

# MBS BANCAJA 4 Fondo de Titulización de Activos



## Brief report

Date: 02/28/2025  
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

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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	04/23/2025	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	"Pass-Through"	AAAsf Aaa (sf)	AAA Aaa	
Series A2 ES0361797014	05/04/2007 11,821	9,150.16 108,164,041.36 9.15%	100,000.00 1,182,100,000.00	Floating 3-M Euribor+0.150% 23.Jan/Apr/Jul/Oct	2.8310% 04/23/2025 64.760257 Gross 52.455808 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	04/23/2025	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	2.9010% 04/23/2025 299.739370 Gross 242.788890 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	AA+sf Aa1 (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	3.0110% 04/23/2025 752.750000 Gross 609.727500 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	AA+sf A3 (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	3.2610% 04/23/2025 815.250000 Gross 660.352500 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)	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	6.6810% 04/23/2025 1,670.250000 Gross 1,352.902500 Net	07/23/2050 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined Due to Cash Reserve reduction	CCCSf C (sf)	CCC Caa3	
Total		181,269,419.91	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	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	0.25	0.25
Series B	With optional redemption *	3.02	2.87	2.73	2.60	2.48	2.37	2.26	2.17	2.06	1.95	1.84	1.73	1.62
	Final Maturity	0.25	0.25	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 *	8.87	8.58	8.28	7.98	7.70	7.42	7.15	6.90	6.65	6.40	6.15	5.90	5.65
	Final Maturity	0.25	0.25	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 *	12.75	12.40	12.07	11.75	11.44	11.14	10.85	10.57	10.29	10.01	9.73	9.45	9.17
	Final Maturity	0.25	0.25	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 *	21.76	21.76	21.76	21.76	21.76	21.76	21.76	21.76	21.76	21.76	21.76	21.76	21.76
	Final Maturity	0.25	0.25	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		At issue date	
		% CE	% CE	% CE	% CE
Class A	59.67%	108,164,041.36	46.22%	95.14%	1,782,100,000.00
Series A1	0.00%	0.00	16.02%	16.02%	300,000,000.00
Series A2	59.67%	108,164,041.36	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	6.95%	12,605,378.55	38.25%	1.63%	30,500,000.00
Series C	10.43%	18,900,000.00	26.30%	1.01%	18,900,000.00
Series D	10.21%	18,500,000.00	14.60%	0.99%	18,500,000.00
Series E	12.74%	23,100,000.00	1.23%	1.23%	23,100,000.00
Issue of Bonds		181,269,419.91			1,873,100,000.00
Reserve Fund	14.60%	23,100,000.00	1.25%	1.25%	23,100,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	28,119,681.71	2.918%	
Amortisation Account	0.00		
Servicer ppal collect not yet credited	124,861.87		
Servicer ints collect not yet credited	23,846.23		
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	4,192	17,104	
Principal			
Principal outstanding	162,192,021.05	1,850,138,299.98	
Average loan	38,690.84	108,169.92	
Minimum	0.00	16.40	
Maximum	376,275.40	963,535.82	
Interest rate			
Weighted average (wac)	4.07%	4.59%	
Minimum	0.97%	2.58%	
Maximum	5.93%	6.92%	
Final maturity			
Weighted average (WARM) (months)	125	265	
Minimum	03/01/2025	05/04/2007	
Maximum	05/25/2047	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%	6.68	5.77	0.16	7.81
10.01 - 20%	20.32	15.82	1.75	16.46
20.01 - 30%	33.38	24.99	4.40	25.59
30.01 - 40%	29.05	34.07	7.37	35.54
40.01 - 50%	8.25	43.72	11.80	45.43
50.01 - 60%	2.14	53.81	16.92	55.29
60.01 - 70%	0.18	63.75	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)	26.71		60.38	
Minimum	0.00		0.01	
Maximum	64.98		99.81	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.35%	0.66%	0.64%	0.61%	0.48%
Annual Percentage Rate (CPR)	4.13%	7.64%	7.39%	7.03%	5.64%

Geographic distribution		
	Current	At constitution date
Andalucía	9.44%	7.89%
Aragón	1.38%	0.78%
Asturias	0.52%	0.38%
Balearic Islands	6.34%	5.80%
Basque Country	2.52%	1.57%
Canary Islands	3.85%	4.77%
Cantabria	0.28%	0.16%
Castilla-La Mancha	2.39%	2.16%
Castilla-León	2.70%	3.30%
Catalonia	12.58%	10.01%
Ceuta		0.01%
Extremadura	0.33%	0.35%
Galicia	1.14%	1.44%
La Rioja		0.38%
Madrid	8.93%	7.90%
Murcia	1.79%	2.29%
Navarra	2.93%	4.38%
Valencia	42.51%	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	101	29,720.47	9,433.74	50,176.74	89,330.95	0.73	3,412,097.79	3,501,428.74	12.76
from > 1 to = 2 months	15	10,673.21	5,278.11	0.00	15,951.32	0.13	935,159.09	951,110.41	3.47
from > 2 to = 3 months	13	12,745.80	7,626.78	0.00	20,372.58	0.17	826,758.01	847,130.59	3.09
from > 3 to = 6 months	17	23,423.81	14,356.49	0.00	37,819.30	0.31	1,000,095.36	1,037,914.66	3.78
from > 6 to < 12 months	19	82,054.98	25,698.27	1,925.99	109,679.24	0.89	664,990.22	774,669.46	2.82
from = 12 to < 18 months	14	85,790.02	43,622.29	0.00	129,412.31	1.05	722,296.53	851,708.84	3.10
from = 18 to < 24 months	5	62,930.54	55,948.42	0.00	118,878.96	0.97	692,414.47	811,293.43	2.96
from ≥ 2 years	188	9,760,544.49	1,944,567.70	43,702.46	11,748,814.65	95.75	6,909,290.10	18,658,104.75	68.01
Subtotal	372	10,067,883.32	2,106,570.80	95,805.19	12,270,259.31	100.00	15,163,101.57	27,433,360.88	100.00
<b>Doubt debts (subjectives)</b>									
Up to 1 month	1	41,556.79	0.00	0.00	41,556.79	8.22	0.00	41,556.79	8.22
from ≥ 2 years	6	403,510.23	59,272.99	1,183.75	463,966.97	91.78	0.00	463,966.97	91.78
Subtotal	7	445,067.02	59,272.99	1,183.75	505,523.76	100.00	0.00	505,523.76	100.00
Total	379	10,512,950.34	2,165,843.79	96,988.94	12,775,783.07		15,163,101.57	27,938,884.64	