

**Brief report**

**Date:** 08/31/2018  
**Currency:** EUR

**Constitution date**  
04/22/2005

**VAT Reg. no.**  
V84322205

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

**Originator**

Bankia

**Servicer**

Bankia

**Lead Managers**

Bankia

Calyon

Deutsche Bank

JP Morgan

**Bond Underwriters and Placement Agents**

Bankia

Calyon

Deutsche Bank

JP Morgan

Dexia

Fortis Bank

Barco Pastor

SCH

**Bond Paying Agent**

BNP Paribas

**Market**

AIAF Mercado de Renta Fija

**Register of Book Securities**

Iberclear

**Treasury Account**

Citibank

**Start-up Loan**

Bankia

**Swap**

Deutsche Bank

**Assets Custodian**

Bankia

**Fund Auditors**

KPMG Auditores

**Issued securities: Residential Mortgages 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
Series A ES0312887005	04/27/2005 15,617	14,794.76 231,049,766.92 14.79%	100,000.00 1,561,700,000.00	Floating 3-M Euribor+0.110% 25.Jan/Apr/Jul/Oct	0.0000% 10/25/2018 0.000000 Gross 0.000000 Net	10/25/2037 Quarterly 25.Jan/Apr/Jul/Oct	10/25/2018 "Pass-Through"	AAA Aa1	AAA Aaa
Series B ES0312887013	04/27/2005 602	100,000.00 60,200,000.00 100.00%	100,000.00 60,200,000.00	Floating 3-M Euribor+0.230% 25.Jan/Apr/Jul/Oct	0.0000% 10/25/2018 0.000000 Gross 0.000000 Net	10/25/2037 Quarterly 25.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Secuential	AA Aa1	A+ A1
Series C ES0312887021	04/27/2005 149	100,000.00 14,900,000.00 100.00%	100,000.00 14,900,000.00	Floating 3-M Euribor+0.450% 25.Jan/Apr/Jul/Oct	0.1290% 10/25/2018 32.966667 Gross 26.703000 Net	10/25/2037 Quarterly 25.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	A+ Aa3	BBB+ Baa2
Series D ES0312887039	04/27/2005 132	100,000.00 13,200,000.00 100.00%	100,000.00 13,200,000.00	Floating 3-M Euribor+1.750% 25.Jan/Apr/Jul/Oct	1.4290% 10/25/2018 365.188880 Gross 295.802993 Net	10/25/2037 Quarterly 25.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Secuential	BBsf Baa1	BB+ Ba2
Series E ES0312887047	04/27/2005 301	93,355.49 28,100,002.49 93.36%	100,000.00 30,100,000.00	Floating 3-M Euribor+3.500% 25.Jan/Apr/Jul/Oct	3.1790% 10/25/2018 758.430374 Gross 614.328603 Net	10/25/2037 Quarterly 25.Jan/Apr/Jul/Oct	10/25/2018 Due to Cash Reserve reduction	n.c. Casf	n.c. Caa2
Total		347,449,769.41	1,680,100,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)																				
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)																
				% Annual equivalent CPR																
Series A	With optional redemption *	Average life	Years	0.17	0.25	0.34	0.43	0.51	0.60	0.69	0.78	3.74	3.53	3.33	3.07	2.90	2.74	2.58	2.51	
		Final Maturity	Years	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00	04/18/2022	01/31/2022	11/20/2021	08/18/2021	06/17/2021	04/19/2021	02/22/2021	01/27/2021	
	Without optional redemption *	Average life	Years	4.27	4.01	3.77	3.55	3.35	3.17	3.17	2.86	4.27	4.01	3.77	3.55	3.35	3.17	3.17	2.86	
