

Brief report

Date: 09/30/2018
 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
 Bancaja

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 Auditor
 KPMG Auditores

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	32,054.39 289,771,685.60 32.05%	100,000.00 904,000,000.00	Floating 3-M Euribor+0.300% 24.Feb/May/Aug/Nov	0.0000% 11/26/2018 0.000000 Gross 0.000000 Net	05/24/2052 Quarterly 24.Feb/May/Aug/Nov	11/26/2018 "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	0.2810% 11/26/2018 58.415537 Gross 47.316585 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	0.8810% 11/26/2018 230.038889 Gross 186.331500 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	1.6810% 11/26/2018 438.927778 Gross 355.531500 Net	05/24/2052 Quarterly 24.Feb/May/Aug/Nov	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Aa3 n.c.	B1 n.c.
Total		378,127,434.35	1,000,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date													
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)									
				0,08	0,17	0,25	0,34	0,43	0,51	0,60	0,69		
Series A	With optional redemption *	Average life	Years	5.09	4.71	4.38	4.09	3.83	3.60	3.39	3.20		
			Date	09/25/2023	05/10/2023	01/09/2023	09/25/2022	06/22/2022	03/29/2022	01/12/2022	11/03/2021		
		Final Maturity	Years	11.51	10.78	10.01	9.51	9.01	8.51	8.01	7.51	7.51	
			Date	02/24/2030	05/24/2029	08/24/2028	02/24/2028	08/24/2027	02/24/2027	08/24/2026	02/24/2026		
		Without optional redemption *	Average life	Years	5.10	4.72	4.39	4.09	3.83	3.60	3.39	3.20	
				Date	09/27/2023	05/12/2023	01/10/2023	09/25/2022	06/23/2022	03/30/2022	01/12/2022	11/05/2021	
	Final Maturity		Years	12.01	11.26	10.51	9.76	9.26	8.75	8.26	7.75	7.75	
			Date	08/24/2030	11/24/2029	02/24/2029	05/24/2028	11/24/2027	05/24/2027	11/24/2026	05/24/2026		
	Series B		With optional redemption *	Average life	Years	11.51	10.76	10.01	9.51	9.01	8.51	8.01	7.51
					Date	02/24/2030	05/24/2029	08/24/2028	02/24/2028	08/24/2027	02/24/2027	08/24/2026	02/24/2026
		Final Maturity		Years	11.51	10.76	10.01	9.51	9.01	8.51	8.01	7.51	7.51
			Date	02/24/2030	05/24/2029	08/24/2028	02/24/2028	08/24/2027	02/24/2027	08/24/2026	02/24/2026		
Without optional redemption *		Average life	Years	13.16	12.36	11.62	10.92	10.29	9.71	9.20	8.74		
			Date	10/17/2031	12/31/2030	04/02/2030	07/23/2029	12/04/2028	05/08/2028	11/03/2027	05/19/2027		
	Final Maturity	Years	14.52	13.78	13.01	12.26	11.51	10.76	10.26	9.76			
Series C	With optional redemption *	Average life	Years	11.51	10.76	10.01	9.51	9.01	8.51	8.01	7.51		
			Date	02/24/2030	05/24/2029	08/24/2028	02/24/2028	08/24/2027	02/24/2027	08/24/2026	02/24/2026		
		Final Maturity	Years	11.51	10.76	10.01	9.51	9.01	8.51	8.01	7.51	7.51	
	Date		02/24/2030	05/24/2029	08/24/2028	02/24/2028	08/24/2027	02/24/2027	08/24/2026	02/24/2026			
	Without optional redemption *	Average life	Years	16.15	15.26	14.44	13.68	12.98	12.32	11.70	11.12		
			Date	10/13/2034	11/24/2033	01/27/2033	04/25/2032	08/12/2031	12/16/2030	05/03/2030	10/04/2029		
Final Maturity		Years	18.01	17.26	16.26	15.52	14.76	14.01	13.51	12.76			
Series D	With optional redemption *	Average life	Years	11.51	10.76	10.01	9.51	9.01	8.51	8.01	7.51		
			Date	02/24/2030	05/24/2029	08/23/2028	02/24/2028	08/24/2027	02/24/2027	08/23/2026	02/23/2026		
		Final Maturity	Years	11.51	10.76	10.01	9.51	9.01	8.51	8.01	7.51		
	Date		02/24/2030	05/24/2029	08/24/2028	02/24/2028	08/24/2027	02/24/2027	08/24/2026	02/24/2026			
	Without optional redemption *	Average life	Years	21.98	21.14	20.31	19.50	18.71	17.95	17.23	16.53		
			Date	08/10/2040	10/07/2039	12/10/2038	02/17/2038	05/04/2037	07/31/2036	11/10/2035	03/02/2035		
Final Maturity		Years	30.02	30.02	30.02	30.02	30.02	30.02	30.02	30.02			
Date	08/24/2048	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		
Series A	76.63%	289,771,685.60	38.93%	90.40%	904,000,000.00
Series B	7.90%	29,855,748.75	31.03%	3.75%	37,500,000.00
Series C	7.54%	28,500,000.00	23.49%	2.85%	28,500,000.00
Series D	7.93%	30,000,000.00	15.56%	3.00%	30,000,000.00
Issue of Bonds		378,127,434.35			1,000,000,000.00
Reserve Fund	15.56%	58,836,022.96	7.20%		72,000,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	63,236,269.38	0.000%	
Servicer ppal collect not yet credited	188,576.84		
Servicer ints collect not yet credited	9,114.85		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		58,836,022.96	1.181%
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	4,878	7,710
Principal		
Principal outstanding	389,733,586.80	1,000,013,631.29
Average loan	79,896.18	129,703.45
Minimum	0.00	6.98
Maximum	628,741.88	982,091.87
Interest rate		
Weighted average (wac)	0.68%	5.82%
Minimum	0.06%	4.05%
Maximum	1.82%	7.50%
Final maturity		
Weighted average (WARM) (months)	223	302
Minimum	10/05/2018	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%	1.53	6.95	0.16	7.74
10.01 - 20%	6.47	15.74	1.45	15.86
20.01 - 30%	12.15	25.40	4.30	25.51
30.01 - 40%	17.16	35.29	7.61	35.46
40.01 - 50%	26.21	45.32	10.99	45.16
50.01 - 60%	25.90	54.67	15.50	55.36
60.01 - 70%	9.18	63.54	35.25	66.72
70.01 - 80%	1.06	74.13	22.55	76.44
80.01 - 90%	0.21	82.05	1.12	84.71
90.01 - 100%	0.13	93.10	1.08	96.91
Weighted average (WALTV)	43.22		60.33	
Minimum	0.00		0.00	
Maximum	98.38		100.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.30%	0.30%	0.30%	0.28%	0.40%
Annual Percentage Rate (CPR)	3.50%	3.54%	3.58%	3.35%	4.71%

