

# MBS BANCAJA 4 Fondo de Titulización de Activos



## Brief report

Date: 07/31/2023  
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	10/23/2023	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	"Pass-Through"	AAAsf Aaa (sf)	AAA Aaa	
Series A2 ES0361797014	05/04/2007 11,821	13,525.14 159,880,679.94 13.53%	100,000.00 1,182,100,000.00	Floating 3-M Euribor+0.150% 23.Jan/Apr/Jul/Oct	3.8480% 10/23/2023 131.557534 Gross 106.561603 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	10/23/2023	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	3.9180% 10/23/2023 409.316617 Gross 331.546460 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	4.0280% 10/23/2023 1,018.188889 Gross 824.733000 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	4.2780% 10/23/2023 1,081.383333 Gross 875.920500 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	7.6980% 10/23/2023 1,945.883333 Gross 1,576.165500 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined Due to Cash Reserve reduction	CCCSf C (sf)	CCC Caa3	
Total		232,986,058.49	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	1.53	1.51	1.32	1.31	1.30	1.11	1.10	1.09	1.09	
		Final Maturity	02/01/2025	01/26/2025	11/17/2024	11/13/2024	11/09/2024	08/30/2024	08/27/2024	08/25/2024	08/25/2024	
	Without optional redemption *	Average life	1.75	1.75	1.50	1.50	1.50	1.25	1.25	1.25	1.25	
		Final Maturity	04/23/2025	04/23/2025	01/23/2025	01/23/2025	01/23/2025	10/23/2024	10/23/2024	10/23/2024	10/23/2024	
	Series B	With optional redemption *	Average life	3.64	3.45	3.27	3.11	2.96	2.83	2.70	2.58	
			Final Maturity	03/11/2027	01/01/2027	10/30/2026	09/02/2026	07/09/2026	05/20/2026	04/03/2026	02/19/2026	
Series B	Without optional redemption *	Average life	8.25	7.75	7.51	7.25	7.00	6.75	6.51	6.25		
		Final Maturity	10/23/2031	04/23/2031	01/23/2031	10/23/2030	07/23/2030	04/23/2030	01/23/2030	10/23/2029		
	Series C	With optional redemption *	Average life	1.75	1.75	1.50	1.50	1.50	1.25	1.25	1.25	
			Final Maturity	04/23/2025	04/23/2025	01/23/2025	01/23/2025	01/23/2025	10/23/2024	10/23/2024	10/23/2024	
	Series C	Without optional redemption *	Average life	10.48	10.13	9.79	9.44	9.10	8.77	8.46	8.16	
			Final Maturity	01/10/2034	09/07/2033	05/04/2033	12/29/2032	08/26/2032	04/29/2032	01/06/2032	09/19/2031	
Series D	With optional redemption *	Average life	8.79	8.42	8.06	7.74	7.45	7.17	6.91	6.66		
		Final Maturity	01/23/2035	10/23/2034	07/23/2034	04/23/2034	10/23/2033	07/23/2033	04/23/2033	01/23/2033		
	Series D	Without optional redemption *	Average life	1.75	1.75	1.50	1.50	1.50	1.25	1.25	1.25	
			Final Maturity	04/23/2025	04/23/2025	01/23/2025	01/23/2025	01/23/2025	10/23/2024	10/23/2024	10/23/2024	
	Series E	With optional redemption *	Average life	14.29	13.90	13.53	13.17	12.83	12.49	12.17	11.85	
			Final Maturity	11/03/2037	06/14/2037	01/29/2037	09/21/2036	05/19/2036	01/17/2036	09/19/2035	05/26/2035	
Series E	Without optional redemption *	Average life	27.52	27.52	27.52	27.52	27.52	27.52	27.52	27.52		
		Final Maturity	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	1.75	1.75	1.50	1.50	1.50	1.25	1.25	1.25	
			Final Maturity	04/23/2025	04/23/2025	01/23/2025	01/23/2025	01/23/2025	10/23/2024	10/23/2024	10/23/2024	
	Series E	Without optional redemption *	Average life	1.75	1.75	1.50	1.50	1.50	1.25	1.25	1.25	
			Final Maturity	04/23/2025	04/23/2025	01/23/2025	01/23/2025	01/23/2025	10/23/2024	10/23/2024	10/23/2024	

