

Brief report

Date: 12/31/2021  
 Currency: EUR

Constitution date  
 12/09/2008

VAT Reg. no.  
 V85587434

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

Originator  
 Bankia

Servicer  
 Bankia

Assets Custodian  
 Bankia

Bond Paying Agent  
 Bankia

Market  
 AIAF Mercado de Renta Fija

Register of Book Securities  
 Iberclear

Treasury Account  
 Bankia

Swap  
 JP Morgan

Start-up Loan  
 Bankia

Subordinated Loan  
 Bankia

Fund Auditor  
 KPMG Auditores

Lead Manager and Subscriber  
 Bancaja

Issued securities: Asset-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	Moody's Original	
Series A ES0312847009	12/11/2008 25.837	34,484.93 890,987,136.41 34.48%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.0000% 01/24/2022 0.000000 Gross 0.000000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	01/24/2022 "Pass-Through"	A+sf Aa1 (sf)	n.c. Aaa	
Series B ES0312847017	12/11/2008 1,520	100,000.00 152,000,000.00 100.00%	100,000.00 152,000,000.00	Floating 3-M Euribor+0.600% 23.Jan/Apr/Jul/Oct	0.0520% 01/24/2022 13.144444 Gross 10.647000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	n.c. Aa2 (sf)	n.c. A2	
Series C ES0312847025	12/11/2008 1,593	100,000.00 159,300,000.00 100.00%	100,000.00 159,300,000.00	Floating 3-M Euribor+1.200% 23.Jan/Apr/Jul/Oct	0.6520% 01/24/2022 164.811111 Gross 133.497000 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	n.c. Baa3 (sf)	n.c. Baa3	
Total		1,202,287,136.41	2,895,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date

Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)											
				0,17	0,25	0,34	0,43	0,51	0,60	0,69	0,78				
		% Annual equivalent CPR		2,00	3,00	4,00	5,00	6,00	7,00	8,00	9,00				
Series A	With optional redemption *	Average life	Years	6.66	6.02	5.48	5.01	4.61	4.26	3.95	3.68				
		Final Maturity	Years	06/22/2028	11/01/2027	04/15/2027	10/27/2026	08/01/2026	01/25/2026	10/05/2025	06/29/2025				
Series B	With optional redemption *	Average life	Years	6.66	6.02	5.48	5.01	4.61	4.26	3.95	3.68				
		Final Maturity	Years	07/23/2036	07/23/2035	07/23/2034	07/23/2033	10/23/2032	01/23/2032	04/23/2031	10/23/2030				
Series C	With optional redemption *	Average life	Years	6.66	6.02	5.48	5.01	4.61	4.26	3.95	3.68				
		Final Maturity	Years	06/22/2028	11/01/2027	04/15/2027	10/27/2026	08/01/2026	01/25/2026	10/05/2025	06/29/2025				
Series A	Without optional redemption *	Average life	Years	14.75	13.75	12.75	11.75	11.00	10.25	9.50	9.00				
		Final Maturity	Years	07/23/2036	07/23/2035	07/23/2034	07/23/2033	10/23/2032	01/23/2032	04/23/2031	10/23/2030				
Series B	Without optional redemption *	Average life	Years	15.63	14.42	13.41	12.62	11.65	10.90	10.16	9.63				
		Final Maturity	Years	06/09/2037	03/22/2036	03/21/2035	06/03/2034	06/17/2033	09/15/2032	12/22/2031	06/10/2031				
Series C	Without optional redemption *	Average life	Years	15.75	14.50	13.50	12.75	11.75	11.00	10.25	9.75				
		Final Maturity	Years	07/23/2037	04/23/2036	04/23/2035	07/23/2034	07/23/2033	10/23/2032	01/23/2032	07/23/2031				
Series A	Without optional redemption *	Average life	Years	16.86	15.75	14.71	13.75	12.86	12.04	11.29	10.61				
		Final Maturity	Years	08/30/2038	07/22/2037	07/08/2036	07/22/2035	08/30/2034	11/05/2033	02/04/2033	06/01/2032				
Series B	Without optional redemption *	Average life	Years	19.26	18.01	17.01	16.01	15.01	14.25	13.50	12.75				
		Final Maturity	Years	01/23/2041	10/23/2039	10/23/2038	10/23/2037	10/23/2036	01/23/2036	04/23/2035	07/23/2034				
Series C	Without optional redemption *	Average life	Years	15.75	14.50	13.50	12.75	11.75	11.00	10.25	9.75				
		Final Maturity	Years	07/22/2037	04/22/2036	04/23/2035	07/23/2034	07/23/2033	10/23/2032	01/23/2032	07/22/2031				
Series A	Without optional redemption *	Average life	Years	15.75	14.50	13.50	12.75	11.75	11.00	10.25	9.75				
		Final Maturity	Years	07/23/2037	04/23/2036	04/23/2035	07/23/2034	07/23/2033	10/23/2032	01/23/2032	07/23/2031				
Series B	Without optional redemption *	Average life	Years	22.29	21.58	20.82	20.03	19.23	18.44	17.65	16.89				
		Final Maturity	Years	02/04/2044	05/20/2043	08/15/2042	10/31/2041	01/12/2041	03/27/2040	06/16/2039	09/12/2038				
Series C	Without optional redemption *	Average life	Years	27.51	27.51	27.51	27.51	27.51	27.51	27.51	27.51				
		Final Maturity	Years	04/23/2049	04/23/2049	04/23/2049	04/23/2049	04/23/2049	04/23/2049	04/23/2049	04/23/2049				

