

C. N. M. V.  
Dirección General de Mercados e Inversores  
C/ Edison 4  
Madrid

## **COMUNICACIÓN DE OTRA INFORMACIÓN RELEVANTE**

### **TDA IBERCAJA 4, FONDO DE TITULIZACIÓN DE ACTIVOS Actuaciones sobre las calificaciones de los bonos por parte de Standard and Poors Global Ratings.**

Titulización de Activos, Sociedad Gestora de Fondos de Titulización, S.A. comunica la siguiente Información Relevante:

I. Respecto al fondo de referencia, adjuntamos nota de prensa publicada por Standard and Poor's Global Ratings, con fecha 4 de diciembre de 2020, donde se llevan a cabo las siguientes actuaciones:

- Bono A1, afirmado como **AAA (sf)**.
- Bono A2, subida a **AA+ (sf)** desde **AA (sf)**.
- Bono B, afirmado como **AA (sf)**.
- Bono C, subida a **A+ (sf)** desde **A (sf)**.
- Bono D, subida a **A- (sf)** desde **BBB- (sf)**.
- Bono E, subida a **BBB+ (sf)** desde **BB+ (sf)**.

En Madrid a 9 de diciembre de 2020

Ramón Pérez Hernández  
Consejero Delegado

# Various Rating Actions Taken In TDA Ibercaja 2, 3, And 4 Following Review

December 4, 2020

## Overview

- We have conducted a full review of TDA Ibercaja 2, TDA Ibercaja 3, and TDA Ibercaja 4.
- Following our review of these transactions, we have raised our ratings on eight classes of notes. At the same time, we have affirmed our ratings on six classes of notes.
- TDA Ibercaja 2, 3, and 4, are prime RMBS transactions originated by Ibercaja Banco S.A. between 2005 and 2006.

### PRIMARY CREDIT ANALYST

**Isabel Plaza**  
Madrid  
+ 34 91 788 7203  
isabel.plaza  
@spglobal.com

MADRID (S&P Global Ratings) Dec. 4, 2020--S&P Global Ratings today took various rating actions in TDA Ibercaja 2, Fondo de Titulización de Activos, TDA Ibercaja 3, Fondo de Titulización de Activos, and TDA Ibercaja 4, Fondo de Titulización de Activos.

Specifically, we have:

- Raised our ratings on TDA Ibercaja 2's class B, C, and D notes, TDA Ibercaja 3's class B and C notes, and TDA Ibercaja 4's class A2, C, D, and E notes; and
- Affirmed our ratings on TDA Ibercaja 2's class A notes, TDA Ibercaja 3's class A notes, and TDA Ibercaja 4's class A1, B, and F notes.

Today's rating actions follow our full analysis of the most recent information that we have received and reflect the transaction's current structural features. Our review reflects the application of our relevant criteria (see "Related Criteria").

These transactions' collateral performance has been homogeneous and characterized by historically low arrears and marginal defaults. These transactions benefit from reserve funds, which have typically been at or close to target and have reached their floor levels. Overall delinquencies remain well below our Spanish RMBS index (see "Spanish RMBS Index Report Q2 2020," published Sept. 8, 2020).

The available credit enhancement for all classes of notes in all three transactions has slightly increased since our previous reviews as, although the amortization of the notes has been pro rata, the reserve funds are at their floor levels.

Our analysis also considers the transactions' sensitivity to the potential effects of the COVID-19 pandemic. Payment holiday uptake under both the Spanish legal and sectorial moratorium schemes is below 2% in each of the current pools. In our analysis, we considered what could

## Various Rating Actions Taken In TDA Ibercaja 2, 3, And 4 Following Review

happen should these payment holidays become arrears and the liquidity risk they could present. We also accounted for the notes' sensitivity to a 12-month increase in recovery timing from our standard assumption of 42 months.

The analytical framework in our structured finance sovereign risk criteria assesses a security's ability to withstand a sovereign default scenario (see "Incorporating Sovereign Risk In Rating Structured Finance Securities: Methodology And Assumptions," published on Jan. 30, 2019). These criteria classify the transactions' sensitivity as low. Therefore, the highest rating that we can assign to the tranches in these transactions is six notches above the unsolicited sovereign rating on Spain, or 'AAA'.

