

Brief report

Date: 02/28/2017  
 Currency: EUR

Date of constitution  
 12/23/2010

VAT Reg. no.  
 V86106663

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

Originator  
 Bankia

Servicer  
 Bankia

Lead Manager and Subscriber  
 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 (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 ES0361747001	12/28/2010 2,745	39,989.50 109,771,177.50 39.99%	100,000.00 274,500,000.00	Floating 3-M Euribor+0.300% 27.Mar/Jun/Sep/Dec	0.0000% 03/27/2017 0.000000 Gross 0.000000 Net	03/27/2064 Quarterly 27.Mar/Jun/Sep/Dec	03/27/2017 "Pass-Through" Secuential	A+sf Aa2sf	AAAsf Aaasf
Series B ES0361747019	12/28/2010 1,755	100,000.00 175,500,000.00 100.00%	100,000.00 175,500,000.00	Floating 3-M Euribor+0.700% 27.Mar/Jun/Sep/Dec	0.3840% 03/27/2017 96.000000 Gross 77.760000 Net	03/27/2064 Quarterly 27.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Secuential	- Caa2sf	- Caa2sf
Total		285,271,177.50	450,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
		% 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	4.61	3.94	3.44	3.05	2.75	2.50	2.30	2.13
		Final Maturity	Years	08/06/2021	12/05/2020	06/05/2020	01/16/2020	09/26/2019	06/27/2019	04/14/2019	02/11/2019
			Years	9.25	8.01	7.00	6.25	5.50	5.00	4.75	4.25
			Date	03/27/2026	12/27/2024	12/27/2023	03/27/2023	06/27/2022	12/27/2021	09/27/2021	03/27/2021
Series B	With optional redemption *	Average life	Years	4.61	3.94	3.44	3.05	2.75	2.50	2.30	2.13
		Final Maturity	Years	08/06/2021	12/05/2020	06/05/2020	01/16/2020	09/26/2019	06/27/2019	04/14/2019	02/11/2019
			Years	9.25	8.01	7.00	6.25	5.50	5.00	4.75	4.25
			Date	03/27/2026	12/27/2024	12/27/2023	03/27/2023	06/27/2022	12/27/2021	09/27/2021	03/27/2021
Series B	Without optional redemption *	Average life	Years	18.30	16.61	15.15	13.83	12.65	11.65	10.74	9.97
		Final Maturity	Years	04/11/2035	08/03/2033	02/15/2032	10/24/2030	08/19/2029	08/17/2028	09/21/2027	12/14/2026
			Years	24.52	22.76	21.26	19.76	18.26	17.01	15.76	14.76
			Date	06/27/2041	09/27/2039	03/27/2038	09/27/2036	03/27/2035	12/27/2033	09/27/2032	09/27/2031
Series B	Without optional redemption *	Average life	Years	19.26	17.71	16.32	15.07	13.95	12.95	12.06	11.25
		Final Maturity	Years	03/27/2036	09/09/2034	04/18/2033	01/17/2032	12/05/2030	12/05/2029	01/13/2029	03/27/2028
			Years	43.53	43.53	43.53	43.53	43.53	43.53	43.53	43.53
			Date	06/27/2060	06/27/2060	06/27/2060	06/27/2060	06/27/2060	06/27/2060	06/27/2060	06/27/2060

\* 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	38.48%	109,771,177.50	69.41%	61.00%	274,500,000.00	44.00%
Series B	61.52%	175,500,000.00	7.89%	39.00%	175,500,000.00	5.00%
Issue of Bonds		285,271,177.50			450,000,000.00	
Reserve Fund	7.89%	22,500,000.00	5.00%		22,500,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	31,590,846.04	0.000%	
Servicer ppal collect not yet credited	45,753.47		
Servicer ints collect not yet credited	8,631.08		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		22,500,000.00	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	2,330	2,873	
Principal			
Principal outstanding	291,015,613.16	450,066,893.45	
Average loan	124,899.40	156,653.98	
Minimum	0.00	8,618.29	
Maximum	624,766.43	971,868.85	
Interest rate			
Weighted average (wac)	0.96%	2.51%	
Minimum	0.00%	1.21%	
Maximum	2.99%	5.85%	
Final maturity			
Weighted average (WARM) (months)	339	405	
Minimum	04/25/2017	06/03/2015	
Maximum	07/03/2060	07/03/2060	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	100.00%	100.00%	

