

**Brief report**

**Date:** 10/31/2016  
**Currency:** EUR

**Date of constitution**  
 12/20/2013

**VAT Reg. no.**  
 V86899804

**Management Company**  
 Europea de Titulización, S.G.F.T

**Originator**  
 Bankia

**Servicer**  
 Bankia

**Lead Manager and Suscriber**  
 Bankia

**Bond Paying Agent**  
 Bankia

**Market**  
 AIAF Mercado de Renta Fija

**Register of Book Securities**  
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**Treasury Account**  
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**Subordinated Loan**  
 Bankia

**Start-up Loan**  
 Bankia

**Assets Custodian**  
 Bankia

**Fund Auditors**  
 Deloitte

**Issued securities: Asset-Backed Bonds**

Bonds Issue									
Series ISIN Code	Issue date Nº 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
Bonds ES0313499008	12/20/2013 4,515	9,563.26 43,178,118.90 9.56%	100,000.00 451,500,000.00	Floating 3-M Euribor+1.500% 14.Jan/Apr/Jul/Oct	1.1940% 01/16/2017 29.815057 Gross 24.150196 Net	07/14/2053 Quarterly 14.Jan/Apr/Jul/Oct	"Pass-Through" Secuential	AAA(sf) BBB+sf	BBB(h) (sf) BBBsf
<b>Total</b>		<b>43,178,118.90</b>	<b>451,500,000.00</b>						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
		% Monthly CPR (SMM)								
		% Annual equivalent CPR								
		0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44	
		2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00	
Bonds	With optional redemption *	Average life	Years	2.11	1.96	1.82	1.68	1.65	1.52	1.49
		Final Maturity	Years	11/23/2018	09/29/2018	08/08/2018	06/18/2018	06/06/2018	04/20/2018	04/10/2018
			Years	3.25	3.00	2.75	2.50	2.50	2.25	2.25
		Date		01/14/2020	10/14/2019	07/14/2019	04/14/2019	04/14/2019	01/14/2019	01/14/2019
Without optional redemption *	Average life	Years	2.35	2.19	2.12	1.98	1.84	1.71	1.67	1.54
	Final Maturity	Years	02/18/2019	12/22/2018	11/27/2018	10/07/2018	08/17/2018	06/29/2018	06/14/2018	04/30/2018
		Years	4.25	4.00	4.00	3.75	3.50	3.25	3.00	2.75
	Date		01/14/2021	10/14/2020	10/14/2020	07/14/2020	04/14/2020	01/14/2020	10/14/2019	07/14/2019

\* 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)					
		Current		At issue date	
			% CE		% CE
Bonds	100.00%	43,178,118.90	79.14%	451,500,000.00	33.50%
Issue of Bonds		43,178,118.90		451,500,000.00	
B Loan	254.12%	109,725,240.84	42.86%	193,500,000.00	
Reserve Fund	26.14%	11,287,500.00	5.00%	22,575,000.00	

Other financial operations (current)			
		Balance	Interest
Assets			
Treasury Account		16,052,182.26	0.000%
Servicer ppal collect not yet credited		188,964.34	
Servicer ints collect not yet credited		13,884.79	
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		11,287,500.00	0.000%
Start-up Loan L/T		0.00	
Subordinated Loan S/T		0.00	
Start-up Loan S/T		0.00	
Accrued Interest Loan		0.00	
Liquidity Facility		1,165,809.21	

**Collateral: SME Loans**

General			
		Current	At constitution date
Count		2,288	8,302
Principal			
Principal outstanding		151,643,115.92	644,977,134.96
Average loan		66,277.59	77,689.37
Minimum		0.00	32.80
Maximum		7,115,129.95	33,072,034.35
Interest rate			
Weighted average (wac)		2.15%	3.55%
Minimum		0.00%	0.43%
Maximum		12.00%	12.50%
Final maturity			
Weighted average (WARM) (months)		89	73
Minimum		11/03/2016	12/22/2013
Maximum		07/03/2049	07/03/2049
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR		10.87%	10.87%
6-month EURIBOR/MIBOR		31.48%	43.17%
1-year EURIBOR/MIBOR		0.01%	0.11%
1-year EURIBOR/MIBOR (Mortgage Market)		51.52%	27.20%
Mortgage Market: Savings Banks		0.00%	0.01%
Mortgage Market: All Institutions		0.03%	0.00%
IVF Reference Index		0.00%	0.41%
Fixed Interest		6.08%	18.20%

