 | 6.85 | | |
| | | Final Maturity | Years | 9.76 | 9.25 | 8.76 | 8.50 | 8.25 | 7.76 | 7.50 | 7.25 | | |
| Series C | | With optional redemption * | Average life | Years | 2.00 | 2.00 | 1.75 | 1.75 | 1.75 | 1.50 | 1.50 | 1.50 | |
| | | | Final Maturity | Years | 2.00 | 2.00 | 1.75 | 1.75 | 1.75 | 1.50 | 1.50 | 1.50 | |
| | Without optional redemption * | Average life | Years | 10.69 | 10.34 | 9.99 | 9.63 | 9.28 | 8.95 | 8.63 | 8.33 | | |
| | | Final Maturity | Years | 11.76 | 11.51 | 11.25 | 11.01 | 10.51 | 10.25 | 10.01 | 9.51 | | |
| | Series D | With optional redemption * | Average life | Years | 2.00 | 2.00 | 1.75 | 1.75 | 1.75 | 1.50 | 1.50 | 1.50 | |
| | | | Final Maturity | Years | 2.00 | 2.00 | 1.75 | 1.75 | 1.75 | 1.50 | 1.50 | 1.50 | |
| Without optional redemption * | | Average life | Years | 14.52 | 14.12 | 13.74 | 13.38 | 13.03 | 12.69 | 12.35 | 12.03 | | |
| | | Final Maturity | Years | 27.77 | 27.77 | 27.77 | 27.77 | 27.77 | 27.77 | 27.77 | 27.77 | | |
| Series E | | With optional redemption * | Average life | Years | 2.00 | 2.00 | 1.75 | 1.75 | 1.75 | 1.50 | 1.50 | 1.50 | |
| | | | Final Maturity | Years | 2.00 | 2.00 | 1.75 | 1.75 | 1.75 | 1.50 | 1.50 | 1.50 | |
| | Without optional redemption * | Average life | Years | 27.77 | 27.77 | 27.77 | 27.77 | 27.77 | 27.77 | 27.77 | 27.77 | | |
| | | Final Maturity | Years | 27.77 | 27.77 | 27.77 | 27.77 | 27.77 | 27.77 | 27.77 | 27.77 | | |

* 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) | | | | | |
|-------------------------|--------|----------------|--------|------------------|------------------|
| Class | % | Current | | At issue date | |
| | | % CE | % CE | % CE | % CE |
| Class A | 70.07% | 171,148,575.35 | 33.06% | 95.14% | 1,782,100,000.00 |
| Series A1 | 0.00% | 0.00 | 16.02% | 300,000,000.00 | |
| Series A2 | 70.07% | 171,148,575.35 | 63.11% | 1,182,100,000.00 | |
| Series A3 | 0.00% | 0.00 | 16.02% | 300,000,000.00 | |
| Series B | 5.16% | 12,605,378.55 | 27.36% | 1.63% | 30,500,000.00 |
| Series C | 7.74% | 18,900,000.00 | 18.81% | 1.01% | 18,900,000.00 |
| Series D | 7.57% | 18,500,000.00 | 10.45% | 0.99% | 18,500,000.00 |
| Series E | 9.46% | 23,100,000.00 | 1.23% | | 23,100,000.00 |
| Issue of Bonds | | 244,253,953.90 | | | 1,873,100,000.00 |
| Reserve Fund | 10.45% | 23,100,000.00 | 1.25% | | 23,100,000.00 |

| Other financial operations (current) | | | |
|--|---------------|----------|----------|
| Assets | Balance | Interest | |
| Treasury Account | 32,506,560.85 | 3.147% | |
| Amortisation Account | 0.00 | | |
| Servicer ppal collect not yet credited | 183,870.64 | | |
| Servicer ints collect not yet credited | 36,538.54 | | |
| Liabilities | Available | Balance | Interest |
| Start-up Loan L/T | | 0.00 | |
| Start-up Loan S/T | | 0.00 | |

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.
Only the information communicated by Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

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 ☎ www.cnmv.com

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Lead Managers

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Bond Underwriters and Placement Agents

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Market

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Register of Book Securities

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Bankia

Swap

BNP Paribas

Assets Custodian

Bankia

Fund Auditor

KPMG Auditores

Collateral: Mortgage loans (PTCs)

