

Brief report

Date: 04/30/2019
 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	29,568.65 109,817,966.10 29.57%	100,000.00 371,400,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.0000% 07/23/2019 0.000000 Gross 0.000000 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	07/23/2019 "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	0.3900% 07/23/2019 69.455271 Gross 56.258770 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	0.8900% 07/23/2019 158.477183 Gross 128.366518 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	1.6900% 07/23/2019 427.194444 Gross 346.027500 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		124,605,921.18	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	3.03	2.90	2.78	2.72	2.60	2.49	2.43	2.33			
		Final Maturity	Years	Date	05/03/2022	03/18/2022	02/01/2022	01/08/2022	11/27/2021	10/16/2021	09/27/2021	08/19/2021			
	Without optional redemption *	Average life	Years	Date	5.25	5.01	4.76	4.76	4.50	4.25	4.25	4.00			
		Final Maturity	Years	Date	07/23/2024	04/23/2024	01/23/2024	01/23/2024	10/23/2023	07/23/2023	07/23/2023	04/23/2023			
Series B	With optional redemption *	Average life	Years	Date	3.46	3.28	3.13	3.00	2.89	2.79	2.69	2.60			
		Final Maturity	Years	Date	10/05/2022	08/02/2022	06/08/2022	04/22/2022	03/12/2022	02/03/2022	12/30/2021	11/27/2021			
	Without optional redemption *	Average life	Years	Date	12.28	11.01	9.76	8.76	8.01	7.51	7.25	7.01			
		Final Maturity	Years	Date	07/23/2031	04/23/2030	01/23/2029	01/23/2028	04/23/2027	10/23/2026	07/23/2026	04/23/2026			
Series C	With optional redemption *	Average life	Years	Date	5.25	5.01	4.76	4.76	4.50	4.25	4.25	4.00			
		Final Maturity	Years	Date	07/23/2024	04/23/2024	01/23/2024	01/23/2024	10/23/2023	07/23/2023	07/23/2023	04/23/2023			
	Without optional redemption *	Average life	Years	Date	14.60	13.17	11.89	10.78	9.82	9.04	8.40	7.90			
		Final Maturity	Years	Date	11/22/2033	06/18/2032	03/11/2031	01/30/2030	02/14/2029	05/03/2028	09/14/2027	03/15/2027			
Series D	With optional redemption *	Average life	Years	Date	17.01	15.51	14.26	13.01	12.01	11.01	10.01	9.26			
		Final Maturity	Years	Date	04/23/2036	10/23/2034	07/23/2033	04/23/2032	04/23/2031	04/23/2030	04/23/2029	07/23/2028			
	Without optional redemption *	Average life	Years	Date	5.25	5.01	4.76	4.76	4.50	4.25	4.25	4.00			
		Final Maturity	Years	Date	07/23/2024	04/23/2024	01/23/2024	01/23/2024	10/23/2023	07/23/2023	07/23/2023	04/23/2023			
Series D	With optional redemption *	Average life	Years	Date	18.70	17.33	16.02	14.79	13.66	12.63	11.71	10.88			
		Final Maturity	Years	Date	12/28/2037	08/17/2036	04/28/2035	02/02/2034	12/15/2032	12/05/2031	01/03/2031	03/07/2030			
	Without optional redemption *	Average life	Years	Date	20.52	19.26	18.01	16.76	15.51	14.51	13.51	12.51			
		Final Maturity	Years	Date	10/23/2039	07/23/2038	04/23/2037	01/23/2036	10/23/2034	10/23/2033	10/23/2032	10/23/2031			
Series D	With optional redemption *	Average life	Years	Date	5.25	5.01	4.76	4.76	4.50	4.25	4.25	4.00			
		Final Maturity	Years	Date	07/23/2024	04/23/2024	01/23/2024	01/23/2024	10/23/2023	07/23/2023	07/23/2023	04/23/2023			
	Without optional redemption *	Average life	Years	Date	24.00	23.15	22.23	21.23	20.32	19.36	18.42	17.51			
		Final Maturity	Years	Date	04/16/2043	06/09/2042	07/10/2041	07/29/2040	08/13/2039	08/28/2038	09/19/2037	10/22/2036			
					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	
Series A	88.13%	109,817,966.10	30.17%	95.23%	371,400,000.00	6.72%
Series B	4.41%	5,495,362.08	25.76%	2.00%	7,800,000.00	4.72%
Series C	2.88%	3,592,593.00	22.88%	1.31%	5,100,000.00	3.41%
Series D	4.57%	5,700,000.00	18.31%	1.46%	5,700,000.00	1.95%
Issue of Bonds		124,605,921.18			390,000,000.00	
Reserve Fund	18.31%	22,815,000.00	1.95%		7,605,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	23,912,085.01	0.000%	
Servicer ppal collect not yet credited	128,315.67		
Servicer ints collect not yet credited	10,058.86		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		22,815,000.00	1.190%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
Swap collateralized amount	Amount	Credited	
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	5,166	6,905
Principal		
Principal outstanding	123,473,491.28	390,048,739.32
Average loan	23,901.18	56,487.87
Minimum	0.00	1,353.75
Maximum	516,233.21	650,000.00
Interest rate		
Weighted average (wac)	1.54%	4.91%
Minimum	0.26%	2.69%
Maximum	1.89%	6.86%
Final maturity		
Weighted average (WARM) (months)	129	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)	25.61%	14.40%
Housing Plan 1998-2001	18.38%	29.37%
Housing Plan 2002-2005	56.01%	56.23%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.31%	0.37%	0.45%	0.41%	0.26%
Annual Percentage Rate (CPR)	3.69%	4.37%	5.30%	4.76%	3.12%

