

Brief report

Date: 12/31/2018
 Currency: EUR

Constitution date
 04/03/2009

VAT Reg. no.
 V85674323

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

Originator
 Bankia

Servicer
 Bankia

Lead Managers
 Bankia
 JP Morgan

Suscriber
 Bankia

Assets Custodian
 Bankia

Bond Paying Agent
 Banco Santander

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Banco Santander

Financial Swap
 BBVA

Start-up Loan
 Bankia

Subordinated Loan
 Bankia

Fund Auditor
 KPMG Auditores

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	Moody's / S&P	Current
Series A ES0312980008	04/07/2009 3,714	33,009.18 122,596,094.52 33.01%	100,000.00 371,400,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.0000% 01/23/2019 0.000000 Gross 0.000000 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	01/23/2019 "Pass-Through" Secutorial / Pro rata under certain circumstances	Aa1 Asf	Aaa n.c.
Series B ES0312980016	04/07/2009 78	70,453.36 5,495,362.08 70.45%	100,000.00 7,800,000.00	Floating 3-M Euribor+0.700% 23.Jan/Apr/Jul/Oct	0.3830% 01/23/2019 68.958183 Gross 55.856128 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Aa1 n.c.	A1 n.c.
Series C ES0312980024	04/07/2009 51	70,443.00 3,592,593.00 70.44%	100,000.00 5,100,000.00	Floating 3-M Euribor+1.200% 23.Jan/Apr/Jul/Oct	0.8830% 01/23/2019 158.958543 Gross 128.756420 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Aa1 n.c.	Baa2 n.c.
Series D ES0312980032	04/07/2009 57	100,000.00 5,700,000.00 100.00%	100,000.00 5,700,000.00	Floating 3-M Euribor+2.000% 23.Jan/Apr/Jul/Oct	1.6830% 01/23/2019 430.100000 Gross 348.381000 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Aa1 n.c.	Ba3 n.c.
Total		137,384,049.60	390,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date														
Series	Redemption	Average life	Years	Date	% Monthly CPR (SMM)									
					0.08	0.17	0.25	0.34	0.42	0.51	0.60	0.69		
					% Annual equivalent CPR									
					1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00		
Series A	With optional redemption *	Average life	Years	Date	3.45	3.30	3.17	3.10	2.97	2.84	2.78	2.67		
		Final Maturity	Years	Date	04/02/2022	02/10/2022	12/21/2021	11/26/2021	10/10/2021	08/25/2021	08/04/2021	06/22/2021		
	Without optional redemption *	Average life	Years	Date	4.54	4.27	4.04	3.83	3.65	3.48	3.21			
		Final Maturity	Years	Date	05/06/2023	01/28/2023	11/03/2022	08/20/2022	06/14/2022	04/16/2022	02/22/2022	01/05/2022		
Series B	With optional redemption *	Average life	Years	Date	3.55	3.40	3.26	3.19	3.06	2.93	2.75			
		Final Maturity	Years	Date	05/10/2022	03/17/2022	01/24/2022	12/31/2021	11/12/2021	09/25/2021	09/05/2021	07/22/2021		
	Without optional redemption *	Average life	Years	Date	3.63	3.42	3.26	3.19	3.06	2.93	2.75			
		Final Maturity	Years	Date	06/09/2022	10/01/2023	06/20/2023	03/20/2023	12/26/2022	10/13/2022	08/07/2022	06/07/2022		
Series C	With optional redemption *	Average life	Years	Date	3.55	3.40	3.26	3.19	3.06	2.93	2.75			
		Final Maturity	Years	Date	05/10/2022	03/17/2022	01/24/2022	12/31/2021	11/12/2021	09/25/2021	09/05/2021	07/22/2021		
	Without optional redemption *	Average life	Years	Date	4.41	4.14	3.94	3.83	3.65	3.48	3.21			
		Final Maturity	Years	Date	03/19/2023	04/14/2024	12/13/2023	09/12/2023	06/14/2023	03/14/2023	12/14/2022	09/24/2022		
Series D	With optional redemption *	Average life	Years	Date	5.75	5.50	5.25	5.25	5.00	4.75	4.50			
		Final Maturity	Years	Date	07/23/2024	04/23/2024	01/23/2024	01/23/2024	10/23/2023	07/23/2023	04/23/2023			
	Without optional redemption *	Average life	Years	Date	25.94	23.77	22.67	21.70	20.64	19.55	17.72			
		Final Maturity	Years	Date	09/25/2044	07/23/2042	06/17/2041	06/30/2040	08/21/2039	05/05/2038	05/31/2037	07/07/2036		
					07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047	07/23/2047			

