

Brief report

Date: 05/31/2016  
 Currency: EUR

Date of constitution  
 10/11/2004

VAT Reg. no.  
 V84126606

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

Originator  
 Bankia

Servicer  
 Bankia

Lead Managers  
 Bankia  
 Calyon  
 Lehman Brothers

Bond Underwriters and Placement Agents  
 Bankia  
 Calyon  
 Lehman Brothers  
 CDC Ixis Capital Markets  
 UBM-UniCredit Banca Mobiliare

Bond Paying Agent  
 BNP Paribas

Market  
 AIAF Mercado de Renta Fija

Register of Book Securities  
 Iberclear

Treasury Account  
 Citibank

Subordinated Loan  
 Bankia

Start-up Loan  
 Bankia

Swap  
 Royal Bank of Scotland

Series A3(G) Liquidity Facility  
 Banco Santander

Series A3(G) Guarantee  
 Estado Español

Assets Custodian  
 Bankia

Fund Auditors  
 Deloitte (ejercicios 2009 a actual)  
 Ernst & Young (hasta ejercicio 2008)

Issued securities: Bonds

Bonds Issue										
Series ISIN Code	Issue date N° 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	Fitch / Moody's / S&P	Current	Original
Series A1 ES0304501002	10/18/2004 2,970	0.00 0.00 0.00%	100,000.00 297,000,000.00	Floating 3-M Euribor+0.090% (+0.24% desde 03/13/2006) 13.Mar/Jun/Sep/Dec		03/13/2006 12/13/2037	Amortized		AAA Aaa AAA	
Series A2 ES0304501010	10/18/2004 3,559	0.00 0.00 0.00%	100,000.00 355,900,000.00	Floating 3-M Euribor+0.140% 13.Mar/Jun/Sep/Dec		12/13/2037 Quarterly	Amortized		AAA Aaa AAA	
Series A3(G) ES0304501028	10/18/2004 1,539	0.00 0.00 0.00%	100,000.00 153,900,000.00	Floating 3-M Euribor+0.010% 13.Mar/Jun/Sep/Dec		12/13/2037 Quarterly	Amortized		AAA Aaa AAAsf	
Series B ES0304501036	10/18/2004 289	0.00 0.00 0.00%	100,000.00 28,900,000.00	Floating 3-M Euribor+0.240% 13.Mar/Jun/Sep/Dec		12/13/2037 Quarterly	Amortized		AA+ Aa1 AA-sf	
Series C ES0304501044	10/18/2004 467	23,741.41 11,087,238.47 23.74%	100,000.00 46,700,000.00	Floating 3-M Euribor+0.770% 13.Mar/Jun/Sep/Dec	0.5410% 06/13/2016 32.467038 Gross 26.298301 Net	12/13/2037 Quarterly	To be determined "Pass-Through" Pro rata deferred start / Secuential		B Ba1sf BBB+	
Series D ES0304501051	10/18/2004 176	46,614.32 8,204,120.32 46.61%	100,000.00 17,600,000.00	Floating 3-M Euribor+1.100% 13.Mar/Jun/Sep/Dec	0.8710% 06/13/2016 102.630489 Gross 83.130696 Net	12/13/2037 Quarterly	To be determined "Pass-Through" Pro rata deferred start / Secuential		CCsf Ca CCCsf	
Total		19,291,358.79		900,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)												
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)						Final Maturity	Years	
				0,34	0,51	0,69	0,87	1,06	1,25			1,43
				% Annual equivalent CPR								
				4,00	6,00	8,00	10,00	12,00	14,00	16,00		
Series C	With optional redemption *	Average life	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25	
		Date		06/13/2016	06/13/2016	06/13/2016	06/13/2016	06/13/2016	06/13/2016	06/13/2016	06/13/2016	
		Final Maturity	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25	
	Without optional redemption *	Average life	Years	1,14	1,10	1,06	1,02	0,99	0,96	0,93		
		Date		05/04/2017	04/19/2017	04/04/2017	03/22/2017	03/10/2017	02/25/2017	02/14/2017		
		Final Maturity	Years	2,25	2,25	2,25	2,00	2,00	2,00	1,75		
Series D	With optional redemption *	Average life	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25		
		Date		06/13/2016	06/13/2016	06/13/2016	06/13/2016	06/13/2016	06/13/2016	06/13/2016		
		Final Maturity	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25		
	Without optional redemption *	Average life	Years	5,18	4,92	4,68	4,46	4,25	4,07	3,89		
		Date		05/17/2021	02/11/2021	11/17/2020	08/27/2020	06/13/2020	04/06/2020	02/02/2020		
		Final Maturity	Years	17,76	17,76	17,76	17,76	17,76	17,76	17,76		
				12/13/2033	12/13/2033	12/13/2033	12/13/2033	12/13/2033	12/13/2033	12/13/2033	12/13/2033	

\* 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)					
Class	Current			At issue date	
	% CE	% CE	% CE	% CE	% CE
Class A	0.00%	0.00	89.64%	806,800,000.00	11.16%
Series A1	0.00%	0.00	33.00%	297,000,000.00	
Series A2	0.00%	0.00	39.54%	355,900,000.00	
Series A3(G)	0.00%	0.00	17.10%	153,900,000.00	
Series B	0.00%	0.00	3.21%	28,900,000.00	7.95%
Series C	57.47%	11,087,238.47	42.53%	46,700,000.00	2.76%
Series D	42.53%	8,204,120.32	0.00%	17,600,000.00	0.80%
Issue of Bonds		19,291,358.79		900,000,000.00	
Reserve Fund	0.00%	0.00	0.80%	7,200,000.00	
Spanish State guarantee					
Series A3(G)		0.00		153,900,000.00	