Distribution by sector (CNAE 2009)		
	Current	At constitution date
(C) - Manufacturing industry	10.21%	18.70%
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	13.65%	15.11%
(M) - Professional, scientific and technical activities	11.42%	12.64%
(Q) - Health Activities and Social Services	7.74%	7.93%
(D) - Supply of electric power, gas, steam and air-conditioning	11.36%	7.14%
(H) - Transport and storage	7.42%	6.58%
(L) - Real estate activities	6.76%	6.11%
(N) - Clerical activities and support services	8.90%	5.36%
(I) - Catering trade	4.24%	4.01%
(S) - Other services	3.31%	3.40%
(F) - Building	2.04%	3.06%
(A) - Agriculture, stockbreeding, fishing and silviculture	3.40%	2.74%
(J) - Information and communications	1.63%	2.73%
(E) - Water supply, sanitation activities, waste management and depollution	2.24%	1.57%
(R) - Artistic, recreational and entertainment activities	1.51%	1.39%
(P) - Education	1.97%	1.22%
(B) - Extractive industries	0.06%	0.17%
(K) - Financial and insurance activities	0.10%	0.12%

**Additional information**

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.14%	0.30%	0.72%	1.51%	1.51%
Annual Percentage Rate (CPR)	1.66%	3.55%	8.30%	16.68%	16.74%

Geographic distribution		
	Current	At constitution date
Andalucia	8.25%	7.57%
Aragon	1.57%	1.40%
Asturias	1.63%	0.97%
Balearic Islands	2.83%	2.25%
Basque Country	2.24%	2.02%
Canary Islands	1.70%	2.24%
Cantabria	1.33%	0.71%
Castilla-La Mancha	4.47%	4.62%
Castilla-Leon	2.99%	3.90%
Catalonia	10.67%	9.63%
Ceuta	0.19%	0.17%
Extremadura	1.36%	1.04%
Galicia	1.02%	2.16%
La Rioja	0.01%	0.31%
Madrid	17.79%	18.01%
Murcia	2.10%	2.10%
Navarra	0.22%	0.49%
Valencia	39.64%	40.38%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	100	75,048.17	7,004.51	0.00	82,052.68	1.68	3,011,761.47	3,093,814.15	21.55
from > 1 to ≤ 2 months	17	21,906.08	2,110.35	0.00	24,016.43	0.49	401,875.95	425,892.38	2.97
from > 2 to ≤ 3 months	8	19,245.73	2,553.96	0.00	21,799.69	0.45	322,014.00	343,813.69	2.39
from > 3 to ≤ 6 months	14	43,803.64	6,269.47	0.00	50,073.11	1.02	761,278.41	811,351.52	5.65
from > 6 to < 12 months	17	66,910.40	22,809.62	0.00	89,720.02	1.83	772,810.87	862,530.89	6.01
from ≥ 12 to < 18 months	23	395,366.69	36,611.09	0.00	431,977.78	8.82	908,366.37	1,340,344.15	9.34
from ≥ 18 to < 24 months	27	445,572.50	57,080.56	0.00	502,653.06	10.26	847,709.98	1,350,363.04	9.41
from ≥ 2 years	67	3,338,770.52	356,192.75	0.00	3,694,963.27	75.45	2,433,548.27	6,128,511.54	42.69
Subtotal	273	4,406,623.73	490,632.31	0.00	4,897,256.04	100.00	9,459,365.32	14,356,621.36	100.00
<i>Doubt debts (subjectives)</i>									
from > 3 to ≤ 6 months	3	42,866.05	646.12	0.00	43,512.17	32.37	0.00	43,512.17	32.37
from > 6 to < 12 months	2	84,452.24	1,194.75	0.00	85,646.99	63.72	0.00	85,646.99	63.72
from ≥ 18 to < 24 months	2	534.53	4.78	0.00	539.31	0.40	0.00	539.31	0.40
from ≥ 2 years	2	4,523.21	188.53	0.00	4,711.74	3.51	0.00	4,711.74	3.51
Subtotal	9	132,376.03	2,034.18	0.00	134,410.21	100.00	0.00	134,410.21	100.00
Total	282	4,538,999.76	492,666.49	0.00	5,031,666.25		9,459,365.32	14,491,031.57	

**Additional information**