

Brief report

Date: 09/30/2014  
 Currency: EUR

Date of constitution  
 04/03/2009

VAT Reg. no.  
 V85674323

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

Originator  
 Bankia

Servicer  
 Bankia

Lead Managers  
 Bankia  
 JP Morgan

Suscriber  
 Bankia

Assets Custodian  
 Bankia

Bond Paying Agent  
 Banco Santander

Market  
 AIAF Mercado de Renta Fija

Register of Book Securities  
 Iberclear

Treasury Account  
 Banco Santander

Financial Swap  
 BBVA

Start-up Loan  
 Bankia

Subordinated Loan  
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Fund Auditors  
 Deloitte

Issued securities: Asset-Backed 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	Moody's / S&P	Current
Series A ES0312980008	04/07/2009 3,714	63,486.76 235,789,826.64 63.49%	100,000.00 371,400,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.5040% 10/23/2014 81.770947 Gross 64.599048 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	10/23/2014 "Pass-Through" Secutorial / Pro rata under certain circumstances	A1sf BBB-sf	Aaa n.c.
Series B ES0312980016	04/07/2009 78	100,000.00 7,800,000.00 100.00%	100,000.00 7,800,000.00	Floating 3-M Euribor+0.700% 23.Jan/Apr/Jul/Oct	0.9040% 10/23/2014 231.022222 Gross 182.507555 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Baa1sf n.c.	A1 n.c.
Series C ES0312980024	04/07/2009 51	100,000.00 5,100,000.00 100.00%	100,000.00 5,100,000.00	Floating 3-M Euribor+1.200% 23.Jan/Apr/Jul/Oct	1.4040% 10/23/2014 358.800000 Gross 283.452000 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Baa2sf n.c.	Baa2 n.c.
Series D ES0312980032	04/07/2009 57	100,000.00 5,700,000.00 100.00%	100,000.00 5,700,000.00	Floating 3-M Euribor+2.000% 23.Jan/Apr/Jul/Oct	2.2040% 10/23/2014 563.244444 Gross 444.963111 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Baa3sf n.c.	Ba3 n.c.
Total		254,389,826.64	390,000,000.00						

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	5.45	5.21	4.97	4.76	4.56	4.37	4.20	4.03	
		Final Maturity	Years	01/02/2020	10/07/2019	07/09/2019	04/24/2019	02/11/2019	12/05/2018	10/02/2018	08/03/2018	
	Without optional redemption *	Average life	Years	5.60	5.31	5.07	4.85	4.64	4.45	4.27	4.10	
		Final Maturity	Years	02/24/2020	11/13/2019	08/16/2019	05/27/2019	03/12/2019	01/02/2019	10/28/2018	08/28/2018	
	Series B	With optional redemption *	Average life	Years	10.51	10.26	9.76	9.51	9.26	9.01	8.76	8.51
			Final Maturity	Years	01/23/2025	10/23/2024	04/23/2024	01/23/2024	10/23/2023	07/23/2023	04/23/2023	01/23/2023
Without optional redemption *		Average life	Years	19.01	17.06	15.32	13.93	12.89	12.15	11.61	11.20	
		Final Maturity	Years	07/21/2033	08/11/2031	11/13/2029	06/21/2028	06/10/2027	09/13/2026	02/28/2026	09/30/2025	
Series C		With optional redemption *	Average life	Years	10.51	10.26	9.76	9.51	9.26	9.01	8.76	8.51
			Final Maturity	Years	01/23/2025	10/23/2024	04/23/2024	01/23/2024	10/23/2023	07/23/2023	04/23/2023	01/23/2023
	Without optional redemption *	Average life	Years	24.04	22.33	20.65	19.03	17.52	16.15	14.91	13.87	
		Final Maturity	Years	08/02/2038	11/16/2036	03/10/2035	07/29/2033	01/25/2032	09/10/2030	06/16/2029	06/02/2028	
	Series D	With optional redemption *	Average life	Years	10.51	10.26	9.76	9.51	9.26	9.01	8.76	8.51
			Final Maturity	Years	01/23/2025	10/23/2024	04/23/2024	01/23/2024	10/23/2023	07/23/2023	04/23/2023	01/23/2023
Without optional redemption *		Average life	Years	29.41	28.46	27.39	26.23	25.04	23.82	22.62	21.44	
		Final Maturity	Years	12/12/2043	12/29/2042	12/04/2041	10/09/2040	07/29/2039	05/12/2038	02/26/2037	12/26/2035	
* 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)						
	Current			At issue date		
		% CE	% CE		% CE	% CE
Series A	92.69%	235,789,826.64	16.28%	95.23%	371,400,000.00	6.72%
Series B	3.07%	7,800,000.00	13.21%	2.00%	7,800,000.00	4.72%
Series C	2.00%	5,100,000.00	11.21%	1.31%	5,100,000.00	3.41%
Series D	2.24%	5,700,000.00	8.97%	1.46%	5,700,000.00	1.95%
Issue of Bonds		254,389,826.64			390,000,000.00	
Reserve Fund	8.97%	22,815,000.00		1.95%	7,605,000.00	

