

Brief report

Date: 07/31/2018
 Currency: EUR

Constitution date
 12/09/2008

VAT Reg. no.
 V85587434

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

Originator
 Bankia

Servicer
 Bankia

Assets Custodian
 Bankia

Bond Paying Agent
 Banco Santander

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Banco Santander

Swap
 JP Morgan Chase

Start-up Loan
 Bankia

Subordinated Loan
 Bankia

Fund Auditors
 KPMG Auditores

Lead Manager and Subscriber
 Bankia

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
Series A ES0312847009	12/11/2008 25,837	47,383.51 1,224,247,747.87 47.38%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.0000% 10/23/2018 0.000000 Gross 0.000000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	10/23/2018 "Pass-Through"	A+	n.c. Aaa
Series B ES0312847017	12/11/2008 1,520	100,000.00 152,000,000.00 100.00%	100,000.00 152,000,000.00	Floating 3-M Euribor+0.600% 23.Jan/Apr/Jul/Oct	0.2790% 10/23/2018 71.300000 Gross 57.753000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuental / Pro rata under certain circumstances	n.c.	n.c. A2
Series C ES0312847025	12/11/2008 1,593	100,000.00 159,300,000.00 100.00%	100,000.00 159,300,000.00	Floating 3-M Euribor+1.200% 23.Jan/Apr/Jul/Oct	0.8790% 10/23/2018 224.633333 Gross 181.953000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuental / Pro rata under certain circumstances	n.c.	n.c. Baa3
Total		1,535,547,747.87	2,895,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	Option	Average life	Years	% Monthly CPR (SMM)									
				2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00		
Series A	With optional redemption *	Average life	8.17	7.34	6.64	6.05	5.53	5.09	4.71	4.38	4.00		
		Final Maturity	18.52	17.26	15.76	14.76	13.51	12.76	11.76	11.01	10.23		
		Date	09/22/2026	11/23/2025	03/12/2025	08/06/2024	02/02/2024	08/25/2023	04/08/2023	12/07/2022	07/23/2022		
	Without optional redemption *	Average life	8.17	7.34	6.64	6.05	5.53	5.09	4.71	4.38	4.00		
		Final Maturity	18.52	17.26	15.76	14.76	13.51	12.76	11.76	11.01	10.23		
		Date	09/22/2026	11/23/2025	03/12/2025	08/06/2024	02/02/2024	08/25/2023	04/08/2023	12/07/2022	07/23/2022		
Series B	With optional redemption *	Average life	19.38	17.91	16.66	15.42	14.41	13.41	12.44	11.68			
		Final Maturity	22.77	21.52	20.27	19.01	18.01	17.06	16.16	15.30			
		Date	01/23/2037	10/23/2035	04/23/2034	04/23/2033	01/23/2032	04/23/2031	04/23/2030	07/23/2029			
	Without optional redemption *	Average life	19.38	17.91	16.66	15.42	14.41	13.41	12.44	11.68			
		Final Maturity	22.77	21.52	20.27	19.01	18.01	17.06	16.16	15.30			
		Date	01/23/2037	10/23/2035	04/23/2034	04/23/2033	01/23/2032	04/23/2031	04/23/2030	07/23/2029			
Series C	With optional redemption *	Average life	19.52	18.01	16.76	15.52	14.52	13.51	12.51	11.76			
		Final Maturity	30.02	29.02	28.02	27.02	26.02	25.02	24.02	23.02			
		Date	04/14/2044	06/27/2043	08/11/2042	09/07/2041	09/25/2040	10/13/2039	11/04/2038	12/04/2037			
	Without optional redemption *	Average life	19.52	18.01	16.76	15.52	14.52	13.51	12.51	11.76			
		Final Maturity	30.02	29.02	28.02	27.02	26.02	25.02	24.02	23.02			
		Date	04/14/2044	06/27/2043	08/11/2042	09/07/2041	09/25/2040	10/13/2039	11/04/2038	12/04/2037			

* 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	79.73%	1,224,247,747.87	28.18%	89.25%	2,583,700,000.00	16.15%
Series B	9.90%	152,000,000.00	18.28%	5.25%	152,000,000.00	10.90%
Series C	10.37%	159,300,000.00	7.91%	5.50%	159,300,000.00	5.40%
Issue of Bonds		1,535,547,747.87			2,895,000,000.00	
Reserve Fund	7.91%	121,447,733.66	5.40%		156,330,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	153,706,201.30	0.000%	
Servicer ppal collect not yet credited	508,238.40		
Servicer ints collect not yet credited	14,735.06		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		173,532,000.00	1.179%
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

