

Brief report

Date: 02/28/2017
 Currency: EUR

Date of constitution
 07/23/2010

VAT Reg. no.
 V86009974

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

Originator
 Bankia

Servicer
 Bankia

Lead Manager and Suscriber
 Bankia

Bond Paying Agent
 BBVA

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 BBVA

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		Interest type	Interest Rate	Redemption		Rating	
				(Bond Unit / Series Total / %Factor)				Final maturity (legal)	Next		Fitch / Moody's
				Current	Original	Reference rate and margin	Next coupon			Current	Original
Series A	ES0361746003	07/27/2010	4,725	31,084.84 146,875,869.00 31.08%	100,000.00 472,500,000.00	Floating 3-M Euribor+0.300% 23.Feb/May/Aug/Nov	0.0000% 05/23/2017 0.000000 Gross 0.000000 Net	05/23/2063 Quarterly 23.Feb/May/Aug/Nov	05/23/2017 "Pass-Through" Secuential	A+sf Aa2sf	AAA Aaa
Series B	ES0361746011	07/27/2010	4,025	100,000.00 402,500,000.00 100.00%	100,000.00 402,500,000.00	Floating 3-M Euribor+0.700% 23.Feb/May/Aug/Nov	0.3710% 05/23/2017 91.719444 Gross 74.292750 Net	05/23/2063 Quarterly 23.Feb/May/Aug/Nov	05/23/2017 "Pass-Through" Secuential	n.c. Caa2	n.c. Caa2
Total				549,375,869.00	875,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	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		
				1,00	2,00	3,00	4,00	5,00	6,00	7,00	8,00		
Series A	With optional redemption *	Average life	Years	3.27	2.74	2.36	2.07	1.85	1.67	1.52	1.40		
		Date	05/30/2020	11/21/2019	07/05/2019	03/21/2019	12/29/2018	10/24/2018	08/31/2018	07/17/2018			
	Final Maturity	Years	6.50	5.50	4.75	4.25	3.75	3.25	3.00	2.75	2.75		
	Date	08/23/2023	08/23/2022	11/23/2021	05/23/2021	11/23/2020	05/23/2020	02/23/2020	11/23/2019				
Series B	With optional redemption *	Average life	Years	3.27	2.74	2.36	2.07	1.85	1.67	1.52	1.40		
		Date	05/30/2020	11/21/2019	07/05/2019	03/21/2019	12/29/2018	10/24/2018	08/31/2018	07/17/2018			
	Final Maturity	Years	6.50	5.50	4.75	4.25	3.75	3.25	3.00	2.75	2.75		
	Date	08/23/2023	08/23/2022	11/23/2021	05/23/2021	11/23/2020	05/23/2020	02/23/2020	11/23/2019				
Series B	Without optional redemption *	Average life	Years	16.56	14.96	13.59	12.37	11.28	10.36	9.53	8.82		
		Date	09/13/2033	02/06/2032	09/22/2030	07/04/2029	06/02/2028	07/01/2027	09/01/2026	12/18/2025			
	Final Maturity	Years	24.26	22.51	21.01	19.51	18.01	16.76	15.51	14.50			
	Date	05/23/2041	08/23/2039	02/23/2038	08/23/2036	02/23/2035	11/23/2033	08/23/2032	08/23/2031				
Series B	Without optional redemption *	Average life	Years	17.39	15.91	14.59	13.42	12.38	11.47	10.65	9.92		
		Date	07/11/2034	01/15/2033	09/22/2031	07/23/2030	07/10/2029	08/09/2028	10/16/2027	01/23/2027			
	Final Maturity	Years	42.52	42.52	42.52	42.52	42.52	42.52	42.52	42.52			
	Date	08/23/2059	08/23/2059	08/23/2059	08/23/2059	08/23/2059	08/23/2059	08/23/2059	08/23/2059				

* 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 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	26.74%	146,875,869.00	81.22%	54.00%	472,500,000.00	51.00%
Series B	73.26%	402,500,000.00	7.96%	46.00%	402,500,000.00	5.00%
Issue of Bonds		549,375,869.00			875,000,000.00	
Reserve Fund	7.96%	43,750,000.00	5.00%		43,750,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	55,015,102.19	0.000%	
Servicer ppal collect not yet credited	79,914.72		
Servicer ints collect not yet credited	16,423.13		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		43,750,000.00	0.000%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Mortgage loans