\* 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	74.11%	890,987,136.41	34.38%	89.25%	2,583,700,000.00	16.15%
Series B	12.64%	152,000,000.00	21.74%	5.25%	152,000,000.00	10.90%
Series C	13.25%	159,300,000.00	8.49%	5.50%	159,300,000.00	5.40%
Issue of Bonds		1,202,287,136.41			2,895,000,000.00	
Reserve Fund	8.49%	102,119,596.43		5.40%	156,330,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	120,209,870.14	0.000%	
Servicer ppal collect not yet credited	131,724.10		
Servicer ints collect not yet credited	3,781.92		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		143,302,500.00	0.952%
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

Collateral: Residential mortgage loans (PTCs)

General			
	Current	At constitution date	
Count	10,953	16,973	
Principal			
Principal outstanding	1,225,031,070.42	2,895,001,466.75	
Average loan	111,844.34	170,565.10	
Minimum	0.00	207.23	
Maximum	675,811.25	904,672.45	
Interest rate			
Weighted average (wac)	0.29%	5.77%	
Minimum	0.00%	4.50%	
Maximum	3.36%	7.25%	
Final maturity			
Weighted average (WARM) (months)	271	409	
Minimum	01/01/2022	08/10/2010	
Maximum	05/05/2049	08/30/2048	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	100.00%	99.99%	

LTV Distribution					
	Current		At constitution date		
	% Pool	% LTV	% Pool	% LTV	
0.01 - 10%	0.51	6.91	0.02	7.83	
10.01 - 20%	1.97	16.14	0.28	16.65	
20.01 - 30%	4.51	25.61	0.79	25.69	
30.01 - 40%	9.96	35.59	2.07	35.55	
40.01 - 50%	16.84	45.31	4.44	45.53	
50.01 - 60%	24.21	55.23	7.76	55.43	
60.01 - 70%	19.10	65.13	13.33	65.84	
70.01 - 80%	17.69	74.02	36.08	76.84	
80.01 - 90%	5.16	84.82	11.01	85.97	
90.01 - 100%	0.03	90.42	24.20	97.06	
Weighted average (WALTV)		56.00		76.78	
Minimum		0.00		0.14	
Maximum		90.57		100.00	

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.25%	0.21%	0.22%	0.20%	0.26%
Annual Percentage Rate (CPR)	2.94%	2.53%	2.56%	2.33%	3.10%

Geographic distribution		
	Current	At constitution date
Andalucia	15.27%	14.39%
Aragon	0.58%	0.61%
Asturias	0.82%	0.74%
Balearic Islands	7.08%	6.80%
Basque Country	0.82%	0.85%
Canary Islands	3.14%	3.30%
Cantabria	0.50%	0.43%
Castilla-La Mancha	3.17%	3.13%
Castilla-Leon	2.55%	2.78%
Catalonia	15.74%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.55%	0.47%
Galicia	1.62%	1.42%
La Rioja	0.16%	0.18%
Madrid	10.33%	9.07%
Melilla	0.03%	0.02%
Murcia	2.64%	2.95%
Navarra	0.55%	0.66%
Valencia	34.44%	36.94%

Current delinquency									
Aging	Assets	Overdue debt				Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total %				
<b>Delinquencies</b>									
Up to 1 month	117	36,732.71	2,939.89	38,363.40	78,036.00	12,383,467.00	12,461,503.00	14.70	43.86
from > 1 to = 2 months	40	31,604.66	2,487.01	0.00	34,091.67	4,795,181.50	4,829,273.17	5.70	50.50
from > 2 to = 3 months	25	29,582.79	2,827.60	0.00	32,410.39	3,134,888.69	3,167,299.08	3.74	50.41
from > 3 to = 6 months	29	62,406.72	6,256.65	0.00	68,663.37	4,050,153.98	4,118,817.35	4.86	53.71
from > 6 to < 12 months	32	136,689.58	18,573.33	0.00	155,262.91	4,203,146.51	4,358,409.42	5.14	58.55
from = 12 to < 18 months	17	127,794.65	17,016.42	0.00	144,811.07	2,289,056.42	2,433,867.49	2.87	56.20
from = 18 to < 24 months	12	133,587.64	17,479.49	0.00	151,067.13	1,525,655.51	1,676,722.64	1.98	55.73
from ≥ 2 years	306	10,554,823.05	2,890,904.25	68,853.18	13,514,580.48	38,185,642.65	51,700,223.13	61.01	67.02
Subtotal	578	11,113,221.80	2,958,484.64	107,216.58	14,178,923.02	70,567,192.26	84,746,115.28	100.00	58.91
<b>Doubt debts (subjectives)</b>									
from ≥ 2 years	149	15,053,109.64	1,179,560.25	0.00	16,232,669.89	0.00	16,232,669.89	100.00	49.40
Subtotal	149	15,053,109.64	1,179,560.25	0.00	16,232,669.89	0.00	16,232,669.89	100.00	49.40
<b>Total</b>	<b>727</b>	<b>26,166,331.44</b>	<b>4,138,044.89</b>	<b>107,216.58</b>	<b>30,411,592.91</b>	<b>70,567,192.26</b>	<b>100,978,785.17</b>		