On May 1, 2020, we revised our mortgage market outlook for Spain due to the updated macroeconomic expectations (see "Residential Mortgage Market Outlooks Updated For 13 European Jurisdictions Following Revised Economic Forecasts"). We therefore increased our base foreclosure frequencies in our analysis at the 'B' to 'AA+' ratings.

We have also applied our counterparty criteria (see "Counterparty Risk Framework: Methodology And Assumptions," published on March 8, 2019).

The servicer in the three transactions, Ibercaja Banco S.A. (Ibercaja; BB+/Negative/B), has a standardized, integrated, and centralized servicing platform. It is a servicer for many Spanish RMBS transactions, and Ibercaja transactions' historical performance has outperformed our Spanish RMBS index. Currently our rating on TDA Ibercaja 4's class F notes is linked to our long-term issuer credit rating (ICR) on the servicer because in our cash flow analysis we exclude the application of a commingling loss at rating levels at and below the ICR on the servicer.

Our reassessment of the commingling risk considers that there is no incentive for borrowers to prepay if the servicer were to default and after being notified of its insolvency. We consider that this notification period will last one month. Therefore, we assume a 0% constant prepayment rate (CPR). In addition, we size the commingling loss amount based on the average monthly exposure of collections despite borrowers' payment concentrations. We believe it is unlikely that the servicer would go bankrupt at the same time a peak in collections occurs. As a result, we sized a total loss exposure of one month of total collections with no CPR.

In the three transactions the swap counterparty is Credit Suisse International and the guaranteed investment contract (GIC) provider is Societe Generale S.A. (Madrid Branch). The remedial actions defined in the agreements are commensurate with a 'AAA' rating under our counterparty criteria.

We have been informed that there is a civil lawsuit against the management company (Titulization de Activos S.G.F.T. S.A.) as a result of certain derivative agreements. We treat the management company as an administrative key transaction party under our operational risk criteria. In our view, its future performance would not have an adverse rating effect because of the availability of replacement companies in the ample and well-established securitization market in Spain. On the same grounds, we have reason to believe that an early liquidation event, related to the failure to replace the management company upon insolvency within the time defined in the documents, is rating remote.

Following the application of our criteria, we have determined that our assigned ratings on all classes of notes in these transactions should be the lower of (i) the rating as capped by our sovereign risk criteria, (ii) the rating as capped by our counterparty criteria, or (iii) the rating that the class of notes can attain under our European residential loans criteria.

## TDA Ibercaja 2

## Various Rating Actions Taken In TDA Ibercaja 2, 3, And 4 Following Review

Our credit and cash flow results indicate that the credit enhancement available for class A and B notes is commensurate with 'AAA' and 'AA' ratings, respectively. We have therefore affirmed our 'AAA (sf)' rating on class A notes and raised to 'AA (sf)' from 'AA- (sf)' our rating on the class B notes.

We have raised to 'A+ (sf)' from 'BBB+ (sf)' and to 'A- (sf)' from 'BBB- (sf)' our ratings on the class C and D notes, respectively. These notes could withstand stresses at higher ratings under our credit and cash flow analysis due to our reassessment of commingling risk, sized now as a loss of one month of total collections with no CPR, and increased credit enhancement. However, we have limited our upgrades based on their overall credit enhancement and positions in the waterfall, the current deteriorating macroeconomic environment, and the risk that payment holidays could become arrears. Our rating on the class D notes is no longer linked to our long-term ICR on the servicer, Ibercaja, because we apply commingling loss above the ICR on Ibercaja.

### TDA Ibercaja 3

Our credit and cash flow results indicate that the credit enhancement available for class A notes is commensurate with our 'AA+' rating. We have therefore affirmed our 'AA+ (sf)' rating on the class A notes.

We have raised to 'A- (sf)' from 'BBB- (sf)' and to 'BBB+ (sf)' from 'BB+ (sf)' our ratings on the class B and C notes, respectively. These notes could withstand stresses at higher ratings under our credit and cash flow analysis due to our reassessment of commingling risk, sized now as a loss of one month of total collections with no CPR, and increased credit enhancement. However, we have limited our upgrade based on their overall credit enhancement and position in the waterfall, the current deteriorating macroeconomic environment, and the risk that payment holidays could become arrears. Our rating on the class C notes is no longer linked to our long-term ICR on the servicer, Ibercaja, because we apply commingling loss above the ICR on Ibercaja.