General			
	Current	At constitution date	
Count	4,164	5,250	
Principal			
Principal outstanding	564,393,601.86	875,009,974.62	
Average loan	135,541.21	166,668.57	
Minimum	0.00	235.41	
Maximum	650,983.90	771,995.90	
Interest rate			
Weighted average (wac)	0.90%	2.49%	
Minimum	0.33%	1.26%	
Maximum	2.67%	5.00%	
Final maturity			
Weighted average (WARM) (months)	339	299	
Minimum	05/05/2017	01/03/1950	
Maximum	11/05/2059	12/12/2049	
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%	0.09	6.70	0.00	8.87
10.01 - 20%	0.32	15.70	0.13	16.92
20.01 - 30%	1.08	25.44	0.40	25.38
30.01 - 40%	1.69	35.77	0.83	35.01
40.01 - 50%	2.87	45.31	0.89	44.85
50.01 - 60%	4.67	55.42	2.05	56.20
60.01 - 70%	14.06	66.35	4.89	65.79
70.01 - 80%	36.86	75.40	7.30	77.26
80.01 - 90%	33.83	83.57	38.68	84.91
90.01 - 100%	4.54	94.87	44.83	95.54
Weighted average (WALTV)	74.52		86.50	
Minimum	0.00		0.19	
Maximum	100.00		100.00	

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.12%	0.18%	0.15%	0.19%	0.30%
Annual Percentage Rate (CPR)	1.38%	2.18%	1.82%	2.23%	3.51%

Geographic distribution		
	Current	At constitution date
Andalucia	11.72%	11.70%
Aragon	0.68%	0.64%
Asturias	0.74%	0.70%
Balearic Islands	6.31%	5.93%
Basque Country	1.02%	0.87%
Canary Islands	4.67%	4.55%
Cantabria	0.62%	0.52%
Castilla-La Mancha	2.68%	2.58%
Castilla-Leon	2.79%	2.54%
Catalonia	13.90%	13.92%
Extremadura	0.68%	0.70%
Galicia	1.46%	1.30%
La Rioja	0.19%	0.16%
Madrid	9.35%	8.64%
Murcia	2.44%	2.65%
Navarra	0.56%	0.50%
Valencia	40.17%	42.11%

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	99	23,347.89	7,960.40	0.00	31,308.29	0.74	13,251,043.16	13,282,351.45	23.26	72.83
from > 1 to ≤ 2 months	35	20,697.34	7,670.86	0.00	28,368.20	0.67	5,276,422.28	5,304,790.48	9.29	70.37
from > 2 to ≤ 3 months	21	21,330.15	7,942.75	0.00	29,272.90	0.69	2,890,856.80	2,920,129.70	5.11	72.72
from > 3 to ≤ 6 months	18	26,664.83	10,051.19	0.00	36,716.02	0.86	2,569,816.28	2,606,532.30	4.56	76.59
from > 6 to < 12 months	29	95,036.33	35,239.54	0.00	130,275.87	3.07	3,827,698.57	3,957,974.44	6.93	71.55
from ≥ 12 to < 18 months	10	41,023.36	21,175.28	0.00	62,198.64	1.46	1,266,014.16	1,328,212.80	2.33	72.85
from ≥ 18 to < 24 months	18	142,238.56	69,499.88	0.00	211,738.44	4.99	2,732,105.02	2,943,843.46	5.15	79.68
from ≥ 2 years	134	2,214,857.86	1,502,071.76	0.00	3,716,929.62	87.52	21,052,424.76	24,769,354.38	43.37	90.47
Subtotal	364	2,585,196.32	1,661,611.66	0.00	4,246,807.98	100.00	52,866,381.03	57,113,189.01	100.00	79.74
<i>Doubt debts (subjectives)</i>										
Up to 1 month	5	312,415.76	631.31	0.00	313,047.07	3.92	0.00	313,047.07	3.92	29.27
from > 1 to ≤ 2 months	1	27,646.20	80.95	0.00	27,727.15	0.35	0.00	27,727.15	0.35	15.35
from > 2 to ≤ 3 months	2	191,791.58	687.34	0.00	192,478.92	2.41	0.00	192,478.92	2.41	40.65
from > 3 to ≤ 6 months	2	133,022.98	602.56	0.00	133,625.54	1.67	0.00	133,625.54	1.67	42.16
from > 6 to < 12 months	15	1,102,838.12	13,508.52	0.00	1,116,346.64	13.97	0.00	1,116,346.64	13.97	39.85
from ≥ 12 to < 18 months	7	532,572.30	8,792.19	0.00	541,364.49	6.77	0.00	541,364.49	6.77	46.54
from ≥ 18 to < 24 months	7	703,612.14	17,021.57	0.00	720,633.71	9.02	0.00	720,633.71	9.02	54.32
from ≥ 2 years	51	4,733,243.41	215,016.59	0.00	4,948,260.00	61.90	0.00	4,948,260.00	61.90	55.46
Subtotal	90	7,737,142.49	256,341.03	0.00	7,993,483.52	100.00	0.00	7,993,483.52	100.00	49.18
Total	454	10,322,338.81	1,917,952.69	0.00	12,240,291.50		52,866,381.03	65,106,672.53		74.09