Collateral: Residential mortgage loans (PTCs)

General			
	Current	At constitution date	
Count	12,381	16,973	
Principal			
Principal outstanding	1,583,892,586.22	2,895,001,466.75	
Average loan	127,929.29	170,565.10	
Minimum	0.00	207.23	
Maximum	756,149.68	904,672.45	
Interest rate			
Weighted average (wac)	0.61%	5.77%	
Minimum	0.06%	4.50%	
Maximum	3.66%	7.25%	
Final maturity			
Weighted average (WARM) (months)	306	409	
Minimum	08/05/2018	08/10/2010	
Maximum	08/30/2048	08/30/2048	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	100.00%	99.99%	

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% Pool
0.01 - 10%	0.28	6.93	0.02
10.01 - 20%	1.22	15.79	0.28
20.01 - 30%	2.95	25.48	0.79
30.01 - 40%	6.27	35.69	2.07
40.01 - 50%	11.61	45.55	4.44
50.01 - 60%	18.49	55.31	7.76
60.01 - 70%	22.87	64.64	13.33
70.01 - 80%	17.15	75.43	36.08
80.01 - 90%	14.39	83.74	11.01
90.01 - 100%	4.78	95.15	24.20
Weighted average (WALTV)	63.02		76.78
Minimum	0.00		0.14
Maximum	100.00		100.00

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Lead Manager and Suscriber
 Bankia

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.19%	0.13%	0.13%	0.15%	0.29%
Annual Percentage Rate (CPR)	2.20%	1.55%	1.52%	1.79%	3.39%

Geographic distribution		
	Current	At constitution date
Andalucia	14.73%	14.39%
Aragon	0.60%	0.61%
Asturias	0.82%	0.74%
Balearic Islands	7.03%	6.80%
Basque Country	0.85%	0.85%
Canary Islands	3.07%	3.30%
Cantabria	0.48%	0.43%
Castilla-La Mancha	3.16%	3.13%
Castilla-Leon	2.55%	2.78%
Catalonia	15.67%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.51%	0.47%
Galicia	1.56%	1.42%
La Rioja	0.17%	0.16%
Madrid	9.95%	9.07%
Melilla	0.03%	0.02%
Murcia	2.74%	2.95%
Navarra	0.57%	0.66%
Valencia	35.50%	36.94%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		Total	%	
<i>Delinquencies</i>										
Up to 1 month	194	62,265.69	11,942.27	0.00	74,207.96	0.62	26,736,120.39	26,810,328.35	19.39	59.90
from > 1 to = 2 months	75	57,675.01	12,993.45	0.00	70,668.46	0.59	11,802,472.40	11,873,140.86	8.59	68.07
from > 2 to = 3 months	39	51,944.69	10,078.51	0.00	62,023.20	0.52	6,301,839.50	6,363,862.70	4.60	64.88
from > 3 to = 6 months	57	120,681.54	27,805.36	0.00	148,486.90	1.25	9,895,290.00	10,043,776.90	7.26	65.52
from > 6 to < 12 months	81	326,729.66	83,005.68	0.00	409,735.34	3.45	13,133,579.03	13,543,314.37	9.80	64.78
from = 12 to < 18 months	44	270,132.63	75,005.94	0.00	345,138.57	2.90	6,908,369.23	7,253,507.80	5.25	69.99
from = 18 to < 24 months	35	342,760.23	87,054.19	0.00	429,814.42	3.61	5,494,324.77	5,924,139.19	4.29	60.15
from = 2 years	321	7,349,402.60	3,001,416.69	0.00	10,350,819.29	87.05	46,085,937.29	56,436,756.58	40.82	71.97
Subtotal	846	8,581,592.05	3,309,302.09	0.00	11,890,894.14	100.00	126,357,932.61	138,248,826.75	100.00	66.83
<i>Doubt debts (subjectives)</i>										
from = 12 to < 18 months	22	1,716,777.95	19,768.01	0.00	1,736,545.96	6.81	0.00	1,736,545.96	6.81	31.55
from = 18 to < 24 months	16	1,398,454.58	20,238.36	0.00	1,418,692.94	5.57	0.00	1,418,692.94	5.57	36.59
from = 2 years	222	21,288,094.33	1,041,539.03	0.00	22,329,633.36	87.62	0.00	22,329,633.36	87.62	46.26
Subtotal	260	24,403,326.86	1,081,545.40	0.00	25,484,872.26	100.00	0.00	25,484,872.26	100.00	44.21
Total	1,106	32,984,918.91	4,390,847.49	0.00	37,375,766.40		126,357,932.61	163,733,699.01		61.90