

Brief report

Date: 05/31/2018
 Currency: EUR

Constitution date
 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	33,185.92 300,000,716.80 33.19%	100,000.00 904,000,000.00	Floating 3-M Euribor+0.300% 24.Feb/May/Aug/Nov	0.0000% 08/24/2018 0.000000 Gross 0.000000 Net	05/24/2052 Quarterly 24.Feb/May/Aug/Nov	08/24/2018 "Pass-Through"	Aa1 Asf	Aaa n.c.
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	0.2760% 08/24/2018 56.155346 Gross 45.485830 Net	05/24/2052 Quarterly 24.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Aa1 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	0.8760% 08/24/2018 223.866667 Gross 181.332000 Net	05/24/2052 Quarterly 24.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Aa1 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	1.6760% 08/24/2018 428.311111 Gross 346.932000 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		388,356,465.55	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)									
				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	6.14	5.64	5.19	4.81	4.47	4.17	3.91	3.67		
		Final Maturity	Years	07/12/2024	01/09/2024	07/31/2023	03/13/2023	11/09/2022	07/25/2022	04/19/2022	01/23/2022		
	Without optional redemption *	Average life	Years	6.15	5.64	5.20	4.81	4.47	4.17	3.91	3.67		
		Final Maturity	Years	07/14/2024	01/10/2024	08/02/2023	03/14/2023	11/11/2022	07/25/2022	04/20/2022	01/24/2022		
	Series B	With optional redemption *	Average life	Years	13.51	12.76	11.76	11.01	10.26	9.76	9.26	8.76	
			Final Maturity	Years	11/24/2031	02/24/2031	02/24/2030	05/24/2029	08/24/2028	02/24/2028	08/24/2027	02/24/2027	
Without optional redemption *		Average life	Years	13.51	12.76	11.76	11.01	10.26	9.76	9.26	8.76		
		Final Maturity	Years	11/24/2031	02/24/2031	02/24/2030	05/24/2029	08/24/2028	02/24/2028	08/24/2027	02/24/2027		
Series C		With optional redemption *	Average life	Years	15.25	14.29	13.43	12.62	11.86	11.15	10.51	9.92	
			Final Maturity	Years	08/19/2033	09/02/2032	10/23/2031	01/01/2031	03/29/2030	07/14/2029	11/21/2028	04/23/2028	
	Without optional redemption *	Average life	Years	16.77	15.77	14.77	14.01	13.01	12.51	11.76	11.01		
		Final Maturity	Years	02/24/2035	02/24/2034	02/24/2033	05/24/2032	05/24/2031	11/24/2030	02/24/2030	05/24/2029		
	Series D	With optional redemption *	Average life	Years	13.51	12.76	11.76	11.01	10.26	9.76	9.26	8.76	
			Final Maturity	Years	11/24/2031	02/24/2031	02/24/2030	05/24/2029	08/24/2028	02/24/2028	08/24/2027	02/24/2027	
Without optional redemption *		Average life	Years	18.33	17.37	16.42	15.52	14.68	13.91	13.20	12.53		
		Final Maturity	Years	09/17/2036	10/03/2035	10/19/2034	11/25/2033	01/24/2033	04/17/2032	07/31/2031	11/30/2030		
Series D		With optional redemption *	Average life	Years	20.27	19.27	18.27	17.52	16.52	15.77	15.01	14.26	
			Final Maturity	Years	08/24/2038	08/24/2037	08/24/2036	11/24/2035	11/24/2034	02/24/2034	05/24/2033	08/24/2032	
	Without optional redemption *	Average life	Years	13.51	12.76	11.76	11.01	10.26	9.76	9.26	8.76		
		Final Maturity	Years	11/23/2031	02/23/2031	02/24/2030	05/23/2029	08/23/2028	02/24/2028	08/23/2027	02/24/2027		
	Without optional redemption *	Average life	Years	24.01	23.12	22.25	21.39	20.56	19.74	18.94	18.17		
		Final Maturity	Years	05/23/2042	06/30/2041	08/16/2040	10/09/2039	12/09/2038	02/12/2038	04/26/2037	07/19/2036		
				30.27	30.27	30.27	30.27	30.27	30.27	30.27	30.27		
				08/24/2048	08/24/2048	08/24/2048	08/24/2048	08/24/2048	08/24/2048	08/24/2048	08/24/2048		

* 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	77.25%	300,000,716.80	37.85%	90.40%	904,000,000.00
Series B	7.69%	29,855,748.75	30.16%	3.75%	37,500,000.00
Series C	7.34%	28,500,000.00	22.82%	2.85%	28,500,000.00
Series D	7.72%	30,000,000.00	15.10%	3.00%	30,000,000.00
Issue of Bonds		388,356,465.55			1,000,000,000.00
Reserve Fund	15.10%	58,626,457.63	7.20%		72,000,000.00

