

Brief report

Date: 10/31/2022  
 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 Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0312847009	12/11/2008 25.837	30,803.41 795,867.704.17 30.80%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	1.8020% 01/23/2023 140.311244 Gross 113.652108 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	01/23/2023 "Pass-Through"	A+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	2.1020% 01/23/2023 531.338889 Gross 430.384500 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c.	n.c. A2 Aa2 (sf)
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	2.7020% 01/23/2023 683.005556 Gross 553.234500 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c.	n.c. Baa3 Baa3 (sf)
Total		1,107,167,704.17	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	Date	% 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	6.39	5.77	5.25	4.80	4.41	4.08	3.79	3.53				
		Final Maturity	03/11/2029	07/30/2028	01/21/2028	08/10/2027	03/22/2027	11/20/2026	08/05/2026	05/03/2026				
	Without optional redemption *	Average life	6.39	5.77	5.25	4.80	4.41	4.08	3.79	3.53				
		Final Maturity	03/11/2029	07/30/2028	01/21/2028	08/10/2027	03/22/2027	11/20/2026	08/05/2026	05/03/2026				
Series B	With optional redemption *	Average life	14.68	13.67	12.67	11.89	10.93	10.19	9.65	8.94				
		Final Maturity	06/23/2037	06/20/2036	06/23/2035	09/11/2034	09/27/2033	12/30/2032	06/17/2032	10/01/2031				
	Without optional redemption *	Average life	16.05	14.99	14.00	13.08	12.24	11.46	10.75	10.10				
		Final Maturity	11/06/2038	10/17/2037	10/21/2036	11/20/2035	01/15/2035	04/06/2034	07/19/2033	11/25/2032				
Series C	With optional redemption *	Average life	14.76	13.76	12.75	12.01	11.01	10.26	9.75	9.00				
		Final Maturity	07/23/2037	07/23/2036	07/23/2035	10/23/2034	10/23/2033	01/23/2033	07/23/2032	10/23/2031				
	Without optional redemption *	Average life	21.42	20.75	20.04	19.29	18.54	17.78	17.04	16.32				
		Final Maturity	03/20/2044	07/20/2043	11/01/2042	02/03/2042	05/02/2041	08/01/2040	11/05/2039	02/14/2039				

\* 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	71.88%	795,867,704.17	38.59%	89.25%	2,583,700,000.00
Series B	13.73%	152,000,000.00	24.86%	5.25%	152,000,000.00
Series C	14.39%	159,300,000.00	10.47%	5.50%	159,300,000.00
Issue of Bonds		1,107,167,704.17			2,895,000,000.00
Reserve Fund	10.47%	115,906,327.95	5.40%		156,330,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	117,823,545.16		
Servicer ppal collect not yet credited	464,592.42		1.403%
Servicer ints collect not yet credited	13,424.33		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		143,302,500.00	3.002%
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	10,440	16,973	
Principal			
Principal outstanding	1,142,170,980.60	2,895,001,466.75	
Average loan	109,403.35	170,565.10	
Minimum	0.00	207.23	
Maximum	655,663.13	904,672.45	
Interest rate			
Weighted average (wac)	0.84%	5.77%	
Minimum	0.00%	4.50%	
Maximum	4.54%	7.25%	
Final maturity			
Weighted average (WARM) (months)	262	409	
Minimum	11/05/2022	08/10/2010	
Maximum	02/05/2051	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%	0.54	6.97	0.02	7.83
10.01 - 20%	2.25	15.97	0.28	16.65
20.01 - 30%	5.00	25.64	0.79	25.69
30.01 - 40%	10.98	35.44	2.07	35.55
40.01 - 50%	17.99	45.18	4.44	45.53
50.01 - 60%	24.63	54.95	7.76	55.43
60.01 - 70%	20.63	65.41	13.33	65.84
70.01 - 80%	13.67	73.41	36.08	76.84
80.01 - 90%	4.31	83.15	11.01	85.97
90.01 - 100%			24.20	97.06
Weighted average (WALTV)	54.34		76.78	
Minimum	0.00		0.14	
Maximum	87.99		100.00	

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**Lead Manager and Suscriber**  
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**Prepayments**

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.37%	0.29%	0.34%	0.28%	0.27%
Annual Percentage Rate (CPR)	4.31%	3.40%	3.99%	3.32%	3.14%

**Geographic distribution**

	Current	At constitution date
Andalucia	15.41%	14.39%
Aragon	0.58%	0.61%
Asturias	0.84%	0.74%
Balearic Islands	7.02%	6.80%
Basque Country	0.80%	0.85%
Canary Islands	3.10%	3.30%
Cantabria	0.49%	0.43%
Castilla-La Mancha	3.22%	3.13%
Castilla-Leon	2.54%	2.78%
Catalonia	15.92%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.56%	0.47%
Galicia	1.61%	1.42%
La Rioja	0.17%	0.18%
Madrid	10.29%	9.07%
Melilla	0.03%	0.02%
Murcia	2.62%	2.95%
Navarra	0.53%	0.66%
Valencia	34.27%	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	105	29,317.85	4,671.70	48,917.41	82,906.96	0.55	8,756,582.75	8,839,489.71	11.50	35.23
from > 1 to = 2 months	24	21,965.09	3,198.73	1,200.01	26,363.83	0.17	3,397,230.21	3,423,594.04	4.45	58.40
from > 2 to = 3 months	19	26,090.30	3,733.84	0.00	29,824.14	0.20	2,678,967.36	2,708,791.50	3.52	53.90
from > 3 to = 6 months	16	29,762.46	3,678.84	0.00	33,441.30	0.22	1,879,045.21	1,912,486.51	2.49	53.31
from > 6 to < 12 months	35	145,320.95	14,534.54	0.00	159,855.49	1.06	3,983,621.05	4,143,476.54	5.39	48.65
from = 12 to < 18 months	23	176,277.04	21,446.28	0.00	197,723.32	1.31	3,167,709.22	3,365,432.54	4.38	61.81
from = 18 to < 24 months	11	74,915.11	9,775.41	0.00	84,690.52	0.56	911,451.58	996,142.10	1.30	45.98
from ≥ 2 years	303	11,574,224.66	2,864,919.16	64,335.47	14,503,479.29	95.93	36,995,746.92	51,499,226.21	66.98	67.21
Subtotal	536	12,077,873.46	2,925,958.50	114,452.89	15,118,284.85	100.00	61,770,354.30	76,888,639.15	100.00	58.11
<b>Doubt debts (subjectives)</b>										
Up to 1 month	1	232,238.66	0.00	0.00	232,238.66	17.95	0.00	232,238.66	17.95	39.55
from ≥ 2 years	6	958,154.46	103,344.88	0.00	1,061,499.34	82.05	0.00	1,061,499.34	82.05	83.37
Subtotal	7	1,190,393.12	103,344.88	0.00	1,293,738.00	100.00	0.00	1,293,738.00	100.00	69.54
<b>Total</b>	<b>543</b>	<b>13,268,266.58</b>	<b>3,029,303.38</b>	<b>114,452.89</b>	<b>16,412,022.85</b>		<b>61,770,354.30</b>	<b>78,182,377.15</b>		

**Additional information**