Geographic distribution		
	Current	At constitution date
Andalucia	9.80%	9.99%
Aragon	0.98%	0.81%
Asturias	0.18%	0.14%
Balearic Islands	7.04%	7.80%
Basque Country	0.79%	0.61%
Canary Islands	1.98%	2.09%
Cantabria	0.24%	0.18%
Castilla-La Mancha	2.39%	2.03%
Castilla-Leon	1.62%	2.38%
Catalonia	8.27%	7.49%
Extremadura	0.29%	0.20%
Galicia	0.80%	0.68%
La Rioja	0.17%	0.16%
Madrid	4.69%	4.36%
Murcia	5.00%	4.98%
Navarra	3.43%	3.40%
Valencia	52.31%	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	96	26,754.12	3,346.99	0.00	30,101.11	0.51	7,936,999.81	7,967,100.92	19.78	33.96
from > 1 to = 2 months	35	32,524.13	4,001.30	0.00	36,525.43	0.62	3,430,114.87	3,466,640.30	8.61	37.74
from > 2 to = 3 months	23	27,262.33	3,333.47	0.00	30,595.80	0.52	1,992,070.36	2,022,666.16	5.02	36.06
from > 3 to = 6 months	22	48,220.72	6,580.05	0.00	54,800.77	0.93	2,073,196.36	2,127,997.13	5.28	37.95
from > 6 to < 12 months	20	83,091.44	10,444.80	0.00	93,536.24	1.59	1,572,319.69	1,665,855.93	4.14	36.32
from = 12 to < 18 months	17	81,642.08	13,196.43	0.00	94,838.51	1.62	1,124,216.73	1,219,055.24	3.03	45.08
from = 18 to < 24 months	7	67,863.92	14,050.99	0.00	81,914.91	1.39	931,053.37	1,012,968.28	2.52	54.99
from ≥ 2 years	169	4,231,572.67	1,218,282.80	0.00	5,449,855.47	92.81	15,337,674.73	20,787,530.20	51.62	51.29
Subtotal	389	4,598,931.41	1,273,236.83	0.00	5,872,168.24	100.00	34,397,645.92	40,269,814.16	100.00	43.06
<i>Doubt debts (subjectives)</i>										
from = 12 to < 18 months	6	291,301.41	4,073.05	0.00	295,374.46	5.97	0.00	295,374.46	5.97	24.50
from = 18 to < 24 months	10	498,184.52	6,488.87	0.00	504,673.39	10.20	0.00	504,673.39	10.20	24.89
from ≥ 2 years	68	3,979,979.00	170,042.43	0.00	4,150,021.43	83.84	0.00	4,150,021.43	83.84	24.29
Subtotal	84	4,769,464.93	180,604.35	0.00	4,950,069.28	100.00	0.00	4,950,069.28	100.00	24.36
Total	473	9,368,396.34	1,453,841.18	0.00	10,822,237.52		34,397,645.92	45,219,883.44		