		Final Maturity	Years	10/31/2022	07/26/2022	04/29/2022	02/08/2022	11/28/2021	09/24/2021	07/27/2021	06/03/2021	10/25/2024	01/25/2024	10/25/2023	04/25/2023	01/25/2023	10/25/2022	07/25/2022	07/25/2022	
	Series B	With optional redemption *	Average life	Years	0.17	0.25	0.34	0.43	0.51	0.60	0.69	0.78	5.76	5.51	5.25	4.75	4.51	4.25	4.00	4.00
			Final Maturity	Years	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00	04/25/2024	01/25/2024	10/25/2023	04/25/2023	01/25/2023	10/25/2022	07/25/2022	07/25/2022
Without optional redemption *		Average life	Years	4.27	4.01	3.77	3.55	3.35	3.17	3.17	2.86	11.21	10.79	10.37	9.96	9.57	9.18	8.82	8.47	
		Final Maturity	Years	10/05/2029	05/05/2029	12/04/2028	07/08/2028	02/15/2028	09/28/2027	05/17/2027	01/08/2027	04/25/2024	01/25/2024	10/25/2023	04/25/2023	01/25/2023	10/25/2022	07/25/2022	07/25/2022	
Series C		With optional redemption *	Average life	Years	0.17	0.25	0.34	0.43	0.51	0.60	0.69	0.78	5.76	5.51	5.25	4.75	4.51	4.25	4.00	4.00
			Final Maturity	Years	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00	04/25/2024	01/25/2024	10/25/2023	04/25/2023	01/25/2023	10/25/2022	07/25/2022	07/25/2022
	Without optional redemption *	Average life	Years	14.10	13.83	13.53	13.22	12.88	12.53	12.17	11.80	14.10	13.83	13.53	13.22	12.88	12.53	12.17	11.80	
		Final Maturity	Years	08/27/2032	05/21/2032	02/01/2032	10/09/2031	06/07/2031	01/31/2031	09/21/2030	05/09/2030	04/25/2024	01/25/2024	10/25/2023	04/25/2023	01/25/2023	10/25/2022	07/25/2022	07/25/2022	
	Series D	With optional redemption *	Average life	Years	0.17	0.25	0.34	0.43	0.51	0.60	0.69	0.78	5.76	5.51	5.25	4.75	4.51	4.25	4.00	4.00
			Final Maturity	Years	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00	04/25/2024	01/25/2024	10/25/2023	04/25/2023	01/25/2023	10/25/2022	07/25/2022	07/25/2022
Without optional redemption *		Average life	Years	15.41	15.31	15.19	15.05	14.90	14.72	14.54	14.33	12/17/2033	11/09/2033	09/27/2033	08/08/2033	06/13/2033	04/11/2033	02/02/2033	11/19/2032	
		Final Maturity	Years	07/25/2034	07/25/2034	07/25/2034	07/25/2034	07/25/2034	07/25/2034	07/25/2034	07/25/2034	04/25/2024	01/25/2024	10/25/2023	04/25/2023	01/25/2023	10/25/2022	07/25/2022	07/25/2022	
Series E		With optional redemption *	Average life	Years	0.17	0.25	0.34	0.43	0.51	0.60	0.69	0.78	5.76	5.51	5.25	4.75	4.51	4.25	4.00	4.00
			Final Maturity	Years	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00	04/25/2024	01/25/2024	10/25/2023	04/25/2023	01/25/2023	10/25/2022	07/25/2022	07/25/2022
	Without optional redemption *	Average life	Years	16.01	16.01	16.01	16.01	16.01	16.01	16.01	16.01	16.01	16.01	16.01	16.01	16.01	16.01	16.01	16.01	
		Final Maturity	Years	07/25/2034	07/25/2034	07/25/2034	07/25/2034	07/25/2034	07/25/2034	07/25/2034	07/25/2034	04/25/2024	01/25/2024	10/25/2023	04/25/2023	01/25/2023	10/25/2022	07/25/2022	07/25/2022	