* 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	% CE		% CE
Series A	89.24%	122,596,094.52	27.38%	95.23%	371,400,000.00	6.72%
Series B	4.00%	5,495,362.08	23.38%	2.00%	7,800,000.00	4.72%
Series C	2.62%	3,592,593.00	20.76%	1.31%	5,100,000.00	3.41%
Series D	4.15%	5,700,000.00	16.61%	1.46%	5,700,000.00	1.95%
Issue of Bonds					390,000,000.00	
Reserve Fund	16.61%	22,815,000.00		1.95%	7,605,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
		Available	Credited
Treasury Account	29,114,202.65		0.0000%
Servicer ppal collect not yet credited	82,469.68		
Servicer ints collect not yet credited	5,773.81		
Liabilities			
Subordinated Loan L/T	22,815,000.00		1.183%
Subordinated Loan S/T	0.00		
Start-up Loan LT	0.00		
Start-up Loan S/T	0.00		
Swap collateralized amount			
CSA *	0.00		
Cash			0.00
Securities			0.00

* Credit Support Amount in favour of the Fund

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Collateral: Residential mortgage loans (PTCs)

General		
	Current	At constitution date
Count	5,252	6,905
Principal		
Principal outstanding	131,464,660.00	390,048,739.32
Average loan	25,031.35	56,487.87
Minimum	0.00	1,353.75
Maximum	522,095.65	650,000.00
Interest rate		
Weighted average (wac)	1.49%	4.91%
Minimum	0.26%	2.69%
Maximum	1.89%	6.86%
Final maturity		
Weighted average (WARM) (months)	130	218
Minimum	05/14/2019	12/31/2011
Maximum	10/15/2047	10/15/2047
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR (Mortgage Market)	24.57%	14.40%
Housing Plan 1998-2001	19.31%	29.37%
Housing Plan 2002-2005	56.12%	56.23%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.83%	0.56%	0.38%	0.42%	0.26%
Annual Percentage Rate (CPR)	9.47%	6.47%	4.43%	4.90%	3.09%

Geographic distribution		
	Current	At constitution date
Andalucia	5.01%	3.36%
Aragon	0.39%	0.26%
Asturias	0.72%	0.40%
Balearic Islands	2.24%	1.09%
Basque Country	0.23%	0.11%
Canary Islands	0.88%	0.49%
Cantabria	0.28%	0.13%
Castilla-La Mancha	6.19%	4.96%
Castilla-Leon	1.52%	0.76%
Catalonia	2.99%	2.15%
Extremadura	0.08%	0.10%
Galicia	1.22%	0.58%
La Rioja	0.01%	0.01%
Madrid	3.45%	2.08%
Murcia	4.47%	4.68%
Navarra		0.02%
Valencia	70.32%	78.82%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%		Total	%
<i>Delinquencies</i>									
Up to 1 month	95	27,031.65	3,094.52	0.00	30,126.17	19.37	3,081,086.37	3,111,212.54	69.17
from > 1 to ≤ 2 months	9	4,696.79	652.23	0.00	5,349.02	3.44	362,281.99	367,631.01	8.17
from > 2 to ≤ 3 months	6	5,485.15	825.13	0.00	6,310.28	4.06	298,969.60	305,279.88	6.79
from > 3 to ≤ 6 months	6	7,180.59	1,056.16	0.00	8,236.75	5.30	158,619.21	166,855.96	3.71
from > 6 to < 12 months	3	7,094.21	642.75	0.00	7,736.96	4.98	45,111.66	52,848.62	1.18
from ≥ 12 to < 18 months	2	8,933.25	1,139.70	0.00	10,072.95	6.48	44,881.68	54,954.63	1.22
from ≥ 18 to < 24 months	1	12,721.07	3,824.40	0.00	16,545.47	10.64	268,939.02	285,484.49	6.35
from ≥ 2 years	5	56,728.24	14,402.97	0.00	71,131.21	45.74	82,243.65	153,374.86	3.41
Subtotal	127	129,870.95	25,637.86	0.00	155,508.81	100.00	4,342,133.18	4,497,641.99	100.00
<i>Doubt debts (subjectives)</i>									
from ≥ 2 years	7	467,328.11	16,797.66	0.00	484,125.77	100.00	0.00	484,125.77	100.00
Subtotal	7	467,328.11	16,797.66	0.00	484,125.77	100.00	0.00	484,125.77	100.00
Total	134	597,199.06	42,435.52	0.00	639,634.58		4,342,133.18	4,981,767.76	