

# MBS BANCAJA 4 Fondo de Titulización de Activos



## Brief report

Date: 09/30/2024  
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	100,000.00 300,000,000.00	Floating 3-M Euribor+0.050% 23.Jan/Apr/Jul/Oct	10/23/2024	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	"Pass-Through"	AAAsf Aaa (sf)	AAA Aaa	
Series A2 ES0361797014	05/04/2007 11,821	10,510.99 124,250,412.79 10.51%	100,000.00 1,182,100,000.00	Floating 3-M Euribor+0.150% 23.Jan/Apr/Jul/Oct	3.8480% 10/23/2024 103.362740 Gross 83.723819 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	100,000.00 300,000,000.00	Floating 3-M Euribor+0.170% 23.Jan/Apr/Jul/Oct	10/23/2024	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	"Pass-Through" 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% 10/23/2024 413.814602 Gross 335.189828 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	AA+sf A2 (sf)	AA Aa3 Aaa	
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	4.0280% 10/23/2024 1,029.377778 Gross 833.796000 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	AA+sf Ba2 (sf)	A+ A3 Aaa	
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	4.2780% 10/23/2024 1,093.266667 Gross 885.546000 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	7.6980% 10/23/2024 1,967.266667 Gross 1,593.486000 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined Due to Cash Reserve reduction	CCCSf C (sf)	CCC Caa3	
Total		197,355,791.34	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	Option	Type	% 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	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.25	0.25	
		Final Maturity	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.25	0.25	
Series B	With optional redemption *	Average life	3.29	3.12	2.96	2.82	2.69	2.56	2.45	2.34	2.34	
		Final Maturity	7.25	6.75	6.51	6.25	6.00	5.75	5.51	5.51	5.51	
Series C	With optional redemption *	Average life	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.25	0.25	
		Final Maturity	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.25	0.25	
Series D	With optional redemption *	Average life	13.39	13.02	12.67	12.33	12.01	11.69	11.39	11.09	11.09	
		Final Maturity	22.27	22.27	22.27	22.27	22.27	22.27	22.27	22.27	22.27	
Series E	With optional redemption *	Average life	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.25	0.25	
		Final Maturity	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.25	0.25	

\* 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	62.96%	124,250,412.79	41.95%	95.14%	1,782,100,000.00	4.92%
Series A1	0.00%	0.00	16.02%	16.02%	300,000,000.00	0.00%
Series A2	62.96%	124,250,412.79	63.11%	63.11%	1,182,100,000.00	0.00%
Series A3	0.00%	0.00	16.02%	16.02%	300,000,000.00	0.00%
Series B	6.39%	12,605,378.55	34.72%	1.63%	30,500,000.00	3.27%
Series C	9.58%	18,900,000.00	23.87%	1.01%	18,900,000.00	2.25%
Series D	9.37%	18,500,000.00	13.26%	0.99%	18,500,000.00	1.25%
Series E	11.70%	23,100,000.00	1.23%	1.23%	23,100,000.00	0.00%
Issue of Bonds		197,355,791.34			1,873,100,000.00	
Reserve Fund	13.26%	23,100,000.00	1.25%	1.25%	23,100,000.00	0.00%

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	30,572,384.98	3.664%	
Amortisation Account	0.00		
Servicer ppal collect not yet credited	358,303.01		
Servicer ints collect not yet credited	32,608.14		
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	4,385	17,104	
Principal			
Principal outstanding	176,240,488.09	1,850,138,299.98	
Average loan	40,191.67	108,169.92	
Minimum	0.00	16.40	
Maximum	380,756.12	963,535.82	
Interest rate			
Weighted average (wac)	4.66%	4.59%	
Minimum	0.93%	2.58%	
Maximum	6.62%	6.92%	
Final maturity			
Weighted average (WARM) (months)	128	265	
Minimum	10/01/2024	05/04/2007	
Maximum	01/05/2047	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%	7.40	6.17	0.16	7.81
10.01 - 20%	18.30	15.87	1.75	16.46
20.01 - 30%	32.77	25.02	4.40	25.59
30.01 - 40%	30.24	34.35	7.37	35.54
40.01 - 50%	8.79	44.02	11.80	45.43
50.01 - 60%	2.32	54.33	16.92	55.29
60.01 - 70%	0.17	64.47	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)	27.19		60.38	
Minimum	0.00		0.01	
Maximum	65.69		99.81	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.63%	0.57%	0.59%	0.66%	0.48%
Annual Percentage Rate (CPR)	7.29%	6.67%	6.86%	7.61%	5.60%

Geographic distribution		
	Current	At constitution date
Andalucia	9.34%	7.89%
Aragon	1.31%	0.78%
Asturias	0.54%	0.38%
Balearic Islands	6.35%	5.80%
Basque Country	2.49%	1.57%
Canary Islands	3.96%	4.77%
Cantabria	0.27%	0.16%
Castilla-La Mancha	2.45%	2.16%
Castilla-Leon	2.65%	3.30%
Catalonia	12.49%	10.01%
Ceuta		0.01%
Extremadura	0.33%	0.35%
Galicia	1.12%	1.44%
La Rioja		0.37%
Madrid	8.99%	7.90%
Murcia	1.84%	2.29%
Navarra	2.98%	4.38%
Valencia	42.52%	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	89	27,682.66	11,194.91	47,935.50	86,813.07	0.62	3,371,112.00	3,457,925.07	11.59	18.32
from > 1 to = 2 months	10	8,563.58	4,287.13	0.00	12,850.71	0.09	738,075.53	750,926.24	2.52	23.20
from > 2 to = 3 months	12	17,565.44	8,151.92	1,925.99	27,643.35	0.20	829,598.99	857,240.34	2.87	21.52
from > 3 to = 6 months	15	20,980.64	10,416.35	0.00	31,396.99	0.22	606,902.07	638,299.06	2.14	19.93
from > 6 to < 12 months	21	75,043.75	28,153.40	0.00	103,197.15	0.74	808,852.32	912,049.47	3.06	20.76
from = 12 to < 18 months	15	109,948.04	76,364.36	0.00	186,312.40	1.33	1,329,671.63	1,515,984.03	5.08	34.93
from = 18 to < 24 months	6	31,631.34	19,729.06	3,846.67	55,207.07	0.39	272,078.56	327,285.63	1.10	40.28
from ≥ 2 years	208	11,301,899.41	2,163,264.76	49,041.32	13,514,205.49	96.41	7,849,989.28	21,364,194.77	71.63	45.36
Subtotal	376	11,593,314.86	2,321,561.89	102,749.48	14,017,626.23	100.00	15,806,279.28	29,823,905.51	100.00	34.70
<b>Doubt debts (subjectives)</b>										
Up to 1 month	1	42,426.98	0.00	0.00	42,426.98	7.04	0.00	42,426.98	7.04	43.67
from ≥ 2 years	8	485,507.46	73,938.60	1,183.75	560,629.81	92.96	0.00	560,629.81	92.96	30.83
Subtotal	9	527,934.44	73,938.60	1,183.75	603,056.79	100.00	0.00	603,056.79	100.00	31.48
Total	385	12,121,249.30	2,395,500.49	103,933.23	14,620,683.02		15,806,279.28	30,426,962.30		