\* 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)						
Series	Current	% CE	At issue date			
			% CE	Current	At issue date	% CE
Series A	66.50%	35.98%	92.95%	1,561,700,000.00	7.05%	
Series B	17.33%	17.13%	3.58%	60,200,000.00	3.41%	
Series C	4.29%	12.46%	0.89%	14,900,000.00	2.50%	
Series D	3.80%	8.33%	0.79%	13,200,000.00	1.70%	
Series E	8.09%	1.79%		30,100,000.00		
Issue of Bonds	347,449,769.41			1,680,100,000.00		
Reserve Fund	8.33%	1.70%		28,100,000.00		

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	30,209,778.03	-0.321%	
Servicer ppal collect not yet credited	142,131.81		
Servicer ints collect not yet credited	9,298.17		
Liabilities	Available	Balance	Interest
Start-up Loan LT		0.00	
Start-up Loan S/T		0.00	

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 Europea de Titulización S.G.F.T

**Originator**

Bankia

**Servicer**

Bankia

**Lead Managers**

Bankia

Calyon

Deutsche Bank

JP Morgan

**Bond Underwriters and Placement Agents**

Bankia

Bankia

Calyon

Deutsche Bank

JP Morgan

Dexia

Fortis Bank

Banco Pastor

SCH

**Bond Paying Agent**

BNP Paribas

**Market**

AIAF Mercado de Renta Fija

**Register of Book Securities**

Iberclear

**Treasury Account**

Citibank

**Start-up Loan**

Bankia

**Swap**

Deutsche Bank

**Assets Custodian**

Bankia

**Fund Auditors**

KPMG Auditores

**Collateral: Residential mortgage loans (PTCs)**

General		
	Current	At constitution date
Count	5,766	14,547
Principal		
Principal outstanding	323,710,013.68	1,650,061,193.12
Average loan	56,141.17	113,429.66
Minimum	0.00	1.24
Maximum	402,005.92	768,383.59
Interest rate		
Weighted average (wac)	0.74%	3.26%
Minimum	0.15%	2.36%
Maximum	2.31%	5.00%
Final maturity		
Weighted average (WARM) (months)	164	311
Minimum	09/03/2018	06/26/2005
Maximum	10/21/2034	10/21/2034
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR	0.00%	0.05%
1-year EURIBOR/MIBOR (Mortgage Market)	100.00%	99.95%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.36	6.53	0.03	6.60
10.01 - 20%	5.51	15.98	0.33	15.91
20.01 - 30%	13.09	25.46	1.05	25.78
30.01 - 40%	16.95	35.42	2.57	35.83
40.01 - 50%	29.50	45.95	5.02	45.40
50.01 - 60%	23.13	54.66	8.23	55.36
60.01 - 70%	10.46	61.47	14.33	65.97
70.01 - 80%			31.56	76.34
80.01 - 90%			15.49	84.81
90.01 - 100%			21.40	95.98
Weighted average (WALTV)	42.94		75.31	
Minimum	0.00		0.00	
Maximum	64.74		100.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.15%	0.24%	0.25%	0.30%	0.60%
Annual Percentage Rate (CPR)	1.81%	2.82%	3.00%	3.53%	7.01%

Geographic distribution		
	Current	At constitution date
Andalucia	7.11%	7.66%
Aragon	1.38%	1.72%
Asturias	0.09%	0.12%
Balearic Islands	4.49%	4.69%
Basque Country	1.33%	1.32%
Canary Islands	8.99%	7.40%
Cantabria	0.03%	0.03%
Castilla-La Mancha	2.58%	2.54%
Castilla-Leon	1.93%	2.48%
Catalonia	12.71%	12.92%
Extremadura	0.34%	0.32%
Galicia	1.96%	1.60%
La Rioja	0.57%	0.59%
Madrid	15.88%	13.74%
Meillia	0.02%	0.01%
Murcia	3.86%	3.46%
Navarra	1.06%	1.38%
Valencia	35.67%	38.03%

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	120	35,451.86	4,012.10	0.00	39,463.96	1.12	7,847,494.21	7,886,958.17	32.50	37.72
from > 1 to = 2 months	22	18,340.76	1,871.22	0.00	20,211.98	0.58	1,849,983.87	1,870,195.85	7.71	37.43
from > 2 to = 3 months	7	7,617.29	1,034.04	0.00	8,652.13	0.25	442,607.73	451,259.86	1.86	46.97
from > 3 to = 6 months	14	19,680.62	2,294.48	0.00	21,975.10	0.63	797,874.72	819,849.82	3.38	35.41
from > 6 to < 12 months	13	39,905.60	5,760.66	0.00	45,666.26	1.30	810,238.07	855,904.33	3.53	45.81
from = 12 to < 18 months	14	75,352.38	9,776.85	0.00	85,129.23	2.42	969,673.63	1,054,802.86	4.35	43.93
from = 18 to < 24 months	8	48,506.87	8,954.34	0.00	57,461.21	1.64	444,207.83	501,669.04	2.07	56.48
from = 2 years	133	2,454,773.25	779,705.03	0.00	3,234,478.28	92.07	7,594,675.39	10,829,153.67	44.62	53.59
Subtotal	331	2,699,628.63	813,409.52	0.00	3,513,038.15	100.00	20,756,755.45	24,269,793.60	100.00	44.50
<b>Doubt debts (subjectives)</b>										
from = 12 to < 18 months	3	198,220.16	2,974.50	0.00	201,194.66	6.35	0.00	201,194.66	6.35	27.81
from = 18 to < 24 months	7	114,847.97	1,949.21	0.00	116,797.18	3.69	0.00	116,797.18	3.69	13.63
from = 2 years	68	2,669,535.98	180,705.81	0.00	2,850,241.79	89.96	0.00	2,850,241.79	89.96	27.65
Subtotal	78	2,982,604.11	185,629.52	0.00	3,168,233.63	100.00	0.00	3,168,233.63	100.00	26.65
Total	409	5,682,232.74	999,039.04	0.00	6,681,271.78		20,756,755.45	27,438,027.23		41.30