

MBS BANCAJA 4 Fondo de Titulización de Activos



Brief report

Date: 08/31/2023
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 A3 (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 B1 (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 B2 (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 *	1.53	1.51	1.32	1.31	1.30	1.11	1.10	1.09	1.09	1.09	
	Final Maturity	02/01/2025	01/28/2025	11/17/2024	11/13/2024	11/09/2024	08/30/2024	08/27/2024	08/25/2024	08/25/2024	08/25/2024	
Series B	With optional redemption *	1.75	1.75	1.50	1.50	1.50	1.25	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	10/23/2024	
Series C	With optional redemption *	1.75	1.75	1.50	1.50	1.50	1.25	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	10/23/2024	
Series D	With optional redemption *	1.75	1.75	1.50	1.50	1.50	1.25	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	10/23/2024	
Series E	With optional redemption *	1.75	1.75	1.50	1.50	1.50	1.25	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	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	% CE		At issue date		
		% CE	% CE	% CE	% CE	
Class A	68.62%	159,880,679.94	34.83%	95.14%	1,782,100,000.00	4.92%
Series A1	0.00%	0.00		16.02%	300,000,000.00	
Series A2	68.62%	159,880,679.94		63.11%	1,182,100,000.00	
Series A3	0.00%	0.00		16.02%	300,000,000.00	
Series B	5.41%	12,605,378.55	28.83%	1.63%	30,500,000.00	3.27%
Series C	8.11%	18,900,000.00	19.82%	1.01%	18,900,000.00	2.25%
Series D	7.94%	18,500,000.00	11.01%	0.99%	18,500,000.00	1.25%
Series E	9.91%	23,100,000.00		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%	23,100,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	28,692,487.09	3.404%	
Amortisation Account	0.00		
Servicer ppal collect not yet credited	41,267.20		
Servicer ints collect not yet credited	11,027.81		
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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 Bankia

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 KPMG Auditores

Collateral: Mortgage loans (PTCs)

General			
	Current	At constitution date	
Count	4,921	17,104	
Principal			
Principal outstanding	215,844,139.30	1,850,138,299.98	
Average loan	43,861.85	108,169.92	
Minimum	0.00	16.40	
Maximum	391,103.86	963,535.82	
Interest rate			
Weighted average (wac)	4.03%	4.59%	
Minimum	0.93%	2.58%	
Maximum	6.40%	6.92%	
Final maturity			
Weighted average (WARM) (months)	135	265	
Minimum	09/01/2023	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%	6.67	6.92	0.16	7.81
10.01 - 20%	16.34	15.32	1.75	16.46
20.01 - 30%	30.82	25.37	4.40	25.59
30.01 - 40%	31.65	34.96	7.37	35.54
40.01 - 50%	11.56	44.32	11.80	45.43
50.01 - 60%	2.59	54.78	16.92	55.29
60.01 - 70%	0.37	62.81	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)	28.62		60.38	
Minimum	0.00		0.01	
Maximum	67.49		99.81	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.53%	0.83%	0.75%	0.70%	0.47%
Annual Percentage Rate (CPR)	6.21%	9.53%	8.59%	8.11%	5.47%

Geographic distribution		
	Current	At constitution date
Andalucia	8.95%	7.89%
Aragon	1.25%	0.78%
Asturias	0.54%	0.38%
Balearic Islands	6.12%	5.80%
Basque Country	2.34%	1.57%
Canary Islands	4.13%	4.77%
Cantabria	0.26%	0.16%
Castilla-La Mancha	2.41%	2.16%
Castilla-Leon	2.54%	3.30%
Catalonia	12.02%	10.01%
Ceuta		0.01%
Extremadura	0.35%	0.35%
Galicia	1.14%	1.44%
La Rioja	0.34%	0.38%
Madrid	8.95%	7.90%
Murcia	2.03%	2.29%
Navarra	3.40%	4.38%
Valencia	43.24%	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	94	28,685.50	8,439.34	41,111.80	78,236.64	0.54	4,039,772.55	4,118,009.19	12.21
from > 1 to = 2 months	16	12,327.41	4,251.65	0.00	16,579.06	0.11	958,651.58	975,230.64	2.89
from > 2 to = 3 months	13	17,699.72	8,085.49	0.00	25,785.21	0.19	1,127,239.21	1,153,024.42	3.42
from > 3 to = 6 months	13	34,591.19	12,915.75	0.00	47,506.94	0.33	865,911.71	913,418.65	2.71
from > 6 to < 12 months	17	53,504.30	23,620.33	0.00	77,124.63	0.53	1,137,570.20	1,214,694.83	3.60
from = 12 to < 18 months	11	72,171.19	12,396.26	2,065.49	86,632.94	0.60	575,772.93	662,405.87	1.96
from = 18 to < 24 months	10	110,067.62	15,679.56	0.00	125,747.18	0.87	574,717.58	700,464.76	2.08
from ≥ 2 years	244	12,018,365.42	2,014,570.58	40,056.63	14,072,992.63	96.85	9,920,825.60	23,993,818.23	71.13
Subtotal	418	12,347,412.35	2,099,958.96	83,233.92	14,530,605.23	100.00	19,200,461.36	33,731,066.59	100.00
Doubt debts (subjectives)									
Up to 1 month	1	44,345.97	0.00	0.00	44,345.97	7.47	0.00	44,345.97	7.47
from ≥ 2 years	9	487,055.73	61,883.92	300.00	549,239.65	92.53	0.00	549,239.65	92.53
Subtotal	10	531,401.70	61,883.92	300.00	593,585.62	100.00	0.00	593,585.62	100.00
Total	428	12,878,814.05	2,161,842.88	83,533.92	15,124,190.85		19,200,461.36	34,324,652.21	