| General | | | |
|--|----------------|----------------------|--|
| | Current | At constitution date | |
| Count | 5,008 | 17,104 | |
| Principal | | | |
| Principal outstanding | 223,542,362.80 | 1,850,138,299.98 | |
| Average loan | 44,637.05 | 108,169.92 | |
| Minimum | 0.00 | 16.40 | |
| Maximum | 392,697.58 | 963,535.82 | |
| Interest rate | | | |
| Weighted average (wac) | 3.50% | 4.59% | |
| Minimum | 0.79% | 2.58% | |
| Maximum | 6.36% | 6.92% | |
| Final maturity | | | |
| Weighted average (WARM) (months) | 136 | 265 | |
| Minimum | 07/02/2023 | 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% | 6.33 | 6.95 | 0.16 | 7.81 |
| 10.01 - 20% | 16.46 | 15.23 | 1.75 | 16.46 |
| 20.01 - 30% | 29.90 | 25.40 | 4.40 | 25.59 |
| 30.01 - 40% | 31.88 | 34.92 | 7.37 | 35.54 |
| 40.01 - 50% | 12.14 | 44.23 | 11.80 | 45.43 |
| 50.01 - 60% | 2.82 | 54.57 | 16.92 | 55.29 |
| 60.01 - 70% | 0.47 | 62.57 | 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) | 28.88 | | 60.38 | |
| Minimum | 0.00 | | 0.01 | |
| Maximum | 67.62 | | 99.81 | |

| Prepayments | | | | | |
|------------------------------|---------------|---------------|---------------|----------------|------------|
| | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM) | 0.81% | 0.67% | 0.74% | 0.64% | 0.46% |
| Annual Percentage Rate (CPR) | 9.29% | 7.73% | 8.51% | 7.46% | 5.42% |

| Geographic distribution | | |
|-------------------------|---------|----------------------|
| | Current | At constitution date |
| Andalucia | 8.98% | 7.89% |
| Aragon | 1.23% | 0.78% |
| Asturias | 0.53% | 0.38% |
| Balearic Islands | 6.10% | 5.80% |
| Basque Country | 2.31% | 1.57% |
| Canary Islands | 4.18% | 4.77% |
| Cantabria | 0.26% | 0.16% |
| Castilla-La Mancha | 2.37% | 2.16% |
| Castilla-Leon | 2.57% | 3.30% |
| Catalonia | 12.01% | 10.01% |
| Ceuta | | 0.01% |
| Extremadura | 0.35% | 0.35% |
| Galicia | 1.13% | 1.44% |
| La Rioja | 0.34% | 0.38% |
| Madrid | 9.04% | 7.90% |
| Murcia | 2.05% | 2.29% |
| Navarra | 3.42% | 4.38% |
| Valencia | 43.14% | 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 | 101 | 28,265.11 | 9,187.63 | 41,111.80 | 78,564.54 | 0.53 | 4,623,553.59 | 4,702,118.13 | 13.49 | 23.26 |
| from > 1 to = 2 months | 15 | 14,371.34 | 5,479.08 | 0.00 | 19,850.42 | 0.13 | 1,231,266.22 | 1,251,116.64 | 3.59 | 30.99 |
| from > 2 to = 3 months | 9 | 13,146.05 | 6,986.30 | 0.00 | 20,132.35 | 0.14 | 786,518.70 | 786,651.05 | 2.26 | 22.56 |
| from > 3 to = 6 months | 14 | 38,703.67 | 6,991.31 | 0.00 | 45,694.98 | 0.31 | 836,644.06 | 832,339.04 | 2.53 | 23.09 |
| from > 6 to < 12 months | 20 | 77,665.93 | 19,933.57 | 0.00 | 97,599.50 | 0.66 | 1,177,540.64 | 1,275,140.14 | 3.66 | 32.84 |
| from = 12 to < 18 months | 10 | 58,654.48 | 7,525.49 | 2,065.49 | 68,245.46 | 0.46 | 439,541.25 | 507,786.71 | 1.46 | 28.66 |
| from = 18 to < 24 months | 10 | 128,533.30 | 13,359.72 | 0.00 | 141,893.02 | 0.96 | 570,226.41 | 712,119.43 | 2.04 | 31.36 |
| from ≥ 2 years | 256 | 12,217,378.47 | 2,073,316.23 | 41,398.65 | 14,332,093.35 | 96.81 | 10,410,503.43 | 24,742,596.78 | 70.98 | 43.83 |
| Subtotal | 435 | 12,576,718.35 | 2,142,779.33 | 84,575.94 | 14,804,073.62 | 100.00 | 20,055,794.30 | 34,859,867.92 | 100.00 | 36.34 |
| Doubt debts (subjectives) | | | | | | | | | | |
| Up to 1 month | 1 | 44,654.63 | 0.00 | 0.00 | 44,654.63 | 7.54 | 0.00 | 44,654.63 | 7.54 | 45.96 |
| from ≥ 2 years | 9 | 487,055.73 | 60,517.28 | 300.00 | 547,873.01 | 92.46 | 0.00 | 547,873.01 | 92.46 | 23.62 |
| Subtotal | 10 | 531,710.36 | 60,517.28 | 300.00 | 592,527.64 | 100.00 | 0.00 | 592,527.64 | 100.00 | 24.52 |
| Total | 445 | 13,108,428.71 | 2,203,296.61 | 84,875.94 | 15,396,601.26 | | 20,055,794.30 | 35,452,395.56 | | |

Additional information