

Brief report

Date: 05/31/2018  
 Currency: EUR

Constitution date  
 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  
 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 ES0361747001	12/28/2010 2,745	32,378.38 88,878,653.10 32.38%	100,000.00 274,500,000.00	Floating 3-M Euribor+0.300% 27.Mar/Jun/Sep/Dec	0.0000% 06/27/2018 0.000000 Gross 0.000000 Net	03/27/2064 Quarterly 27.Mar/Jun/Sep/Dec	06/27/2018 "Pass-Through" Secuential	A+sf Aa1	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	0.3710% 06/27/2018 94.811111 Gross 76.797000 Net	03/27/2064 Quarterly 27.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Secuential	- Caa2sf	- Caa2sf
Total		264,378,653.10	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	3.85	3.30	2.89	2.57	2.32	2.11	1.94	1.80
		Final Maturity	Years	01/29/2022	07/13/2021	02/13/2021	10/19/2020	07/19/2020	05/06/2020	03/05/2020	01/13/2020
			Years	7.76	6.76	5.76	5.25	4.76	4.25	3.76	3.51
			Date	12/27/2025	12/27/2024	12/27/2023	06/27/2023	12/27/2022	06/27/2022	12/27/2021	09/27/2021
Series B	With optional redemption *	Average life	Years	3.85	3.30	2.89	2.57	2.32	2.11	1.94	1.80
		Final Maturity	Years	01/29/2022	07/13/2021	02/13/2021	10/19/2020	07/19/2020	05/06/2020	03/05/2020	01/13/2020
			Years	7.76	6.76	5.76	5.25	4.76	4.25	3.76	3.51
			Date	12/27/2025	12/27/2024	12/27/2023	06/27/2023	12/27/2022	06/27/2022	12/27/2021	09/27/2021
Series B	Without optional redemption *	Average life	Years	16.70	15.19	13.84	12.69	11.59	10.66	9.87	9.15
		Final Maturity	Years	12/03/2034	06/01/2033	01/24/2032	11/29/2030	10/24/2029	11/18/2028	02/05/2028	05/20/2027
			Years	22.77	21.27	19.77	18.52	17.01	15.76	14.76	13.76
			Date	12/27/2040	06/27/2039	12/27/2037	09/27/2036	03/27/2035	12/27/2033	12/27/2032	12/27/2031
Series B	Without optional redemption *	Average life	Years	17.73	16.32	15.06	13.92	12.90	12.00	11.18	10.45
		Final Maturity	Years	12/15/2035	07/19/2034	04/12/2033	02/22/2032	02/16/2031	03/22/2030	05/29/2029	09/05/2028
			Years	42.28	42.28	42.28	42.28	42.28	42.28	42.28	42.28
			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	33.62%	88,878,653.10	74.89%	61.00%	274,500,000.00
Series B	66.38%	175,500,000.00	8.51%	39.00%	175,500,000.00
Issue of Bonds		264,378,653.10			450,000,000.00
Reserve Fund	8.51%	22,500,000.00	5.00%		22,500,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	30,697,449.90	0.000%	
Servicer ppal collect not yet credited	15,901.61		
Servicer ints collect not yet credited	3,381.22		
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 (PTCs)

General			
	Current	At constitution date	
Count	2,246	2,873	
Principal			
Principal outstanding	268,131,933.78	450,066,893.45	
Average loan	119,381.98	156,653.98	
Minimum	0.00	8,618.29	
Maximum	568,869.59	971,868.85	
Interest rate			
Weighted average (wac)	0.84%	2.51%	
Minimum	0.21%	1.21%	
Maximum	2.58%	5.85%	
Final maturity			
Weighted average (WARM) (months)	325	405	
Minimum	06/03/2018	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	% Pool	% LTV
0.01 - 10%	0.23	6.18	0.01	9.02
10.01 - 20%	1.03	15.37	0.34	15.92
20.01 - 30%	1.48	25.14	0.76	26.31
30.01 - 40%	2.98	35.29	1.07	35.48
40.01 - 50%	3.74	45.30	1.58	44.92
50.01 - 60%	7.51	55.56	2.09	55.57
60.01 - 70%	24.54	66.55	6.48	65.07
70.01 - 80%	41.74	74.59	10.95	77.34
80.01 - 90%	15.80	83.44	44.77	85.02
90.01 - 100%	0.95	93.75	31.95	94.76
Weighted average (WALTV)	69.00		83.53	
Minimum	0.00		7.59	
Maximum	98.73		100.00	

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.18%	0.12%	0.13%	0.14%	0.29%
Annual Percentage Rate (CPR)	2.14%	1.41%	1.50%	1.66%	3.37%

Geographic distribution		
	Current	At constitution date
Andalucia	12.39%	12.88%
Aragon	1.13%	0.99%
Asturias	0.98%	0.79%
Balearic Islands	9.09%	7.87%
Basque Country	1.42%	1.49%
Canary Islands	6.08%	5.78%
Cantabria	0.45%	0.34%
Castilla-La Mancha	3.54%	3.07%
Castilla-Leon	3.86%	3.70%
Catalonia	11.81%	12.65%
Extremadura	0.55%	0.62%
Galicia	1.63%	1.59%
La Rioja	0.13%	0.18%
Madrid	5.65%	4.96%
Melilla		0.02%
Murcia	1.73%	1.70%
Navarra	0.99%	0.96%
Valencia	38.58%	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	29	8,858.96	2,311.55	0.00	11,170.51	0.50	3,926,435.61	3,937,606.12	19.28	64.12
from > 1 to = 2 months	11	6,619.57	1,428.51	0.00	8,048.08	0.36	982,786.09	990,834.17	4.85	56.47
from > 2 to = 3 months	6	8,719.86	2,279.41	0.00	10,999.27	0.50	868,966.80	879,966.07	4.31	76.92
from > 3 to = 6 months	8	7,937.29	3,346.70	0.00	11,283.99	0.51	757,057.95	768,341.94	3.76	65.40
from > 6 to < 12 months	12	32,338.83	10,776.61	0.00	43,115.44	1.95	1,402,504.78	1,445,620.22	7.08	73.94
from = 12 to < 18 months	7	34,953.79	11,154.46	0.00	46,108.25	2.08	864,487.24	910,595.49	4.46	75.01
from = 18 to < 24 months	6	37,471.36	12,060.49	0.00	49,531.85	2.24	512,077.57	561,609.42	2.75	60.52
from = 2 years	67	1,296,437.56	735,645.70	0.00	2,032,083.26	91.85	8,891,453.27	10,923,536.53	53.50	87.18
Subtotal	146	1,433,337.22	779,003.43	0.00	2,212,340.65	100.00	18,205,769.31	20,418,109.96	100.00	76.07
<i>Doubt debts (subjectives)</i>										
from = 18 to < 24 months	1	69,132.56	0.00	0.00	69,132.56	1.88	0.00	69,132.56	1.88	41.51
from = 2 years	36	3,418,918.63	189,265.01	0.00	3,608,183.64	98.12	0.00	3,608,183.64	98.12	49.77
Subtotal	37	3,488,051.19	189,265.01	0.00	3,677,316.20	100.00	0.00	3,677,316.20	100.00	49.59
Total	183	4,921,388.41	968,268.44	0.00	5,889,656.85		18,205,769.31	24,095,426.16		70.33