

Brief report

Date: 01/31/2023
 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	29.683.17 766,924,063.29 29.68%	100,000.00 2,583,700,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	2.6930% 04/24/2023 202.062408 Gross 163.670550 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	04/24/2023 "Pass-Through"	A+sf n.c. Aaa	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	2.9930% 04/24/2023 756.563889 Gross 612.816750 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / 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	3.5930% 04/24/2023 908.230556 Gross 735.666750 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	n.c. Baa3 (sf)	n.c. Baa3
Total		1,078,224,063.29	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	Final Maturity	% Annual equivalent CPR												
		2,00	3,00	4,00	5,00	6,00	7,00	8,00	9,00					
Series A	Final Maturity	Average life												
		6.50	5.86	5.32	4.85	4.45	4.11	3.81	3.54					
Series A	Final Maturity	Date												
		07/22/2029	12/01/2028	05/16/2028	11/28/2027	07/06/2027	03/02/2027	11/12/2026	08/08/2026					
Series A	Final Maturity	Date												
		01/23/2037	01/23/2036	01/23/2035	04/23/2034	04/23/2033	07/23/2032	01/23/2032	07/23/2031					
Series B	Final Maturity	Average life												
		6.50	5.86	5.32	4.85	4.45	4.11	3.81	3.54					
Series B	Final Maturity	Date												
		07/22/2029	12/01/2028	05/16/2028	11/28/2027	07/06/2027	03/02/2027	11/12/2026	08/08/2026					
Series B	Final Maturity	Date												
		01/23/2037	01/23/2036	01/23/2035	04/23/2034	04/23/2033	07/23/2032	01/23/2032	07/23/2031					
Series C	Final Maturity	Average life												
		14.70	13.68	12.69	11.71	10.94	10.19	9.46	8.94					
Series C	Final Maturity	Date												
		09/30/2037	09/25/2036	09/27/2035	10/04/2034	12/30/2033	03/31/2033	07/06/2032	12/31/2031					
Series C	Final Maturity	Date												
		10/23/2037	10/23/2036	10/23/2035	10/23/2034	01/23/2034	04/23/2033	07/23/2032	01/23/2032					

* 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	% CE
Series A	71.13%	766,924,063.29	40.62%	89.25%	2,583,700,000.00	16.15%
Series B	14.10%	152,000,000.00	26.52%	5.25%	152,000,000.00	10.90%
Series C	14.77%	159,300,000.00	11.75%	5.50%	159,300,000.00	5.40%
Issue of Bonds		1,078,224,063.29			2,895,000,000.00	
Reserve Fund	11.75%	126,679,133.68		5.40%	156,330,000.00	

Other financial operations (current)			
Assets	Available	Balance	Interest
Servicer ppal collect not yet credited		302,871.39	
Servicer ints collect not yet credited		13,136.23	
Liabilities			
Subordinated Loan L/T		143,302,500.00	3.893%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		52,204.48	4.393%
Start-up Loan S/T		0.00	
Swap collateralized amount			
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	
Principal			
Principal outstanding		1,087,995,378.24	2,895,001,466.75
Average loan		107,978.90	170,565.10
Minimum		0.00	207.23
Maximum		649,702.05	904,672.45
Interest rate			
Weighted average (wac)		1.70%	5.77%
Minimum		0.00%	4.50%
Maximum		6.68%	7.25%
Final maturity			
Weighted average (WARM) (months)		260	409
Minimum		02/01/2023	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%	0.59	6.95	0.02	7.83
10.01 - 20%	2.39	15.98	0.28	16.65
20.01 - 30%	5.22	25.66	0.79	25.69
30.01 - 40%	11.32	35.39	2.07	35.55
40.01 - 50%	18.39	45.15	4.44	45.53
50.01 - 60%	24.48	54.83	7.76	55.43
60.01 - 70%	21.20	65.38	13.33	65.84
70.01 - 80%	12.45	73.39	36.08	76.84
80.01 - 90%	3.96	82.70	11.01	85.97
90.01 - 100%			24.20	97.06
Weighted average (WALTV)		53.76		76.78
Minimum		0.00		0.14
Maximum		87.21		100.00

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Fund Auditor
KPMG Auditores

Lead Manager and Suscriber
Bancaja

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.40%	0.47%	0.38%	0.35%	0.27%
Annual Percentage Rate (CPR)	4.66%	5.54%	4.48%	4.12%	3.18%

Geographic distribution

	Current	At constitution date
Andalucia	15.59%	14.39%
Aragon	0.58%	0.61%
Asturias	0.84%	0.74%
Balearic Islands	7.03%	6.80%
Basque Country	0.82%	0.85%
Canary Islands	3.15%	3.30%
Cantabria	0.50%	0.43%
Castilla-La Mancha	3.25%	3.13%
Castilla-Leon	2.55%	2.78%
Catalonia	15.58%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.56%	0.47%
Galicia	1.62%	1.42%
La Rioja	0.17%	0.18%
Madrid	10.38%	9.07%
Melilla	0.03%	0.02%
Murcia	2.63%	2.95%
Navarra	0.53%	0.66%
Valencia	34.18%	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	104	26,457.77	7,434.10	50,117.42	84,009.29	1.55	8,759,252.19	8,843,261.48	21.51	35.75
from > 1 to = 2 months	19	13,082.91	4,278.32	0.00	17,361.23	0.32	2,208,089.08	2,225,450.31	5.41	47.43
from > 2 to = 3 months	16	19,466.63	5,864.35	0.00	25,330.98	0.47	2,263,308.06	2,288,639.04	5.57	59.24
from > 3 to = 6 months	25	59,130.17	10,417.22	0.00	69,547.39	1.29	3,220,766.57	3,290,313.96	8.00	47.78
from > 6 to < 12 months	34	146,037.62	20,795.71	0.00	166,833.33	3.09	3,822,441.74	3,989,275.07	9.70	50.60
from = 12 to < 18 months	20	159,116.93	23,878.82	0.00	182,995.75	3.39	2,629,265.29	2,812,261.04	6.84	56.19
from = 18 to < 24 months	9	83,001.16	11,880.45	0.00	94,881.61	1.76	1,138,925.61	1,233,807.22	3.00	63.16
from ≥ 2 years	106	3,944,908.14	803,371.35	15,576.00	4,763,855.49	88.14	11,667,847.87	16,431,703.36	39.97	55.60
Subtotal	333	4,451,201.33	887,920.32	65,693.42	5,404,815.07	100.00	35,709,896.41	41,114,711.48	100.00	48.62
Doubt debts (subjectives)										
Up to 1 month	1	229,942.04	0.00	0.00	229,942.04	37.61	0.00	229,942.04	37.61	39.16
from ≥ 2 years	2	335,058.13	46,321.89	0.00	381,380.02	62.39	0.00	381,380.02	62.39	87.42
Subtotal	3	565,000.17	46,321.89	0.00	611,322.06	100.00	0.00	611,322.06	100.00	59.73
Total	336	5,016,201.50	934,242.21	65,693.42	6,016,137.13		35,709,896.41	41,726,033.54		

Additional information