

Brief report

Date: 10/31/2015
 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
 Bankia

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	53,768.75 199,697,137.50	100,000.00 371,400,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.2470% 01/25/2016 34.677857 Gross 27.915675 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	01/25/2016 "Pass-Through" Secutorial / Pro rata under certain circumstances	Aa2sf Asf	Aaa n.c.
Series B ES0312980016	04/07/2009 78	100,000.00 7,800,000.00	100,000.00 7,800,000.00	Floating 3-M Euribor+0.700% 23.Jan/Apr/Jul/Oct	0.6470% 01/25/2016 168.938889 Gross 135.995806 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A1sf n.c.	A1 n.c.
Series C ES0312980024	04/07/2009 51	100,000.00 5,100,000.00	100,000.00 5,100,000.00	Floating 3-M Euribor+1.200% 23.Jan/Apr/Jul/Oct	1.1470% 01/25/2016 299.494444 Gross 241.093027 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A2sf n.c.	Baa2 n.c.
Series D ES0312980032	04/07/2009 57	100,000.00 5,700,000.00	100,000.00 5,700,000.00	Floating 3-M Euribor+2.000% 23.Jan/Apr/Jul/Oct	1.9470% 01/25/2016 508.383333 Gross 409.248583 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Baa1sf n.c.	Ba3 n.c.
Total		218,297,137.50	390,000,000.00						

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)								
				0.08	0.17	0.25	0.34	0.42	0.51	0.60	0.69	
Series A	With optional redemption *	Average life	Years	4.76	4.56	4.37	4.19	4.02	3.85	3.70	3.56	
		Final Maturity	Years	07/26/2020	05/12/2020	03/04/2020	12/29/2019	10/27/2019	08/29/2019	07/04/2019	05/12/2019	
	Without optional redemption *	Average life	Years	4.92	4.69	4.48	4.29	4.11	3.95	3.79	3.65	
		Final Maturity	Years	09/23/2020	06/28/2020	04/13/2020	02/03/2020	12/01/2019	10/02/2019	08/06/2019	06/14/2019	
	Series B	With optional redemption *	Average life	Years	9.01	8.76	8.51	8.26	8.01	7.75	7.50	7.26
			Final Maturity	Years	10/23/2024	07/23/2024	04/23/2024	01/23/2024	10/23/2023	07/23/2023	04/23/2023	01/23/2023
Without optional redemption *		Average life	Years	17.08	15.28	13.71	12.49	11.58	10.91	10.42	10.04	
		Final Maturity	Years	11/16/2032	01/29/2031	07/06/2029	04/15/2028	05/18/2027	09/17/2026	03/23/2026	11/03/2025	
Series C		With optional redemption *	Average life	Years	9.01	8.76	8.51	8.26	8.01	7.75	7.50	7.26
			Final Maturity	Years	10/23/2024	07/23/2024	04/23/2024	01/23/2024	10/23/2023	07/23/2023	04/23/2023	01/23/2023
	Without optional redemption *	Average life	Years	22.30	20.66	19.06	17.55	16.15	14.88	13.74	12.77	
		Final Maturity	Years	02/03/2038	06/13/2036	11/08/2034	05/05/2033	12/11/2031	09/03/2030	07/15/2029	07/26/2028	
	Series D	With optional redemption *	Average life	Years	9.01	8.76	8.51	8.26	8.01	7.75	7.50	7.26
			Final Maturity	Years	10/23/2024	07/23/2024	04/23/2024	01/23/2024	10/23/2023	07/23/2023	04/23/2023	01/23/2023
Without optional redemption *		Average life	Years	27.91	26.97	25.92	24.81	23.67	22.51	21.37	20.27	
		Final Maturity	Years	09/14/2043	10/04/2042	09/17/2041	08/07/2040	06/16/2039	04/21/2038	03/02/2037	01/24/2036	

