

# MBS BANCAJA 4 Fondo de Titulización de Activos



## Brief report

Date: 10/31/2024  
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	Floating 3-M Euribor+0.050% 23.Jan/Apr/Jul/Oct	01/23/2025	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	"Pass-Through"	AAAsf Aaa (sf)	AAA Aaa	
Series A2 ES0361797014	05/04/2007 11,821	9,954.86 116,494,300.06 9.85%	100,000.00 1,182,100,000.00	Floating 3-M Euribor+0.150% 23.Jan/Apr/Jul/Oct	3.2880% 01/23/2025 82.807104 Gross 67.073754 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	01/23/2025	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	3.3580% 01/23/2025 354.668054 Gross 287.281124 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	
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	3.4680% 01/23/2025 886.266667 Gross 717.876000 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	
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	3.7180% 01/23/2025 950.155556 Gross 769.626000 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	7.1380% 01/23/2025 1,824.155556 Gross 1,477.566000 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined Due to Cash Reserve reduction	CCCSf C (sf)	CCC Caa3	
Total		189,599,678.61	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 *	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	
	Final Maturity	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	
Series B	With optional redemption *	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	
	Final Maturity	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	
Series C	With optional redemption *	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	
	Final Maturity	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	
Series D	With optional redemption *	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	
	Final Maturity	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	
Series E	With optional redemption *	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	
	Final Maturity	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	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	61.44%	116,494,300.06	43.91%	95.14%	1,782,100,000.00	4.92%
Series A1	0.00%	0.00	0.00%	16.02%	300,000,000.00	0.00%
Series A2	61.44%	116,494,300.06	63.11%	63.11%	1,182,100,000.00	0.00%
Series A3	0.00%	0.00	0.00%	16.02%	300,000,000.00	0.00%
Series B	6.65%	12,605,378.55	36.34%	1.63%	30,500,000.00	3.27%
Series C	9.97%	18,900,000.00	24.99%	1.01%	18,900,000.00	2.25%
Series D	9.76%	18,500,000.00	13.87%	0.99%	18,500,000.00	1.25%
Series E	12.18%	23,100,000.00	1.23%	0.25%	23,100,000.00	0.00%
Issue of Bonds		189,599,678.61			1,873,100,000.00	
Reserve Fund	13.87%	23,100,000.00	1.25%	0.25%	23,100,000.00	0.00%

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	24,130,663.65	3.416%	
Amortisation Account	0.00		
Servicer ppal collect not yet credited	147,015.96		
Servicer ints collect not yet credited	10,659.72		
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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KPMG Auditores

### Collateral: Mortgage loans (PTCs)

General			
	Current	At constitution date	
Count	4,349	17,104	
Principal			
Principal outstanding	173,401,047.73	1,850,138,299.98	
Average loan	39,871.48	108,169.92	
Minimum	0.00	16.40	
Maximum	379,917.47	963,535.82	
Interest rate			
Weighted average (wac)	4.58%	4.59%	
Minimum	0.93%	2.58%	
Maximum	6.62%	6.92%	
Final maturity			
Weighted average (WARM) (months)	127	265	
Minimum	11/05/2024	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%	7.20	6.02	0.16	7.81
10.01 - 20%	18.64	15.82	1.75	16.46
20.01 - 30%	32.91	24.98	4.40	25.59
30.01 - 40%	30.13	34.28	7.37	35.54
40.01 - 50%	8.64	43.93	11.80	45.43
50.01 - 60%	2.30	54.14	16.92	55.29
60.01 - 70%	0.17	64.32	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)	27.09		60.38	
Minimum	0.00		0.01	
Maximum	65.55		99.81	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.62%	0.51%	0.61%	0.63%	0.48%
Annual Percentage Rate (CPR)	7.14%	6.00%	7.08%	7.35%	5.61%

Geographic distribution		
	Current	At constitution date
Andalucia	9.37%	7.89%
Aragon	1.33%	0.78%
Asturias	0.52%	0.38%
Balearic Islands	6.36%	5.80%
Basque Country	2.51%	1.57%
Canary Islands	3.90%	4.77%
Cantabria	0.27%	0.16%
Castilla-La Mancha	2.43%	2.16%
Castilla-Leon	2.67%	3.30%
Catalonia	12.59%	10.01%
Ceuta		0.01%
Extremadura	0.32%	0.35%
Galicia	1.12%	1.44%
La Rioja		0.37%
Madrid	8.95%	7.90%
Murcia	1.82%	2.29%
Navarra	2.97%	4.38%
Valencia	42.50%	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	79	21,321.85	8,219.46	47,935.50	77,476.81	0.59	2,408,508.37	2,485,985.18	8.95	16.30
from > 1 to = 2 months	13	10,753.04	5,366.90	0.00	16,119.94	0.12	951,916.68	968,036.62	3.49	24.23
from > 2 to = 3 months	8	10,220.43	6,954.43	0.00	17,174.86	0.13	715,657.69	732,832.55	2.64	23.32
from > 3 to = 6 months	16	26,192.97	10,697.55	1,925.99	38,816.51	0.30	593,532.32	632,348.83	2.28	18.01
from > 6 to < 12 months	21	80,326.20	30,535.84	0.00	110,862.04	0.85	824,144.35	935,006.39	3.37	21.47
from = 12 to < 18 months	14	87,368.76	58,514.33	0.00	145,883.09	1.11	1,022,463.96	1,168,347.05	4.21	32.37
from = 18 to < 24 months	8	71,324.15	47,958.24	3,846.67	123,129.06	0.94	618,446.51	741,575.57	2.67	38.93
from ≥ 2 years	201	10,468,851.81	2,068,340.25	46,541.84	12,583,733.90	95.96	7,517,977.15	20,101,711.05	72.40	45.13
Subtotal	360	10,776,359.21	2,236,587.00	100,250.00	13,113,196.21	100.00	14,652,647.03	27,765,843.24	100.00	34.57
<b>Doubt debts (subjectives)</b>										
Up to 1 month	1	42,282.05	0.00	0.00	42,282.05	7.00	0.00	42,282.05	7.00	43.52
from ≥ 2 years	8	485,507.46	74,851.06	1,183.75	561,542.27	93.00	0.00	561,542.27	93.00	30.88
Subtotal	9	527,789.51	74,851.06	1,183.75	603,824.32	100.00	0.00	603,824.32	100.00	31.52
Total	369	11,304,148.72	2,311,438.06	101,433.75	13,717,020.53		14,652,647.03	28,369,667.56		