

Brief report

Date: 03/31/2018
 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	34,261.16 309,720,886.40 34.26%	100,000.00 904,000,000.00	Floating 3-M Euribor+0.300% 24.Feb/May/Aug/Nov	0.0000% 05/24/2018 0.000000 Gross 0.000000 Net	05/24/2052 Quarterly 24.Feb/May/Aug/Nov	05/24/2018 "Pass-Through"	Aa2sf Aaa n.c.	Asf
Series B ES0361745013	02/04/2009 375	79,615.33 29,855,748.75 79.62%	100,000.00 37,500,000.00	Floating 3-M Euribor+0.600% 24.Feb/May/Aug/Nov	0.2720% 05/24/2018 52.333810 Gross 42.390386 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	0.8720% 05/24/2018 210.733333 Gross 170.694000 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	1.6720% 05/24/2018 404.066667 Gross 327.294000 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		398,076,635.15	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	6.22	5.72	5.27	4.88	4.54	4.25	3.98	3.74		
		Final Maturity	Years	13.75	13.00	12.00	11.25	10.50	10.00	9.24	8.75		
	Without optional redemption *	Average life	Years	6.23	5.72	5.27	4.89	4.55	4.25	3.98	3.75		
		Final Maturity	Years	14.25	13.25	12.50	11.75	11.00	10.25	9.75	9.24		
	Series B	With optional redemption *	Average life	Years	13.75	13.00	12.00	11.25	10.50	10.00	9.24	8.75	
			Final Maturity	Years	11/24/2031	02/24/2031	02/24/2030	05/24/2029	08/24/2028	02/24/2028	05/24/2027	11/24/2026	
Without optional redemption *		Average life	Years	15.51	14.54	13.67	12.85	12.08	11.36	10.71	10.12		
		Final Maturity	Years	08/28/2033	09/07/2032	10/24/2031	12/29/2030	03/23/2030	07/03/2029	11/07/2028	04/07/2028		
Series C		With optional redemption *	Average life	Years	13.75	13.00	12.00	11.25	10.50	10.00	9.24	8.75	
			Final Maturity	Years	11/24/2031	02/24/2031	02/24/2030	05/24/2029	08/24/2028	02/24/2028	05/24/2027	11/24/2026	
	Without optional redemption *	Average life	Years	18.59	17.62	16.66	15.75	14.90	14.12	13.40	12.73		
		Final Maturity	Years	09/24/2036	10/06/2035	10/19/2034	11/22/2033	01/17/2033	04/08/2032	07/19/2031	11/15/2030		
	Series D	With optional redemption *	Average life	Years	13.75	13.00	12.00	11.25	10.50	10.00	9.24	8.75	
			Final Maturity	Years	11/23/2031	02/23/2031	02/23/2030	05/24/2029	08/23/2028	02/24/2028	05/23/2027	11/24/2026	
Without optional redemption *		Average life	Years	24.27	23.36	22.48	21.62	20.78	19.95	19.15	18.37		
		Final Maturity	Years	05/27/2042	07/02/2041	08/15/2040	10/06/2039	12/03/2038	02/04/2038	04/15/2037	07/06/2036		
* 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	77.80%	309,720,886.40	36.98%	90.40%	904,000,000.00	16.80%
Series B	7.50%	29,855,748.75	29.48%	3.75%	37,500,000.00	13.05%
Series C	7.16%	28,500,000.00	22.32%	2.85%	28,500,000.00	10.20%
Series D	7.54%	30,000,000.00	14.78%	3.00%	30,000,000.00	7.20%
Issue of Bonds		398,076,635.15			1,000,000,000.00	
Reserve Fund	14.78%	58,836,022.96		7.20%	72,000,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	68,670,750.80	0.000%	
Servicer ppal collect not yet credited	185,825.55		
Servicer ints collect not yet credited	10,571.30		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		58,836,022.96	1.172%
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	5,048	7,710
Principal		
Principal outstanding	411,870,966.43	1,000,013,631.29
Average loan	81,590.92	129,703.45
Minimum	0.00	6.98
Maximum	639,051.95	982,091.87
Interest rate		
Weighted average (wac)	0.70%	5.82%
Minimum	0.07%	4.05%
Maximum	1.81%	7.50%
Final maturity		
Weighted average (WARM) (months)	227	302
Minimum	04/01/2018	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%	1.47	7.05	0.16	7.74
10.01 - 20%	5.72	15.71	1.45	15.86
20.01 - 30%	12.06	25.43	4.30	25.51
30.01 - 40%	16.22	35.42	7.61	35.46
40.01 - 50%	23.91	45.15	10.99	45.16
50.01 - 60%	28.04	54.60	15.50	55.36
60.01 - 70%	11.04	63.76	35.25	66.72
70.01 - 80%	1.12	74.30	22.55	76.44
80.01 - 90%	0.27	82.73	1.12	84.71
90.01 - 100%	0.13	94.83	1.08	96.91
Weighted average (WALTV)	44.15		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%	0.20%	0.26%	0.25%	0.41%
Annual Percentage Rate (CPR)	1.87%	2.40%	3.12%	2.92%	4.77%

