

# MBS BANCAJA 4 Fondo de Titulización de Activos



## Brief report

Date: 10/31/2023  
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	01/23/2024	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	"Pass-Through"	AAAsf Aaa (sf)	AAA Aaa	
Series A2 ES0361797014	05/04/2007 11,821	12,730.61 150,488,540.81 12.73%	100,000.00 1,182,100,000.00	Floating 3-M Euribor+0.150% 23.Jan/Apr/Jul/Oct	4.1520% 01/23/2024 135.080259 Gross 109.415010 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	01/23/2024	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	4.2220% 01/23/2024 445.922728 Gross 361.197410 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A+sf A2 (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	4.3320% 01/23/2024 1,107.066667 Gross 896.724000 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A+sf Ba2 (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	4.5820% 01/23/2024 1,170.955556 Gross 948.474000 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A+sf Ba3 (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	8.0020% 01/23/2024 2,044.955556 Gross 1,656.414000 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined Due to Cash Reserve reduction	CCCSf C (sf)	CCC Caa3	
Total		223,593,919.36	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 *	1.34	1.33	1.13	1.12	1.12	0.91	0.91	0.90	0.90	0.90	0.90	0.90	0.90
	Final Maturity	02/23/2025	02/19/2025	12/08/2024	12/05/2024	12/03/2024	09/20/2024	09/18/2024	09/16/2024	09/16/2024	09/16/2024	09/16/2024	09/16/2024	09/16/2024
Series B	With optional redemption *	1.50	1.50	1.25	1.25	1.25	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
	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	10/23/2024	10/23/2024	
Series C	With optional redemption *	1.50	1.50	1.25	1.25	1.25	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
	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	10/23/2024	10/23/2024	
Series D	With optional redemption *	1.50	1.50	1.25	1.25	1.25	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
	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	10/23/2024	10/23/2024	
Series E	With optional redemption *	1.50	1.50	1.25	1.25	1.25	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
	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	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	67.30%	150,488,540.81	36.46%	95.14%	1,782,100,000.00
Series A1	0.00%	0.00	16.02%	300,000,000.00	4.92%
Series A2	67.30%	150,488,540.81	63.11%	1,182,100,000.00	
Series A3	0.00%	0.00	16.02%	300,000,000.00	
Series B	5.64%	12,605,378.55	30.18%	1.63%	30,500,000.00
Series C	8.45%	18,900,000.00	20.75%	1.01%	18,900,000.00
Series D	8.27%	18,500,000.00	11.52%	0.99%	18,500,000.00
Series E	10.33%	23,100,000.00	1.23%		23,100,000.00
Issue of Bonds		223,593,919.36			1,873,100,000.00
Reserve Fund	11.52%	23,100,000.00	1.25%		23,100,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	24,628,242.04	3.899%	
Amortisation Account	0.00		
Servicer ppal collect not yet credited	363,282.04		
Servicer ints collect not yet credited	42,356.92		
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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### Collateral: Mortgage loans (PTCs)

General			
	Current	At constitution date	
Count	4,828	17,104	
Principal			
Principal outstanding	208,892,221.53	1,850,138,299.98	
Average loan	43,266.82	108,169.92	
Minimum	0.00	16.40	
Maximum	389,497.11	963,535.82	
Interest rate			
Weighted average (wac)	4.43%	4.59%	
Minimum	0.93%	2.58%	
Maximum	6.40%	6.92%	
Final maturity			
Weighted average (WARM) (months)	134	265	
Minimum	11/01/2023	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%	7.20	6.95	0.16	7.81
10.01 - 20%	16.13	15.51	1.75	16.46
20.01 - 30%	31.24	25.29	4.40	25.59
30.01 - 40%	31.79	34.89	7.37	35.54
40.01 - 50%	10.75	44.43	11.80	45.43
50.01 - 60%	2.65	55.00	16.92	55.29
60.01 - 70%	0.24	63.97	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)	28.38		60.38	
Minimum	0.00		0.01	
Maximum	67.21		99.81	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.89%	0.68%	0.76%	0.75%	0.47%
Annual Percentage Rate (CPR)	10.20%	7.87%	8.77%	8.59%	5.50%

Geographic distribution		
	Current	At constitution date
Andalucía	9.10%	7.89%
Aragón	1.28%	0.78%
Asturias	0.52%	0.38%
Balearic Islands	6.22%	5.80%
Basque Country	2.38%	1.57%
Canary Islands	4.04%	4.77%
Cantabria	0.26%	0.16%
Castilla-La Mancha	2.43%	2.16%
Castilla-León	2.56%	3.30%
Catalonia	12.16%	10.01%
Ceuta		0.01%
Extremadura	0.35%	0.35%
Galicia	1.15%	1.44%
La Rioja	0.35%	0.38%
Madrid	8.86%	7.90%
Murcia	1.89%	2.29%
Navarra	3.33%	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	%				
<b>Delinquencies</b>										
Up to 1 month	122	30,307.77	11,691.32	41,111.80	83,110.89	0.58	5,293,033.56	5,376,144.45	15.75	22.19
from > 1 to = 2 months	19	13,996.98	5,892.00	0.00	19,888.98	0.14	1,055,040.14	1,074,929.12	3.15	23.89
from > 2 to = 3 months	11	26,493.57	5,791.55	0.00	32,285.12	0.23	870,346.69	902,631.81	2.64	18.21
from > 3 to = 6 months	14	28,428.55	10,986.39	0.00	39,414.94	0.28	764,882.72	804,297.66	2.36	24.14
from > 6 to < 12 months	19	67,100.37	38,431.61	0.00	105,531.98	0.74	1,433,909.63	1,539,441.61	4.51	33.83
from = 12 to < 18 months	11	68,644.73	15,971.44	2,065.49	86,681.66	0.61	555,337.08	642,018.74	1.88	29.86
from = 18 to < 24 months	9	69,224.25	11,617.11	0.00	80,841.36	0.57	331,589.92	412,431.28	1.21	28.85
from ≥ 2 years	238	11,774,575.31	2,045,121.49	40,056.63	13,859,753.43	96.87	9,517,200.07	23,376,953.50	68.50	44.63
Subtotal	443	12,078,771.53	2,145,502.91	83,233.92	14,307,508.36	100.00	19,821,339.81	34,128,848.17	100.00	35.00
<b>Doubt debts (subjectives)</b>										
Up to 1 month	1	44,035.55	0.00	0.00	44,035.55	7.40	0.00	44,035.55	7.40	45.33
from ≥ 2 years	9	487,055.73	63,452.52	300.00	550,808.25	92.60	0.00	550,808.25	92.60	23.75
Subtotal	10	531,091.28	63,452.52	300.00	594,843.80	100.00	0.00	594,843.80	100.00	24.61
Total	453	12,609,862.81	2,208,955.43	83,533.92	14,902,352.16		19,821,339.81	34,723,691.97		

### Additional information