### TDA Ibercaja 4

Our credit and cash flow results indicate that the credit enhancement available for TDA Ibercaja 4's class A1, A2, and B notes is commensurate with 'AAA', 'AA+', and 'AA' ratings, respectively. We have therefore affirmed our 'AAA (sf)' and 'AA (sf)' ratings on the class A1 and B notes, respectively, and raised to 'AA+ (sf)' from 'AA (sf)' our rating on the class A2 notes.

We have raised to 'A+ (sf)' from 'A (sf)', to 'A- (sf)' from 'BBB- (sf)', and to 'BBB+ (sf)' from 'BB+ (sf)' our ratings on the class C, D, and E notes, respectively. These notes could withstand stresses at higher ratings under our credit and cash flow analysis due to our reassessment of commingling risk, sized now as a loss of one month of total collections with no CPR, and increased credit enhancement. However, we have limited our upgrades based on their overall credit enhancement and positions in the waterfall, the current deteriorating macroeconomic environment, and the risk that payment holidays could become arrears in the future. Our rating on the class E notes is no longer linked to our long-term ICR on the servicer, Ibercaja, because we apply commingling loss above the ICR on Ibercaja.

The class F notes paid all unpaid interest due on the August 2019 interest payment date. Since then, interest on this tranche has been paid timely. However, this tranche is not collateralized and is paid after amortization of the reserve fund. It missed a significant amount of interest payments in the past, and it is still not certain that future interest payments will not be missed. Given its current credit enhancement and its position in the waterfall, we have affirmed our 'D (sf)' rating on this class of notes.

## Various Rating Actions Taken In TDA Ibercaja 2, 3, And 4 Following Review

S&P Global Ratings believes there remains a high degree of uncertainty about the evolution of the coronavirus pandemic. Reports that at least one experimental vaccine is highly effective and might gain initial approval by the end of the year are promising, but this is merely the first step toward a return to social and economic normality; equally critical is the widespread availability of effective immunization, which could come by the middle of next year. We use this assumption in assessing the economic and credit implications associated with the pandemic (see our research here: [www.spglobal.com/ratings](http://www.spglobal.com/ratings)). As the situation evolves, we will update our assumptions and estimates accordingly.

## Related Criteria

- Criteria | Structured Finance | General: Methodology To Derive Stressed Interest Rates In Structured Finance, Oct. 18, 2019
- Criteria | Structured Finance | General: Counterparty Risk Framework: Methodology And Assumptions, March 8, 2019
- Criteria | Structured Finance | General: Incorporating Sovereign Risk In Rating Structured Finance Securities: Methodology And Assumptions, Jan. 30, 2019
- Criteria | Structured Finance | General: Methodology And Assumptions: Assessing Pools Of European Residential Loans, Aug. 4, 2017
- Legal Criteria: Structured Finance: Asset Isolation And Special-Purpose Entity Methodology, March 29, 2017
- Criteria | Structured Finance | General: Methodology: Criteria For Global Structured Finance Transactions Subject To A Change In Payment Priorities Or Sale Of Collateral Upon A Nonmonetary EOD, March 2, 2015
- Criteria | Structured Finance | General: Global Framework For Assessing Operational Risk In Structured Finance Transactions, Oct. 9, 2014
- General Criteria: Methodology Applied To Bank Branch-Supported Transactions, Oct. 14, 2013
- Criteria | Structured Finance | General: Global Derivative Agreement Criteria, June 24, 2013
- Criteria | Structured Finance | General: Criteria Methodology Applied To Fees, Expenses, And Indemnifications, July 12, 2012
- General Criteria: Principles Of Credit Ratings, Feb. 16, 2011
- Criteria | Structured Finance | General: Methodology For Servicer Risk Assessment, May 28, 2009

## Related Research

- Spain Outlook Revised To Negative From Stable On Mounting Fiscal and Structural Challenges; Affirmed At 'A/A-1', Sept. 18, 2020
- Spanish RMBS Index Report Q2 2020, Sept. 8, 2020
- S&P Global Ratings Definitions, Aug. 8, 2020
- Banking Industry Country Risk Assessment: Spain, June 18, 2020
- Government Job Support Will Stem European Housing Market Price Falls, May 15, 2020