Other financial operations (current)			
Assets		Interest	
		Balance	Interest
Treasury Account		59,487,465.32	0.000%
Servicer ppal collect not yet credited		180,475.60	
Servicer ints collect not yet credited		6,282.21	
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		58,836,022.96	1.176%
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 (PTCs)

General		
	Current	At constitution date
Count	4,988	7,710
Principal		
Principal outstanding	404,331,844.60	1,000,013,631.29
Average loan	81,060.92	129,703.45
Minimum	0.00	6.98
Maximum	635,617.90	982,091.87
Interest rate		
Weighted average (wac)	0.69%	5.82%
Minimum	0.06%	4.05%
Maximum	1.81%	7.50%
Final maturity		
Weighted average (WARM) (months)	225	302
Minimum	06/04/2018	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	6.98	0.16	7.74
10.01 - 20%	5.96	15.70	1.45	15.86
20.01 - 30%	12.05	25.39	4.30	25.51
30.01 - 40%	16.40	35.34	7.61	35.46
40.01 - 50%	24.68	45.17	10.99	45.16
50.01 - 60%	27.55	54.58	15.50	55.36
60.01 - 70%	10.48	63.75	35.25	66.72
70.01 - 80%	0.99	74.49	22.55	76.44
80.01 - 90%	0.28	82.29	1.12	84.71
90.01 - 100%	0.13	94.25	1.08	96.91
Weighted average (WALTV)	43.85		60.33	
Minimum	0.00		0.00	
Maximum	99.42		100.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.34%	0.24%	0.25%	0.23%	0.40%
Annual Percentage Rate (CPR)	3.95%	2.79%	2.98%	2.77%	4.74%

Geographic distribution		
	Current	At constitution date
Andalucia	9.83%	9.99%
Aragon	0.96%	0.81%
Asturias	0.17%	0.14%
Balearic Islands	7.21%	7.80%
Basque Country	0.78%	0.61%
Canary Islands	1.96%	2.09%
Cantabria	0.24%	0.18%
Castilla-La Mancha	2.35%	2.03%
Castilla-Leon	1.60%	2.38%
Catalonia	8.26%	7.49%
Extremadura	0.29%	0.20%
Galicia	0.79%	0.68%
La Rioja	0.17%	0.16%
Madrid	4.66%	4.36%
Murcia	5.09%	4.98%
Navarra	3.45%	3.40%
Valencia	52.17%	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	79	28,216.78	3,133.44	0.00	31,350.22	0.54	6,626,110.16	6,657,460.38	17.37	34.48
from > 1 to = 2 months	40	35,088.75	4,003.63	0.00	39,092.38	0.67	3,558,012.94	3,597,105.32	9.39	32.44
from > 2 to = 3 months	14	15,865.40	1,900.07	0.00	17,765.47	0.30	993,571.99	1,011,137.46	2.64	37.63
from > 3 to = 6 months	23	45,057.14	6,467.30	0.00	52,124.44	0.90	1,936,529.40	1,988,653.84	5.19	40.03
from > 6 to < 12 months	13	51,343.83	8,149.04	0.00	59,492.87	1.03	1,151,836.37	1,211,429.24	3.16	43.75
from = 12 to < 18 months	17	83,057.00	14,490.11	0.00	97,547.11	1.68	1,296,926.59	1,394,473.70	3.64	50.01
from = 18 to < 24 months	14	124,127.69	20,416.79	0.00	144,544.48	2.49	1,283,359.18	1,427,903.66	3.73	47.46
from = 2 years	166	4,124,015.86	1,228,071.50	0.00	5,352,087.36	92.38	15,677,843.38	21,029,930.74	54.88	50.44
Subtotal	366	4,507,172.45	1,286,631.88	0.00	5,793,804.33	100.00	32,524,290.01	38,318,094.34	100.00	43.39
<i>Doubt debts (subjectives)</i>										
from = 12 to < 18 months	14	732,906.98	8,004.89	0.00	740,911.87	15.00	0.00	740,911.87	15.00	25.64
from = 18 to < 24 months	9	385,461.61	6,331.86	0.00	391,793.47	7.93	0.00	391,793.47	7.93	16.90
from = 2 years	61	3,651,096.34	154,854.07	0.00	3,805,950.41	77.06	0.00	3,805,950.41	77.06	25.18
Subtotal	84	4,769,464.93	169,190.82	0.00	4,938,655.75	100.00	0.00	4,938,655.75	100.00	24.30
Total	450	9,276,637.38	1,455,822.70	0.00	10,732,460.08		32,524,290.01	43,256,750.09		39.82