\* 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	68.62%	159,880,679.94	34.83%	95.14%	1,782,100,000.00
Series A1	0.00%	0.00	16.02%	16.02%	300,000,000.00
Series A2	68.62%	159,880,679.94	63.11%	63.11%	1,182,100,000.00
Series A3	0.00%	0.00	16.02%	16.02%	300,000,000.00
Series B	5.41%	12,605,378.55	28.83%	1.63%	30,500,000.00
Series C	8.11%	18,900,000.00	19.82%	1.01%	18,900,000.00
Series D	7.94%	18,500,000.00	11.01%	0.99%	18,500,000.00
Series E	9.91%	23,100,000.00	1.23%	1.23%	23,100,000.00
Issue of Bonds		232,986,058.49			1,873,100,000.00
Reserve Fund	11.01%	23,100,000.00	1.25%	1.25%	23,100,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	25,002,226.64	3.399%	
Amortisation Account	0.00		
Servicer ppal collect not yet credited	48,120.48		
Servicer ints collect not yet credited	10,318.29		
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/ Edision, 4 - 28006 Madrid ☎ www.cnmv.com

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KPMG Auditores

### Collateral: Mortgage loans (PTCs)

General			
	Current	At constitution date	
Count	4,960	17,104	
Principal			
Principal outstanding	218,880,984.50	1,850,138,299.98	
Average loan	44,129.23	108,169.92	
Minimum	0.00	16.40	
Maximum	391,902.34	963,535.82	
Interest rate			
Weighted average (wac)	3.77%	4.59%	
Minimum	0.93%	2.58%	
Maximum	6.36%	6.92%	
Final maturity			
Weighted average (WARM) (months)	135	265	
Minimum	08/01/2023	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%	6.49	6.93	0.16	7.81
10.01 - 20%	16.48	15.29	1.75	16.46
20.01 - 30%	30.43	25.38	4.40	25.59
30.01 - 40%	31.72	34.96	7.37	35.54
40.01 - 50%	11.87	44.32	11.80	45.43
50.01 - 60%	2.62	54.81	16.92	55.29
60.01 - 70%	0.38	62.83	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)	28.72		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)	1.15%	0.84%	0.81%	0.71%	0.47%
Annual Percentage Rate (CPR)	12.96%	9.67%	9.34%	8.15%	5.46%

Geographic distribution		
	Current	At constitution date
Andalucia	8.88%	7.89%
Aragon	1.25%	0.78%
Asturias	0.54%	0.38%
Balearic Islands	6.09%	5.80%
Basque Country	2.34%	1.57%
Canary Islands	4.20%	4.77%
Cantabria	0.26%	0.16%
Castilla-La Mancha	2.40%	2.16%
Castilla-Leon	2.60%	3.30%
Catalonia	11.99%	10.01%
Ceuta		0.01%
Extremadura	0.35%	0.35%
Galicia	1.14%	1.44%
La Rioja	0.34%	0.38%
Madrid	8.96%	7.90%
Murcia	2.03%	2.29%
Navarra	3.41%	4.38%
Valencia	43.23%	46.42%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
<b>Delinquencies</b>										
Up to 1 month	124	34,007.80	9,201.46	41,111.80	84,321.06	0.58	5,366,433.20	5,450,754.26	15.69	21.61
from > 1 to = 2 months	18	15,066.80	5,090.26	0.00	20,156.86	0.14	1,229,108.04	1,249,264.90	3.59	26.32
from > 2 to = 3 months	7	9,465.24	4,435.16	0.00	13,900.40	0.10	610,601.57	624,501.97	1.80	22.70
from > 3 to = 6 months	14	38,478.65	12,914.09	0.00	51,392.74	0.36	1,021,560.47	1,072,953.21	3.09	26.13
from > 6 to < 12 months	18	61,840.45	21,875.65	2,065.49	85,781.59	0.59	1,111,253.00	1,197,034.59	3.44	35.76
from = 12 to < 18 months	10	65,725.48	8,068.22	0.00	73,793.70	0.51	448,569.54	522,363.24	1.50	26.65
from = 18 to < 24 months	9	111,025.48	14,288.36	0.00	125,313.84	0.87	594,778.27	720,092.11	2.07	34.91
from ≥ 2 years	244	11,947,378.63	1,982,447.32	40,056.63	13,969,882.58	96.85	9,943,741.41	23,913,623.99	68.82	44.30
Subtotal	444	12,282,988.33	2,058,320.52	83,233.92	14,424,542.77	100.00	20,326,045.50	34,750,588.27	100.00	35.40
<b>Doubt debts (subjectives)</b>										
Up to 1 month	1	44,500.52	0.00	0.00	44,500.52	7.50	0.00	44,500.52	7.50	45.81
from ≥ 2 years	9	487,055.73	61,202.96	300.00	548,558.69	92.50	0.00	548,558.69	92.50	23.65
Subtotal	10	531,556.25	61,202.96	300.00	593,059.21	100.00	0.00	593,059.21	100.00	24.54
Total	454	12,814,544.58	2,119,523.48	83,533.92	15,017,601.98		20,326,045.50	35,343,647.48		