

Brief report

Date: 02/28/2023
 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		
		Current	Original			Final maturity (legal)	Next	Current	Original	
Series A ES0312847009	12/11/2008 25.837	29.683.17	100,000.00	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	
Series B ES0312847017	12/11/2008 1,520	100,000.00	100,000.00	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.	n.c. A2	
Series C ES0312847025	12/11/2008 1,593	100,000.00	100,000.00	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.	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
		14.01	13.01	12.01	11.25	10.25	9.50	9.01	8.50	8.00	7.50	
Series B	Final Maturity	% Annual equivalent CPR			2,00	3,00	4,00	5,00	6,00	7,00	8,00	9,00
		14.01	13.01	12.01	11.25	10.25	9.50	9.01	8.50	8.00	7.50	
Series C	Final Maturity	% Annual equivalent CPR			2,00	3,00	4,00	5,00	6,00	7,00	8,00	9,00
		14.01	13.01	12.01	11.25	10.25	9.50	9.01	8.50	8.00	7.50	

* 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

	Current		At issue date	
	% CE	% CE	% CE	% CE
Series A	71.13%	89.25%	40.62%	16.15%
Series B	14.10%	5.25%	26.52%	10.90%
Series C	14.77%	5.50%	11.75%	5.40%
Issue of Bonds	1,078,224,063.29	2,895,000,000.00		
Reserve Fund	11.75%	5.40%		

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		141,017,639.53	3.328%
Servicer ppal collect not yet credited		444,316.31	
Servicer ints collect not yet credited		25,542.65	
Liabilities	Available	Balance	Interest
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	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	10,012	16,973	
Principal			
Principal outstanding	1,078,027,192.03	2,895,001,466.75	
Average loan	107,673.51	170,565.10	
Minimum	0.00	207.23	
Maximum	647,713.16	904,672.45	
Interest rate			
Weighted average (wac)	2.00%	5.77%	
Minimum	0.00%	4.50%	
Maximum	6.89%	7.25%	
Final maturity			
Weighted average (WARM) (months)	259	409	
Minimum	03/05/2023	08/10/2010	
Maximum	04/10/2057	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%	0.61	7.01	0.02	7.83
10.01 - 20%	2.37	15.97	0.28	16.65
20.01 - 30%	5.31	25.63	0.79	25.69
30.01 - 40%	11.31	35.40	2.07	35.55
40.01 - 50%	18.54	45.13	4.44	45.53
50.01 - 60%	24.56	54.79	7.76	55.43
60.01 - 70%	21.19	65.34	13.33	65.84
70.01 - 80%	12.25	73.35	36.08	76.84
80.01 - 90%	3.86	82.56	11.01	85.97
90.01 - 100%			24.20	97.06
Weighted average (WALTV)	53.63		76.78	
Minimum	0.00		0.14	
Maximum	86.95		100.00	

Brief report
Date: 02/28/2023

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 Suscriber
Bancaja

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.53%	0.50%	0.44%	0.38%	0.27%
Annual Percentage Rate (CPR)	6.13%	5.85%	5.13%	4.44%	3.20%

Geographic distribution

	Current	At constitution date
Andalucia	15.56%	14.39%
Aragon	0.58%	0.61%
Asturias	0.83%	0.74%
Balearic Islands	7.04%	6.80%
Basque Country	0.82%	0.85%
Canary Islands	3.15%	3.30%
Cantabria	0.50%	0.43%
Castilla-La Mancha	3.26%	3.13%
Castilla-Leon	2.56%	2.78%
Catalonia	15.61%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.56%	0.47%
Galicia	1.60%	1.42%
La Rioja	0.17%	0.18%
Madrid	10.40%	9.07%
Melilla	0.03%	0.02%
Murcia	2.62%	2.95%
Navarra	0.54%	0.66%
Valencia	34.16%	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	118	29,926.02	11,365.75	50,117.42	91,409.19	1.68	9,594,356.36	9,685,765.55	23.06	36.62
from > 1 to = 2 months	23	14,673.24	5,637.68	0.00	20,310.92	0.37	2,282,060.24	2,302,371.16	5.48	51.06
from > 2 to = 3 months	13	16,483.76	5,896.61	0.00	22,380.37	0.41	1,984,324.15	2,006,704.52	4.78	50.19
from > 3 to = 6 months	24	51,538.06	13,262.39	0.00	64,800.45	1.19	3,291,998.25	3,356,798.70	7.99	50.37
from > 6 to < 12 months	35	186,071.79	27,779.66	0.00	213,851.45	3.92	4,056,024.19	4,269,875.64	10.17	54.27
from = 12 to < 18 months	20	150,743.55	23,275.00	0.00	174,018.55	3.19	2,327,855.64	2,501,874.19	5.96	50.31
from = 18 to < 24 months	12	117,066.99	16,535.09	0.00	133,602.08	2.45	1,601,015.22	1,734,617.30	4.13	66.19
from ≥ 2 years	105	3,898,400.67	820,974.06	15,576.00	4,734,950.73	86.80	11,406,139.31	16,141,090.04	38.43	54.92
Subtotal	350	4,464,904.08	924,726.24	65,693.42	5,455,323.74	100.00	36,543,773.36	41,999,097.10	100.00	48.57
Doubt debts (subjectives)										
Up to 1 month	1	229,176.42	0.00	0.00	229,176.42	37.51	0.00	229,176.42	37.51	39.03
from ≥ 2 years	2	335,058.13	46,688.92	0.00	381,747.05	62.49	0.00	381,747.05	62.49	87.50
Subtotal	3	564,234.55	46,688.92	0.00	610,923.47	100.00	0.00	610,923.47	100.00	59.70
Total	353	5,029,138.63	971,415.16	65,693.42	6,066,247.21		36,543,773.36	42,610,020.57		