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	0.21	6.92	0.01
10.01 - 20%	0.92	15.71	0.34
20.01 - 30%	1.39	25.37	0.76
30.01 - 40%	2.23	35.66	1.07
40.01 - 50%	3.81	45.07	1.58
50.01 - 60%	5.24	55.49	2.09
60.01 - 70%	14.82	66.11	6.48
70.01 - 80%	46.33	75.00	10.95
80.01 - 90%	23.09	84.22	44.77
90.01 - 100%	1.97	93.28	31.95
Weighted average (WALTV)	71.76		83.53
Minimum	0.00		7.59
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)	0.16%	0.22%	0.19%	0.17%	0.32%
Annual Percentage Rate (CPR)	1.92%	2.63%	2.23%	1.98%	3.74%

Geographic distribution		
	Current	At constitution date
Andalucia	12.28%	12.88%
Aragon	1.09%	0.99%
Asturias	0.98%	0.79%
Balearic Islands	9.10%	7.87%
Basque Country	1.52%	1.49%
Canary Islands	6.00%	5.78%
Cantabria	0.44%	0.34%
Castilla-La Mancha	3.40%	3.07%
Castilla-Leon	3.77%	3.70%
Catalonia	12.01%	12.65%
Extremadura	0.52%	0.62%
Galicia	1.66%	1.59%
La Rioja	0.13%	0.18%
Madrid	5.55%	4.96%
Melilla		0.02%
Murcia	1.69%	1.70%
Navarra	1.01%	0.96%
Valencia	38.85%	40.42%

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	54	11,097.37	3,544.47	0.00	14,641.84	0.61	7,111,991.04	7,126,632.88	24.60	72.63
from > 1 to ≤ 2 months	14	6,284.12	2,214.87	0.00	8,498.99	0.36	1,248,496.58	1,256,995.57	4.34	64.96
from > 2 to ≤ 3 months	11	12,034.20	4,580.20	0.00	16,614.40	0.70	1,796,167.01	1,812,781.41	6.26	76.89
from > 3 to ≤ 6 months	9	11,484.66	5,193.72	0.00	16,678.38	0.70	1,016,384.45	1,033,062.83	3.57	67.39
from > 6 to < 12 months	10	24,784.22	9,810.96	0.00	34,595.18	1.45	1,275,403.53	1,309,998.71	4.52	76.03
from ≥ 12 to < 18 months	10	45,791.51	17,671.19	0.00	63,462.70	2.66	1,170,754.51	1,234,217.21	4.26	74.05
from ≥ 18 to < 24 months	7	33,429.20	19,668.27	0.00	53,097.47	2.23	830,068.61	883,166.08	3.05	83.88
from ≥ 2 years	81	1,332,758.89	843,047.83	0.00	2,175,806.72	91.29	12,140,446.92	14,316,253.64	49.41	87.02
Subtotal	196	1,477,664.17	905,731.51	0.00	2,383,395.68	100.00	26,589,712.65	28,973,108.33	100.00	79.31
<i>Doubt debts (subjectives)</i>										
from > 1 to ≤ 2 months	1	18,000.92	0.00	0.00	18,000.92	0.41	0.00	18,000.92	0.41	7.88
from > 3 to ≤ 6 months	1	28,595.46	0.00	0.00	28,595.46	0.64	0.00	28,595.46	0.64	14.40
from > 6 to < 12 months	9	452,629.11	3,123.36	0.00	455,752.47	10.26	0.00	455,752.47	10.26	27.99
from ≥ 12 to < 18 months	3	175,454.84	2,929.27	0.00	178,384.11	4.02	0.00	178,384.11	4.02	39.83
from ≥ 18 to < 24 months	8	668,801.13	13,326.70	0.00	682,127.83	15.35	0.00	682,127.83	15.35	43.52
from ≥ 2 years	29	2,927,528.58	152,545.78	0.00	3,080,074.36	69.33	0.00	3,080,074.36	69.33	50.72
Subtotal	51	4,271,010.04	171,925.11	0.00	4,442,935.15	100.00	0.00	4,442,935.15	100.00	43.80
Total	247	5,748,674.21	1,077,656.62	0.00	6,826,330.83		26,589,712.65	33,416,043.48		71.59