Geographic distribution		
	Current	At constitution date
Andalucia	9.80%	9.99%
Aragon	0.96%	0.81%
Asturias	0.17%	0.14%
Balearic Islands	7.33%	7.80%
Basque Country	0.78%	0.61%
Canary Islands	1.99%	2.09%
Cantabria	0.24%	0.18%
Castilla-La Mancha	2.34%	2.03%
Castilla-Leon	1.62%	2.38%
Catalonia	8.25%	7.49%
Extremadura	0.29%	0.20%
Galicia	0.79%	0.68%
La Rioja	0.17%	0.16%
Madrid	4.68%	4.36%
Murcia	5.05%	4.98%
Navarra	3.43%	3.40%
Valencia	52.13%	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	101	34,549.24	4,274.10	0.00	38,823.34	0.67	8,680,449.98	8,719,273.32	21.42	39.41
from > 1 to = 2 months	39	30,773.25	3,799.23	0.00	34,572.48	0.59	3,053,990.68	3,088,563.16	7.59	31.93
from > 2 to = 3 months	14	16,914.93	2,075.95	0.00	18,990.88	0.33	1,043,252.99	1,062,243.87	2.61	32.45
from > 3 to = 6 months	17	35,957.09	5,150.25	0.00	41,107.34	0.71	1,567,996.60	1,609,103.94	3.95	42.57
from > 6 to < 12 months	18	56,503.52	9,961.18	0.00	66,464.70	1.14	1,446,302.32	1,512,767.02	3.72	45.44
from = 12 to < 18 months	12	77,157.78	15,082.32	0.00	92,240.10	1.59	1,334,336.35	1,426,576.45	3.50	52.35
from = 18 to < 24 months	15	129,559.34	20,969.19	0.00	150,528.53	2.59	1,188,121.19	1,338,649.72	3.29	46.20
from = 2 years	171	4,120,614.48	1,254,023.06	0.00	5,374,637.54	92.39	16,570,543.54	21,945,181.08	53.92	50.53
Subtotal	387	4,502,029.63	1,315,335.28	0.00	5,817,364.91	100.00	34,884,993.65	40,702,358.56	100.00	44.61
<i>Doubt debts (subjectives)</i>										
from > 6 to < 12 months	6	291,301.41	2,847.54	0.00	294,148.95	5.96	0.00	294,148.95	5.96	24.40
from = 12 to < 18 months	10	498,184.52	4,824.83	0.00	503,009.35	10.20	0.00	503,009.35	10.20	24.81
from = 18 to < 24 months	9	412,697.78	6,779.38	0.00	419,477.16	8.50	0.00	419,477.16	8.50	18.49
from = 2 years	59	3,567,281.22	148,833.32	0.00	3,716,114.54	75.34	0.00	3,716,114.54	75.34	25.08
Subtotal	84	4,769,464.93	163,285.07	0.00	4,932,750.00	100.00	0.00	4,932,750.00	100.00	24.27
Total	471	9,271,494.56	1,478,620.35	0.00	10,750,114.91		34,884,993.65	45,635,108.56		40.91