

Brief report

Date: 10/31/2018
Currency: EUR

Issued securities: Mortgage-Backed Bonds

Constitution date

02/02/2009

VAT Reg. no.

V85623668

Management Company

Europea de Titulización, S.G.F.T

Originator

Bankia

Servicer

Bankia

Load 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

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 MOOD / SPOO	
		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	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	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	11.51	10.76	10.01	9.51	9.01	8.51	8.01	7.51
	Without optional redemption *	Average life	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	12.01	11.26	10.51	9.76	9.26	8.75	8.26	7.75
Series B	With optional redemption *	Average life	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	11.51	10.76	10.01	9.51	9.01	8.51	8.01	7.51
	Without optional redemption *	Average life	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	14.52	13.76	13.01	12.26	11.51	10.76	10.26	9.76
Series C	With optional redemption *	Average life	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	11.51	10.76	10.01	9.51	9.01	8.51	8.01	7.51
	Without optional redemption *	Average life	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	18.01	17.26	16.26	15.52	14.76	14.01	13.51	12.76
Series D	With optional redemption *	Average life	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	08/23/2026	02/23/2026
		Final Maturity	11.51	10.76	10.01	9.51	9.01	8.51	8.01	7.51
	Without optional redemption *	Average life	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	02/11/2038	05/04/2037	07/31/2036	11/10/2035	03/02/2035
		Final Maturity	30.02	30.02	30.02	30.02	30.02	30.02	30.02	30.02

* Optional clean up call when the amount of the outstanding balance of the securitized assets is less than 10 per 100 of the initial outstanding balance.
Hypothesis of delinquency and default assumptions of the securitized assets: 0%

Credit enhancement and financial operations

Credit enhancement (CE)					
		Current		At issue date	
		% CE	% CE	% CE	% CE
Series A	76.63%	289,771,685.60	38.93%	90.40%	16.80%
Series B	7.90%	29,855,748.75	31.03%	3.75%	13.05%
Series C	7.54%	28,500,000.00	23.49%	2.85%	10.20%
Series D	7.93%	30,000,000.00	15.56%	3.00%	7.20%
Issue of Bonds		378,127,434.35			
Reserve Fund	15.56%	58,836,022.96		7.20%	

Other financial operations (current)			
Assets		Balance	
		Interest	Interest
Treasury Account		67,471,249.14	0.000%
Servicer ppal collect not yet credited		127,542.76	
Servicer ints collect not yet credited		7,297.77	
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	

Brief report

Date: 10/31/2018
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
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

Collateral: Mortgage loans (PTCs)

General		
	Current	At constitution date
Count	4,852	7,710
Principal		
Principal outstanding	385,708,166.55	1,000,013,631.29
Average loan	79,494.68	129,703.45
Minimum	0.00	6.98
Maximum	627,021.22	982,091.87
Interest rate		
Weighted average (wac)	0.67%	5.82%
Minimum	0.06%	4.05%
Maximum	1.82%	7.50%
Final maturity		
Weighted average (WARM) (months)	222	302
Minimum	11/05/2018	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%	1.58	6.96	0.16	7.74
10.01 - 20%	6.56	15.75	1.45	15.86
20.01 - 30%	12.30	25.46	4.30	25.51
30.01 - 40%	17.23	35.32	7.61	35.46
40.01 - 50%	26.64	45.34	10.99	45.16
50.01 - 60%	25.62	54.71	15.50	55.36
60.01 - 70%	8.73	63.60	35.25	66.72
70.01 - 80%	0.99	74.19	22.55	76.44
80.01 - 90%	0.22	81.84	1.12	84.71
90.01 - 100%	0.14	92.81	1.08	96.91
Weighted average (WALTV)	43.05		60.33	
Minimum	0.00		0.00	
Maximum	98.12		100.00	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month, mort. (SMM)	0.44%	0.34%	0.34%	0.29%	0.40%
Annual Percentage Rate (CPR)	5.18%	3.99%	4.03%	3.46%	4.71%

Geographic distribution		
	Current	At constitution date
Andalucia	9.86%	9.99%
Aragon	0.98%	0.81%
Asturias	0.18%	0.14%
Balearic Islands	6.98%	7.80%
Basque Country	0.76%	0.61%
Canary Islands	1.99%	2.09%
Cantabria	0.24%	0.18%
Castilla-La Mancha	2.40%	2.03%
Castilla-Leon	1.58%	2.38%
Catalonia	8.27%	7.49%
Extremadura	0.30%	0.20%
Galicia	0.81%	0.68%
La Rioja	0.17%	0.16%
Madrid	4.69%	4.36%
Murcia	5.01%	4.98%
Navarra	3.43%	3.40%
Valencia	52.35%	52.72%

Current delinquency									
Aging	Assets	Overdue debt				Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total %				
Delinquencies									
Up to 1 month	86	22,241.78	2,709.47	0.00	24,951.25	6,061,699.75	6,086,651.00	15.96	33.32
from > 1 to = 2 months	38	30,037.56	3,844.07	0.00	33,881.63	3,545,308.92	3,579,190.55	9.38	38.59
from > 2 to = 3 months	23	28,773.61	3,575.01	0.00	32,348.62	1,873,223.06	1,905,571.68	5.00	35.09
from > 3 to = 6 months	20	48,445.72	6,819.35	0.00	55,265.07	2,005,932.38	2,061,197.45	5.40	39.40
from > 6 to < 12 months	19	64,624.61	8,500.36	0.00	73,124.97	1,396,600.08	1,469,725.05	3.85	33.46
from = 12 to < 18 months	15	81,498.81	12,235.42	0.00	93,734.23	1,071,097.09	1,164,831.32	3.05	43.09
from = 18 to < 24 months	11	94,269.80	17,968.44	0.00	112,238.24	1,177,316.61	1,289,554.85	3.38	53.42
from ≥ 2 years	167	4,258,653.18	1,209,227.86	0.00	5,467,881.04	15,119,441.05	20,587,322.09	53.97	51.24
Subtotal	379	4,628,545.07	1,264,879.98	0.00	5,893,425.05	32,250,618.94	38,144,043.99	100.00	43.40
Doubt debts (subjectives)									
from = 12 to < 18 months	2	112,048.24	1,464.32	0.00	113,512.56	0.00	113,512.56	2.29	26.57
from = 18 to < 24 months	14	677,437.69	9,560.17	0.00	686,997.86	0.00	686,997.86	13.87	24.48
from ≥ 2 years	68	3,979,979.00	172,358.27	0.00	4,152,337.27	0.00	4,152,337.27	83.84	24.30
Subtotal	84	4,769,464.93	183,382.76	0.00	4,952,847.69	0.00	4,952,847.69	100.00	24.37
Total	463	9,398,010.00	1,448,262.74	0.00	10,846,272.74	32,250,618.94	43,096,891.68		