

Brief report

Date: 12/31/2022
 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		
		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 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	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" 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	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" Secutorial / Pro rata under certain circumstances	n.c. Baa3 (sf)	n.c. Baa3	
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		
Series A	With optional redemption *	Average life	Years	Date	6.39	5.77	5.25	4.80	4.41	4.08	3.79	3.53		
		Final Maturity	Years	Date	14.01	13.01	12.01	11.01	10.26	9.50	9.00	8.50		
	Without optional redemption *	Average life	Years	Date	6.39	5.77	5.25	4.80	4.41	4.08	3.79	3.53		
		Final Maturity	Years	Date	14.01	13.01	12.01	11.01	10.26	9.50	9.00	8.50		
	Series B	With optional redemption *	Average life	Years	Date	14.68	13.67	12.67	11.89	10.93	10.19	9.65	8.94	
			Final Maturity	Years	Date	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	Years	Date	14.76	13.76	12.75	12.01	11.01	10.26	9.75	9.00		
		Final Maturity	Years	Date	07/23/2037	07/23/2036	07/23/2035	10/23/2034	10/23/2033	01/23/2033	07/23/2032	10/23/2031		
Series C		With optional redemption *	Average life	Years	Date	14.76	13.76	12.75	12.01	11.01	10.26	9.75	9.00	
			Final Maturity	Years	Date	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	Years	Date	21.42	20.75	20.04	19.29	18.54	17.78	17.04	16.32		
		Final Maturity	Years	Date	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	% CE		
Series A	71.88%	795,867,704.17	38.59%	89.25%	2,583,700,000.00	16.15%
Series B	13.73%	152,000,000.00	24.86%	5.25%	152,000,000.00	10.90%
Series C	14.39%	159,300,000.00	10.47%	5.50%	159,300,000.00	5.40%
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	
		Available	Interest
Treasury Account	150,116,135.94		1.403%
Servicer ppal collect not yet credited	237,969.96		
Servicer ints collect not yet credited	15,576.36		
Liabilities			
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	Count
Principal		10,133	16,973
Principal outstanding		1,096,451,283.09	2,895,001,466.75
Average loan		108,205.99	170,565.10
Minimum		0.00	207.23
Maximum		651,690.01	904,672.45
Interest rate			
Weighted average (wac)		1.40%	5.77%
Minimum		0.00%	4.50%
Maximum		6.68%	7.25%
Final maturity			
Weighted average (WARM) (months)		260	409
Minimum		01/02/2023	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%	0.60	6.99	0.02	7.83
10.01 - 20%	2.33	15.96	0.28	16.65
20.01 - 30%	5.19	25.64	0.79	25.69
30.01 - 40%	11.21	35.41	2.07	35.55
40.01 - 50%	18.29	45.16	4.44	45.53
50.01 - 60%	24.47	54.85	7.76	55.43
60.01 - 70%	21.12	65.40	13.33	65.84
70.01 - 80%	12.65	73.40	36.08	76.84
80.01 - 90%	4.13	82.81	11.01	85.97
90.01 - 100%			24.20	97.06
Weighted average (WALTV)		53.92		76.78
Minimum		0.00		0.14
Maximum		87.47		100.00

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KPMG Auditores

Lead Manager and Suscriber

Bancaja

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.58%	0.46%	0.37%	0.33%	0.27%
Annual Percentage Rate (CPR)	6.73%	5.43%	4.32%	3.90%	3.17%

Geographic distribution		
	Current	At constitution date
Andalucia	15.56%	14.39%
Aragon	0.59%	0.61%
Asturias	0.84%	0.74%
Balearic Islands	7.05%	6.80%
Basque Country	0.82%	0.85%
Canary Islands	3.14%	3.30%
Cantabria	0.50%	0.43%
Castilla-La Mancha	3.23%	3.13%
Castilla-Leon	2.54%	2.78%
Catalonia	15.59%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.56%	0.47%
Galicia	1.61%	1.42%
La Rioja	0.17%	0.18%
Madrid	10.40%	9.07%
Melilla	0.03%	0.02%
Murcia	2.63%	2.95%
Navarra	0.53%	0.66%
Valencia	34.19%	36.94%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		%		
Delinquencies										
Up to 1 month	96	25,373.48	5,189.03	50,117.42	80,679.93	1.51	7,572,383.17	7,653,063.10	19.24	33.48
from > 1 to = 2 months	24	17,781.18	3,948.86	0.00	21,730.04	0.41	3,185,781.55	3,207,511.59	8.06	53.53
from > 2 to = 3 months	7	10,597.72	1,631.79	0.00	12,229.51	0.23	1,135,906.68	1,148,136.19	2.89	47.87
from > 3 to = 6 months	26	51,565.37	9,226.21	0.00	60,791.58	1.14	3,126,859.71	3,187,651.29	8.01	51.22
from > 6 to < 12 months	35	154,577.07	18,645.44	0.00	173,222.51	3.25	4,013,841.86	4,187,064.37	10.53	50.41
from = 12 to < 18 months	23	189,307.62	24,111.08	0.00	213,418.70	4.01	3,099,846.79	3,313,265.49	8.33	56.67
from = 18 to < 24 months	6	43,317.69	6,466.05	0.00	49,783.74	0.93	644,727.95	694,511.69	1.75	55.69
from ≥ 2 years	106	3,912,654.34	788,088.76	15,576.00	4,716,319.10	88.52	11,672,745.51	16,389,064.61	41.20	55.66
Subtotal	323	4,405,174.47	857,307.22	65,693.42	5,328,175.11	100.00	34,452,093.22	39,780,268.33	100.00	48.33
Doubt debts (subjectives)										
Up to 1 month	1	230,707.62	0.00	0.00	230,707.62	37.71	0.00	230,707.62	37.71	39.29
from ≥ 2 years	2	335,058.13	45,953.27	0.00	381,011.40	62.29	0.00	381,011.40	62.29	87.34
Subtotal	3	565,765.75	45,953.27	0.00	611,719.02	100.00	0.00	611,719.02	100.00	59.77
Total	326	4,970,940.22	903,260.49	65,693.42	5,939,894.13		34,452,093.22	40,391,987.35		

Additional information