Geographic distribution		
	Current	At constitution date
Andalucia	5.20%	3.36%
Aragon	0.41%	0.26%
Asturias	0.76%	0.40%
Balearic Islands	2.35%	1.09%
Basque Country	0.24%	0.11%
Canary Islands	0.93%	0.49%
Cantabria	0.30%	0.13%
Castilla-La Mancha	6.28%	4.96%
Castilla-Leon	1.60%	0.76%
Catalonia	3.13%	2.15%
Extremadura	0.08%	0.10%
Galicia	1.28%	0.58%
La Rioja	0.01%	0.01%
Madrid	3.62%	2.08%
Murcia	4.45%	4.68%
Navarra		0.02%
Valencia	69.35%	78.82%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%		Total	%
<i>Delinquencies</i>									
Up to 1 month	156	38,479.25	4,146.92	0.00	42,626.17	25.23	4,602,276.26	4,644,902.43	77.23
from > 1 to ≤ 2 months	14	8,411.91	1,055.99	0.00	9,467.90	5.60	465,929.66	475,397.56	7.90
from > 2 to ≤ 3 months	6	4,754.88	606.89	0.00	5,361.77	3.17	160,613.40	165,975.17	2.76
from > 3 to ≤ 6 months	9	12,969.38	1,961.17	0.00	14,930.55	8.84	442,997.60	457,928.15	7.61
from > 6 to < 12 months	2	4,991.22	800.99	0.00	5,792.21	3.43	49,633.02	55,425.23	0.92
from ≥ 12 to < 18 months	2	7,250.41	453.36	0.00	7,703.77	4.56	16,659.85	24,363.62	0.41
from ≥ 18 to < 24 months	1	6,589.68	929.32	0.00	7,519.00	4.45	28,732.86	36,251.86	0.60
from ≥ 2 years	5	60,730.52	14,808.29	0.00	75,538.81	44.71	78,241.37	153,780.18	2.56
Subtotal	195	144,177.25	24,762.93	0.00	168,940.18	100.00	5,845,084.02	6,014,024.20	100.00
<i>Doubt debts (subjectives)</i>									
from ≥ 2 years	7	467,328.11	17,421.79	0.00	484,749.90	100.00	0.00	484,749.90	100.00
Subtotal	7	467,328.11	17,421.79	0.00	484,749.90	100.00	0.00	484,749.90	100.00
Total	202	611,505.36	42,184.72	0.00	653,690.08		5,845,084.02	6,498,774.10	