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	1,559,362.89
Servicer ppal collect not yet credited	58,068.30		
Servicer ints collect not yet credited	1,860.00		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		5,000,000.00	1.266%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
Liquidity Facility A3(G)	0.00	0.00	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		860,000.00	
Securities		0.00	

\* Credit Support Amount in favour of the Fund

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Collateral: SME Loans

General			
	Current	At constitution date	
Count	206	2,455	
Principal			
Principal outstanding	19,137,980.93	900,005,919.48	
Average loan	92,902.82	366,601.19	
Minimum	0.00	384.50	
Maximum	1,244,226.79	4,800,000.00	
Interest rate			
Weighted average (wac)	1.09%	3.25%	
Minimum	0.24%	2.36%	
Maximum	5.00%	8.50%	
Final maturity			
Weighted average (WARM) (months)	74	89	
Minimum	06/27/2016	11/05/2004	
Maximum	03/26/2034	03/26/2034	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	1.79%	33.84%	
1-year EURIBOR/MIBOR	1.39%	0.95%	
1-year EURIBOR/MIBOR (Mortgage Market)	95.20%	62.84%	
Mortgage Market: Savings Banks	0.00%	2.34%	
Mortgage Market: All Institutions	1.61%	0.00%	

Distribution by sector (CNAE 2009)			
	Current	At constitution date	
(F) - Building	12.54%	36.00%	
(C) - Manufacturing industry	6.04%	17.39%	
(L) - Real estate activities	19.74%	11.18%	
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	17.53%	8.46%	
(I) - Catering trade	10.93%	5.90%	
(M) - Professional, scientific and technical activities	3.64%	5.40%	
(J) - Information and communications	11.13%	2.55%	
(Q) - Health Activities and Social Services	0.77%	2.06%	
(N) - Clerical activities and support services	6.29%	1.90%	
(R) - Artistic, recreational and entertainment activities	0.25%	1.80%	
(H) - Transport and storage	0.00%	1.63%	
(A) - Agriculture, stockbreeding, fishing and silviculture	2.13%	1.44%	
(S) - Other services	6.31%	1.35%	
(B) - Extractive industries	0.07%	1.24%	
(D) - Supply of electric power, gas, steam and air-conditioning	0.44%	0.81%	
(P) - Education	2.17%	0.40%	
(K) - Financial and insurance activities	0.00%	0.33%	
(E) - Water supply, sanitation activities, waste management and depollution	0.00%	0.12%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.00%	0.59%	0.58%	0.69%	0.99%
Annual Percentage Rate (CPR)	0.00%	6.82%	6.74%	7.99%	11.28%

Geographic distribution			
	Current	At constitution date	
Andalucia	1.76%	3.69%	
Aragon	1.36%	1.04%	
Balearic Islands	0.70%	3.96%	
Basque Country	0.21%	1.40%	
Canary Islands	1.33%	4.38%	
Castilla-La Mancha	4.72%	3.06%	
Castilla-Leon	1.51%	1.31%	
Catalonia	14.02%	9.86%	
Extremadura	0.24%	0.01%	
Galicia	0.24%	0.48%	
Madrid	12.23%	10.58%	
Murcia	4.71%	3.02%	
Navarra	0.33%	0.56%	
Valencia	56.87%	56.65%	

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<b>Delinquencies</b>									
Up to 1 month	9	14,897.64	831.00	0.00	15,728.64	0.28	997,717.91	1,013,446.55	10.54
from > 1 to ≤ 2 months	2	2,433.27	283.87	0.00	2,717.14	0.05	59,584.87	62,302.01	0.65
from > 2 to ≤ 3 months	2	10,175.85	600.49	0.00	10,776.34	0.19	138,197.30	148,973.64	1.55
from > 3 to ≤ 6 months	3	33,498.42	2,721.18	0.00	36,219.60	0.64	388,715.36	424,934.96	4.42
from ≥ 12 to < 18 months	2	51,798.03	1,955.66	0.00	53,753.69	0.95	132,293.43	186,047.12	1.93
from ≥ 18 to < 24 months	2	36,423.30	1,533.34	0.00	37,956.64	0.67	51,371.51	89,328.15	0.93
from ≥ 2 years	35	4,866,121.17	658,140.36	0.00	5,524,261.53	97.23	2,165,918.34	7,690,179.87	79.98
Subtotal	55	5,015,347.68	666,065.90	0.00	5,681,413.58	100.00	3,933,798.72	9,615,212.30	100.00
<b>Doubt debts (subjectives)</b>									
from > 1 to ≤ 2 months	2	83,611.18	297.95	0.00	83,909.13	2.87	0.00	83,909.13	2.87
from ≥ 18 to < 24 months	1	1,191,393.58	24,343.58	0.00	1,215,737.16	41.60	0.00	1,215,737.16	41.60
from ≥ 2 years	18	1,509,493.83	113,275.11	0.00	1,622,768.94	55.53	0.00	1,622,768.94	55.53
Subtotal	21	2,784,498.59	137,916.64	0.00	2,922,415.23	100.00	0.00	2,922,415.23	100.00
Total	76	7,799,846.27	803,982.54	0.00	8,603,828.81		3,933,798.72	12,537,627.53	