

Brief report

Date: 01/31/2018
 Currency: EUR

Date of constitution
 02/02/2009

VAT Reg. no.
 V85623668

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

Originator
 Bankia

Servicer
 Bankia

Lead Manager and Subscriber
 Bankia

Bond Paying Agent
 Banco Santander

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Banco Santander

Start-up Loan
 Bankia

Subordinated Loan
 Bankia

Assets Custodian
 Bankia

Fund Auditors
 Deloitte

Issued securities: Mortgage-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 ES0361745005	02/04/2009 9,040	34,577.82 312,583,492.80 34.58%	100,000.00 904,000,000.00	Floating 3-M Euribor+0.300% 24.Feb/May/Aug/Nov	0.0000% 02/26/2018 0.000000 Gross 0.000000 Net	05/24/2052 Quarterly 24.Feb/May/Aug/Nov	02/26/2018 "Pass-Through"	Aa2sf Aaa n.c.	Asf
Series B ES0361745013	02/04/2009 375	100,000.00 37,500,000.00 100.00%	100,000.00 37,500,000.00	Floating 3-M Euribor+0.600% 24.Feb/May/Aug/Nov	0.2710% 02/26/2018 70.761111 Gross 57.316500 Net	05/24/2052 Quarterly 24.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Aa2sf n.c.	Aa3 n.c.
Series C ES0361745021	02/04/2009 285	100,000.00 28,500,000.00 100.00%	100,000.00 28,500,000.00	Floating 3-M Euribor+1.200% 24.Feb/May/Aug/Nov	0.8710% 02/26/2018 227.427778 Gross 184.216500 Net	05/24/2052 Quarterly 24.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Aa2sf n.c.	Baa1 n.c.
Series D ES0361745039	02/04/2009 300	100,000.00 30,000,000.00 100.00%	100,000.00 30,000,000.00	Floating 3-M Euribor+2.000% 24.Feb/May/Aug/Nov	1.6710% 02/26/2018 436.316667 Gross 353.416500 Net	05/24/2052 Quarterly 24.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A2sf n.c.	B1 n.c.
Total		408,583,492.80	1,000,000,000.00						

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									
				0,08	0,17	0,25	0,34	0,42	0,51	0,60	0,69		
Series A	With optional redemption *	Average life	Years	6.16	5.66	5.22	4.84	4.51	4.21	3.95	3.72		
		Final Maturity	Years	14.01	13.01	12.26	11.50	10.76	10.01	9.50	9.01		
	Without optional redemption *	Average life	Years	6.16	5.66	5.22	4.84	4.51	4.21	3.95	3.72		
		Final Maturity	Years	14.01	13.01	12.26	11.50	10.76	10.01	9.50	9.01		
	Series B	With optional redemption *	Average life	Years	14.25	13.26	12.26	11.50	10.76	10.24	9.50	9.01	
			Final Maturity	Years	14.26	13.26	12.26	11.50	10.76	10.26	9.50	9.01	
Without optional redemption *		Average life	Years	15.51	14.53	13.65	12.82	12.05	11.33	10.69	10.11		
		Final Maturity	Years	17.26	16.26	15.26	14.51	13.50	12.76	12.26	11.50		
Series C		With optional redemption *	Average life	Years	14.26	13.26	12.26	11.50	10.76	10.26	9.50	9.01	
			Final Maturity	Years	14.26	13.26	12.26	11.50	10.76	10.26	9.50	9.01	
	Without optional redemption *	Average life	Years	18.89	17.91	16.94	16.02	15.17	14.38	13.65	12.96		
		Final Maturity	Years	20.76	19.76	18.76	18.01	17.01	16.26	15.51	14.76		
	Series D	With optional redemption *	Average life	Years	14.26	13.26	12.26	11.50	10.76	10.26	9.50	9.01	
			Final Maturity	Years	14.26	13.26	12.26	11.50	10.76	10.26	9.50	9.01	
Without optional redemption *		Average life	Years	24.55	23.64	22.76	21.89	21.04	20.21	19.39	18.61		
		Final Maturity	Years	30.77	30.77	30.77	30.77	30.77	30.77	30.77	30.77		

* 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	% CE	% CE	% CE	
Series A	76.50%	312,583,492.80	37.90%	90.40%	904,000,000.00	16.80%
Series B	9.18%	37,500,000.00	28.72%	3.75%	37,500,000.00	13.05%
Series C	6.98%	28,500,000.00	21.74%	2.85%	28,500,000.00	10.20%
Series D	7.34%	30,000,000.00	14.40%	3.00%	30,000,000.00	7.20%
Issue of Bonds		408,583,492.80			1,000,000,000.00	
Reserve Fund	14.40%	58,836,022.96		7.20%	72,000,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	73,325,024.02	0.000%	
Servicer ppal collect not yet credited	237,632.40		
Servicer ints collect not yet credited	6,830.07		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		58,836,022.96	1.171%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