#### **Various Rating Actions Taken In TDA Ibercaja 2, 3, And 4 Following Review**

- Residential Mortgage Market Outlooks Updated For 13 European Jurisdictions Following Revised Economic Forecasts, May 1, 2020
- 2017 EMEA RMBS Scenario And Sensitivity Analysis, July 6, 2017
- Global Structured Finance Scenario And Sensitivity Analysis 2016: The Effects Of The Top Five Macroeconomic Factors, Dec. 16, 2016
- European Structured Finance Scenario And Sensitivity Analysis 2016: The Effects Of The Top Five Macroeconomic Factors, Dec. 16, 2016

## Various Rating Actions Taken In TDA Ibercaja 2, 3, And 4 Following Review

Copyright © 2020 by Standard & Poor's Financial Services LLC. All rights reserved.

No content (including ratings, credit-related analyses and data, valuations, model, software or other application or output therefrom) or any part thereof (Content) may be modified, reverse engineered, reproduced or distributed in any form by any means, or stored in a database or retrieval system, without the prior written permission of Standard & Poor's Financial Services LLC or its affiliates (collectively, S&P). The Content shall not be used for any unlawful or unauthorized purposes. S&P and any third-party providers, as well as their directors, officers, shareholders, employees or agents (collectively S&P Parties) do not guarantee the accuracy, completeness, timeliness or availability of the Content. S&P Parties are not responsible for any errors or omissions (negligent or otherwise), regardless of the cause, for the results obtained from the use of the Content, or for the security or maintenance of any data input by the user. The Content is provided on an "as is" basis. S&P PARTIES DISCLAIM ANY AND ALL EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE, FREEDOM FROM BUGS, SOFTWARE ERRORS OR DEFECTS, THAT THE CONTENT'S FUNCTIONING WILL BE UNINTERRUPTED OR THAT THE CONTENT WILL OPERATE WITH ANY SOFTWARE OR HARDWARE CONFIGURATION. In no event shall S&P Parties be liable to any party for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses (including, without limitation, lost income or lost profits and opportunity costs or losses caused by negligence) in connection with any use of the Content even if advised of the possibility of such damages.

Credit-related and other analyses, including ratings, and statements in the Content are statements of opinion as of the date they are expressed and not statements of fact. S&P's opinions, analyses and rating acknowledgment decisions (described below) are not recommendations to purchase, hold, or sell any securities or to make any investment decisions, and do not address the suitability of any security. S&P assumes no obligation to update the Content following publication in any form or format. The Content should not be relied on and is not a substitute for the skill, judgment and experience of the user, its management, employees, advisors and/or clients when making investment and other business decisions. S&P does not act as a fiduciary or an investment advisor except where registered as such. While S&P has obtained information from sources it believes to be reliable, S&P does not perform an audit and undertakes no duty of due diligence or independent verification of any information it receives. Rating-related publications may be published for a variety of reasons that are not necessarily dependent on action by rating committees, including, but not limited to, the publication of a periodic update on a credit rating and related analyses.

To the extent that regulatory authorities allow a rating agency to acknowledge in one jurisdiction a rating issued in another jurisdiction for certain regulatory purposes, S&P reserves the right to assign, withdraw or suspend such acknowledgment at any time and in its sole discretion. S&P Parties disclaim any duty whatsoever arising out of the assignment, withdrawal or suspension of an acknowledgment as well as any liability for any damage alleged to have been suffered on account thereof.

S&P keeps certain activities of its business units separate from each other in order to preserve the independence and objectivity of their respective activities. As a result, certain business units of S&P may have information that is not available to other S&P business units. S&P has established policies and procedures to maintain the confidentiality of certain non-public information received in connection with each analytical process.

S&P may receive compensation for its ratings and certain analyses, normally from issuers or underwriters of securities or from obligors. S&P reserves the right to disseminate its opinions and analyses. S&P's public ratings and analyses are made available on its Web sites, [www.standardandpoors.com](http://www.standardandpoors.com) (free of charge), and [www.ratingsdirect.com](http://www.ratingsdirect.com) (subscription), and may be distributed through other means, including via S&P publications and third-party redistributors. Additional information about our ratings fees is available at [www.standardandpoors.com/usratingsfees](http://www.standardandpoors.com/usratingsfees).

STANDARD & POOR'S, S&P and RATINGSDIRECT are registered trademarks of Standard & Poor's Financial Services LLC.