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	33,187,830.57
Servicer ppal collect not yet credited	155,754.45		
Servicer ints collect not yet credited	41,314.22		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		22,815,000.00	1.701%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		0.00	
Securities		0.00	
* Credit Support Amount in favour of the Fund			

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**Collateral: Residential mortgage loans**

General		
	Current	At constitution date
Count	6,269	6,905
Principal		
Principal outstanding	249,789,061.54	390,048,739.32
Average loan	39,845.12	56,487.87
Minimum	0.00	1,353.75
Maximum	593,029.77	650,000.00
Interest rate		
Weighted average (wac)	2.67%	4.91%
Minimum	0.96%	2.69%
Maximum	3.01%	6.86%
Final maturity		
Weighted average (WARM) (months)	161	218
Minimum	09/18/2018	12/31/2011
Maximum	10/15/2047	10/15/2047
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR (Mortgage Market)	17.49%	14.40%
Housing Plan 1998-2001	25.43%	29.37%
Housing Plan 2002-2005	57.08%	56.23%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.28%	0.26%	0.21%	0.22%	0.18%
Annual Percentage Rate (CPR)	3.31%	3.08%	2.44%	2.62%	2.14%

Geographic distribution		
	Current	At constitution date
Andalucia	4.02%	3.36%
Aragon	0.32%	0.26%
Asturias	0.49%	0.40%
Balearic Islands	1.48%	1.09%
Basque Country	0.14%	0.11%
Canary Islands	0.63%	0.49%
Cantabria	0.17%	0.13%
Castilla-La Mancha	5.48%	4.96%
Castilla-Leon	1.04%	0.76%
Catalonia	2.06%	2.15%
Extremadura	0.05%	0.10%
Galicia	0.75%	0.58%
La Rioja	0.01%	0.01%
Madrid	2.43%	2.08%
Murcia	4.65%	4.68%
Navarra		0.02%
Valencia	76.28%	78.82%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%		Total debt	%
<i>Delinquencies</i>									
Up to 1 month	396	83,760.39	26,926.38	0.00	110,686.77	21.55	15,836,014.75	15,946,701.52	65.80
from > 1 to ≤ 2 months	39	17,282.46	5,730.35	0.00	23,012.81	4.48	2,012,736.48	2,035,749.29	8.40
from > 2 to ≤ 3 months	27	22,684.15	7,901.53	0.00	30,585.68	5.96	1,961,759.47	1,992,345.15	8.22
from > 3 to ≤ 6 months	24	27,400.64	9,571.33	0.00	36,971.97	7.20	1,150,491.19	1,187,463.16	4.90
from > 6 to < 12 months	12	35,076.47	14,490.79	0.00	49,567.26	9.65	1,253,317.75	1,302,885.01	5.38
from ≥ 12 to < 18 months	4	14,930.00	2,558.41	0.00	17,488.41	3.41	147,163.78	164,652.19	0.68
from ≥ 18 to < 24 months	4	25,565.12	11,352.46	0.00	36,917.58	7.19	411,472.72	448,390.30	1.85
from ≥ 2 years	15	146,259.05	62,089.43	0.00	208,348.48	40.57	949,621.04	1,157,969.52	4.78
Subtotal	521	372,958.28	140,620.68	0.00	513,578.96	100.00	23,722,577.18	24,236,156.14	100.00
<i>Doubt debts (subjectives)</i>									
Up to 1 month	1	14,658.54	0.00	0.00	14,658.54	6.48	0.00	14,658.54	6.48
from > 1 to ≤ 2 months	1	30,487.11	191.30	0.00	30,678.41	13.55	0.00	30,678.41	13.55
from > 2 to ≤ 6 months	2	113,670.36	751.97	0.00	114,422.33	50.55	0.00	114,422.33	50.55
from ≥ 2 years	1	63,737.72	2,851.46	0.00	66,589.18	29.42	0.00	66,589.18	29.42
Subtotal	5	222,553.73	3,794.73	0.00	226,348.46	100.00	0.00	226,348.46	100.00
Total	526	595,512.01	144,415.41	0.00	739,927.42		23,722,577.18	24,462,504.60	