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Collateral: Mortgage loans

General		
	Current	At constitution date
Count	5,107	7,710
Principal		
Principal outstanding	419,235,766.41	1,000,013,631.29
Average loan	82,090.42	129,703.45
Minimum	0.00	6.98
Maximum	642,435.54	982,091.87
Interest rate		
Weighted average (wac)	0.72%	5.82%
Minimum	0.07%	4.05%
Maximum	1.85%	7.50%
Final maturity		
Weighted average (WARM) (months)	228	302
Minimum	02/01/2018	02/05/2009
Maximum	10/10/2048	09/10/2048
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR (Mortgage Market)	100.00%	100.00%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.46	7.05	0.16	7.74
10.01 - 20%	5.44	15.64	1.45	15.86
20.01 - 30%	11.84	25.37	4.30	25.51
30.01 - 40%	15.78	35.32	7.61	35.46
40.01 - 50%	24.18	45.16	10.99	45.16
50.01 - 60%	28.24	54.75	15.50	55.36
60.01 - 70%	11.45	63.89	35.25	66.72
70.01 - 80%	1.21	74.39	22.55	76.44
80.01 - 90%	0.27	83.17	1.12	84.71
90.01 - 100%	0.13	95.23	1.08	96.91
Weighted average (WALTV)	44.48		60.33	
Minimum	0.00		0.00	
Maximum	99.94		100.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.16%	0.27%	0.24%	0.28%	0.41%
Annual Percentage Rate (CPR)	1.85%	3.17%	2.87%	3.35%	4.80%

Geographic distribution		
	Current	At constitution date
Andalucia	9.75%	9.99%
Aragon	0.97%	0.81%
Asturias	0.17%	0.14%
Balearic Islands	7.37%	7.80%
Basque Country	0.77%	0.61%
Canary Islands	2.01%	2.09%
Cantabria	0.24%	0.18%
Castilla-La Mancha	2.33%	2.03%
Castilla-Leon	1.61%	2.38%
Catalonia	8.27%	7.49%
Extremadura	0.28%	0.20%
Galicia	0.81%	0.68%
La Rioja	0.17%	0.16%
Madrid	4.67%	4.36%
Murcia	5.01%	4.98%
Navarra	3.45%	3.40%
Valencia	52.12%	52.72%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
<i>Delinquencies</i>										
Up to 1 month	114	41,524.19	5,552.57	0.00	47,076.76	0.80	10,839,203.72	10,886,280.48	25.11	38.71
from > 1 to ≤ 2 months	31	23,772.39	3,594.69	0.00	27,367.08	0.46	2,878,737.91	2,906,104.99	6.70	38.74
from > 2 to ≤ 3 months	17	23,142.21	2,312.62	0.00	25,454.83	0.43	1,191,056.02	1,216,510.85	2.81	28.66
from > 3 to ≤ 6 months	15	26,513.73	4,007.26	0.00	30,520.99	0.52	1,149,294.36	1,178,815.35	2.72	40.64
from > 6 to < 12 months	16	54,559.00	10,110.81	0.00	64,669.81	1.10	1,252,016.38	1,316,686.19	3.04	47.99
from ≥ 12 to < 18 months	17	123,839.06	19,755.19	0.00	143,594.25	2.43	1,602,647.29	1,746,241.54	4.03	48.46
from ≥ 18 to < 24 months	11	98,603.99	14,173.11	0.00	112,777.10	1.91	745,164.84	857,941.94	1.98	39.71
from ≥ 2 years	177	4,164,164.08	1,285,836.70	0.00	5,450,000.78	92.35	17,792,484.18	23,242,484.96	53.61	51.63
Subtotal	398	4,556,118.65	1,345,342.95	0.00	5,901,461.60	100.00	37,449,604.70	43,351,066.30	100.00	45.02
<i>Doubt debts (subjectives)</i>										
from > 6 to < 12 months	12	580,829.93	4,747.39	0.00	585,577.32	11.89	0.00	585,577.32	11.89	23.70
from ≥ 12 to < 18 months	6	334,949.23	3,218.93	0.00	338,168.16	6.86	0.00	338,168.16	6.86	26.06
from ≥ 18 to < 24 months	9	317,759.20	5,616.08	0.00	323,375.28	6.56	0.00	323,375.28	6.56	15.78
from ≥ 2 years	57	3,535,926.57	143,642.41	0.00	3,679,568.98	74.69	0.00	3,679,568.98	74.69	25.37
Subtotal	84	4,769,464.93	157,224.81	0.00	4,926,689.74	100.00	0.00	4,926,689.74	100.00	24.24
Total	482	9,325,583.58	1,502,567.76	0.00	10,828,151.34		37,449,604.70	48,277,756.04		41.40