* 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	91.48%	199,697,137.50	18.97%	95.23%	371,400,000.00
Series B	3.57%	7,800,000.00	15.40%	2.00%	7,800,000.00
Series C	2.34%	5,100,000.00	13.06%	1.31%	5,100,000.00
Series D	2.61%	5,700,000.00	10.45%	1.46%	5,700,000.00
Issue of Bonds		218,297,137.50			390,000,000.00
Reserve Fund	10.45%	22,815,000.00		1.95%	7,605,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	27,102,493.29	0.004%	
Servicer ppal collect not yet credited	256,350.45		
Servicer ints collect not yet credited	38,957.45		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		22,815,000.00	1.447%
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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Fund Auditors
 Deloitte

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	6,047	6,905	
Principal			
Principal outstanding	218,402,684.72	390,048,739.32	
Average loan	36,117.53	56,487.87	
Minimum	0.00	1,353.75	
Maximum	576,126.10	650,000.00	
Interest rate			
Weighted average (wac)	2.26%	4.91%	
Minimum	0.62%	2.69%	
Maximum	3.01%	6.86%	
Final maturity			
Weighted average (WARM) (months)	151	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)	18.30%	14.40%	
Housing Plan 1998-2001	24.43%	29.37%	
Housing Plan 2002-2005	57.26%	56.23%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.32%	0.26%	0.27%	0.31%	0.20%
Annual Percentage Rate (CPR)	3.73%	3.04%	3.16%	3.64%	2.43%

Geographic distribution		
	Current	At constitution date
Andalucia	4.09%	3.36%
Aragon	0.30%	0.26%
Asturias	0.54%	0.40%
Balearic Islands	1.64%	1.09%
Basque Country	0.16%	0.11%
Canary Islands	0.65%	0.49%
Cantabria	0.19%	0.13%
Castilla-La Mancha	5.68%	4.96%
Castilla-Leon	1.16%	0.76%
Catalonia	2.12%	2.15%
Extremadura	0.05%	0.10%
Galicia	0.82%	0.58%
La Rioja	0.01%	0.01%
Madrid	2.51%	2.08%
Murcia	4.58%	4.68%
Navarra		0.02%
Valencia	75.50%	78.82%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	150	29,805.61	6,372.58	0.00	36,178.19	7.39	6,014,643.87	6,050,822.06	51.33
from > 1 to ≤ 2 months	41	18,644.89	4,171.27	0.00	22,815.96	4.66	1,819,900.07	1,842,716.03	15.63
from > 2 to ≤ 3 months	13	9,436.66	1,752.88	0.00	11,189.54	2.29	432,031.67	443,221.21	3.76
from > 3 to ≤ 6 months	8	8,502.74	1,946.60	0.00	10,449.34	2.13	233,029.64	243,478.98	2.07
from > 6 to < 12 months	11	23,562.72	6,417.58	0.00	29,980.30	6.12	467,353.55	497,333.85	4.22
from ≥ 12 to < 18 months	14	65,149.75	22,123.92	0.00	87,273.67	17.82	988,913.80	1,076,187.47	9.13
from ≥ 18 to < 24 months	6	40,200.40	18,731.26	0.00	58,931.66	12.03	638,162.18	697,093.84	5.91
from ≥ 2 years	15	168,903.52	63,963.58	0.00	232,867.10	47.55	703,569.16	936,436.26	7.94
Subtotal	258	364,206.09	125,479.67	0.00	489,685.76	100.00	11,297,603.94	11,787,289.70	100.00
<i>Doubt debts (subjectives)</i>									
Up to 1 month	1	55,715.22	0.00	0.00	55,715.22	12.59	0.00	55,715.22	12.59
from > 6 to < 12 months	1	156,949.54	1,988.44	0.00	158,937.98	35.92	0.00	158,937.98	35.92
from ≥ 12 to < 18 months	3	141,425.25	2,746.68	0.00	144,171.93	32.58	0.00	144,171.93	32.58
from ≥ 18 to < 24 months	1	15,515.10	662.74	0.00	16,177.84	3.66	0.00	16,177.84	3.66
from ≥ 2 years	1	63,737.72	3,763.04	0.00	67,500.76	15.25	0.00	67,500.76	15.25
Subtotal	7	433,342.83	9,160.90	0.00	442,503.73	100.00	0.00	442,503.73	100.00
Total	265	797,548.92	134,640.57	0.00	932,189.49		11,297,603.94	12,229,793.43	