

Brief report

Date: 03/31/2023
 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
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.	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.	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			
					% 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	Date	6.50	5.86	5.32	4.85	4.45	4.11	3.81	3.54			
		Final Maturity	Years	Date	14.01	13.01	12.01	11.28/2027	10.25	9.50	9.01	8.50			
	Without optional redemption *	Average life	Years	Date	6.50	5.86	5.32	4.85	4.45	4.11	3.81	3.54			
		Final Maturity	Years	Date	14.01	13.01	12.01	11.28/2027	10.25	9.50	9.01	8.50			
Series B	With optional redemption *	Average life	Years	Date	14.70	13.68	12.69	11.71	10.94	10.19	9.46	8.94			
		Final Maturity	Years	Date	14.76	13.76	12.76	10/04/2034	12/30/2033	03/31/2033	07/06/2032	12/31/2031			
	Without optional redemption *	Average life	Years	Date	16.15	15.09	14.08	13.15	12.29	11.50	10.77	10.12			
		Final Maturity	Years	Date	18.51	17.51	16.51	03/14/2036	05/04/2035	07/20/2034	10/28/2033	03/03/2033			
Series C	With optional redemption *	Average life	Years	Date	14.76	13.76	12.76	11.76	11.01	10.25	9.50	9.01			
		Final Maturity	Years	Date	14.76	13.76	12.76	11.76	11.01	10.25	9.50	9.01			
	Without optional redemption *	Average life	Years	Date	21.39	20.74	20.05	19.32	18.57	17.82	17.09	16.36			
		Final Maturity	Years	Date	28.02	28.02	28.02	05/14/2042	08/14/2041	11/14/2040	02/19/2040	05/31/2039			

* 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	71.13%	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		Balance Interest	
Treasury Account		155,080,953.68	2.328%
Servicer ppal collect not yet credited		444,917.74	
Servicer ints collect not yet credited		14,381.69	
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		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			
Count		Current	At constitution date
		9,943	16,973
Principal	Principal outstanding	1,066,360,758.58	2,895,001,466.75
	Average loan	107,247.39	170,565.10
	Minimum	0.00	207.23
	Maximum	645,723.34	904,672.45
Interest rate	Weighted average (wac)	2.27%	5.77%
	Minimum	0.00%	4.50%
	Maximum	6.89%	7.25%
Final maturity	Weighted average (WARM) (months)	258	409
	Minimum	04/01/2023	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%	0.62	7.00	0.02	7.83
10.01 - 20%	2.39	15.97	0.28	16.65
20.01 - 30%	5.37	25.64	0.79	25.69
30.01 - 40%	11.50	35.42	2.07	35.55
40.01 - 50%	18.69	45.14	4.44	45.53
50.01 - 60%	24.36	54.80	7.76	55.43
60.01 - 70%	21.31	65.31	13.33	65.84
70.01 - 80%	11.99	73.29	36.08	76.84
80.01 - 90%	3.76	82.37	11.01	85.97
90.01 - 100%			24.20	97.06
Weighted average (WALTV)				
		53.47		76.78
Minimum		0.00		0.14
Maximum		86.69		100.00

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Bancaja

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.64%	0.52%	0.49%	0.41%	0.27%
Annual Percentage Rate (CPR)	7.40%	6.07%	5.75%	4.86%	3.23%

Geographic distribution

	Current	At constitution date
Andalucia	15.60%	14.39%
Aragon	0.58%	0.61%
Asturias	0.83%	0.74%
Balearic Islands	6.99%	6.80%
Basque Country	0.80%	0.85%
Canary Islands	3.16%	3.30%
Cantabria	0.50%	0.43%
Castilla-La Mancha	3.28%	3.13%
Castilla-Leon	2.58%	2.78%
Catalonia	15.63%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.57%	0.47%
Galicia	1.60%	1.42%
La Rioja	0.17%	0.18%
Madrid	10.39%	9.07%
Melilla	0.03%	0.02%
Murcia	2.62%	2.95%
Navarra	0.54%	0.66%
Valencia	34.12%	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	24,024.30	12,908.98	51,317.43	88,250.71	1.62	9,153,812.84	9,242,063.55	22.52	36.04
from > 1 to = 2 months	28	17,182.04	9,977.94	0.00	27,159.98	0.50	3,246,163.90	3,273,323.88	7.98	56.55
from > 2 to = 3 months	12	15,728.81	6,766.36	0.00	22,495.17	0.41	1,700,886.65	1,723,381.82	4.20	50.12
from > 3 to = 6 months	23	42,091.67	17,817.14	0.00	59,908.81	1.10	3,004,865.20	3,064,774.01	7.47	48.60
from > 6 to < 12 months	37	184,383.10	31,299.55	0.00	215,682.65	3.96	4,092,950.43	4,308,633.08	10.50	54.40
from = 12 to < 18 months	17	270,556.71	25,982.34	0.00	296,539.05	5.44	1,866,731.73	2,163,270.78	5.27	46.82
from = 18 to < 24 months	15	156,302.70	24,400.94	0.00	180,703.64	3.32	2,010,943.63	2,191,647.27	5.34	58.68
from ≥ 2 years	100	3,759,727.03	783,464.73	13,439.73	4,556,631.49	83.65	10,511,415.53	15,068,047.02	36.72	53.13
Subtotal	336	4,469,996.36	912,617.98	64,757.16	5,447,371.50	100.00	35,587,769.91	41,035,141.41	100.00	47.82
Doubt debts (subjectives)										
Up to 1 month	1	228,410.76	0.00	0.00	228,410.76	37.39	0.00	228,410.76	37.39	38.90
from ≥ 2 years	2	335,058.13	47,406.90	0.00	382,465.03	62.61	0.00	382,465.03	62.61	87.67
Subtotal	3	563,468.89	47,406.90	0.00	610,875.79	100.00	0.00	610,875.79	100.00	59.69
Total	339	5,033,465.25	960,024.88	64,757.16	6,058,247.29		35,587,769.91	41,646,017.20		

Additional information