

Brief report

Date: 04/30/2023
 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 N° 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	28.536.97	100,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	3.5110% 07/24/2023 253.266401 Gross 205.145785 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	07/24/2023 "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	3.8110% 07/24/2023 963.336111 Gross 780.302250 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	4.4110% 07/24/2023 1,115.002778 Gross 903.152250 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		1,048,609,693.89	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	% 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	6.63	5.96	5.39	4.91	4.50	4.14	3.83	3.56	3.36	3.25	
		Final Maturity	12/06/2029	04/06/2029	09/11/2028	03/19/2028	10/21/2027	06/13/2027	02/20/2027	11/13/2026	08/25/2026	07/23/2026	
	Without optional redemption *	Average life	6.63	5.96	5.39	4.91	4.50	4.14	3.83	3.56	3.36	3.25	
		Final Maturity	12/06/2029	04/06/2029	09/11/2028	03/19/2028	10/21/2027	06/13/2027	02/20/2027	11/13/2026	08/25/2026	07/23/2026	
	Series B	With optional redemption *	Average life	14.72	13.70	12.70	11.71	10.95	10.20	9.46	8.94	8.25	
			Final Maturity	01/06/2038	01/01/2037	01/01/2036	01/06/2035	04/01/2034	07/01/2033	10/06/2032	03/30/2032	01/23/2032	
Without optional redemption *		Average life	14.76	13.76	12.76	11.76	11.01	10.25	9.51	9.01	8.25		
		Final Maturity	01/23/2038	01/23/2037	01/23/2036	01/23/2035	04/23/2034	07/23/2033	10/23/2032	04/23/2032	07/23/2031		
Series C		With optional redemption *	Average life	16.24	15.17	14.16	13.21	12.34	11.53	10.80	10.13	9.25	
			Final Maturity	07/17/2039	06/22/2038	06/17/2037	07/06/2036	08/21/2035	11/02/2034	02/06/2034	06/07/2033	04/23/2032	
	Without optional redemption *	Average life	18.51	17.51	16.51	15.51	14.51	13.76	13.01	12.25	11.25		
		Final Maturity	10/23/2041	10/23/2040	10/23/2039	10/23/2038	10/23/2037	01/23/2037	04/23/2036	07/23/2035	10/23/2034		

* 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		% CE		At issue date		% CE	
	Count	Value	Count	Value	Count	Value	Count	Value
Series A	70.31%	737,309,693.89	42.01%	89.25%	2,583,700,000.00	16.15%		
Series B	14.50%	152,000,000.00	27.51%	5.25%	152,000,000.00	10.90%		
Series C	15.19%	159,300,000.00	12.32%	5.50%	159,300,000.00	5.40%		
Issue of Bonds		1,048,609,693.89			2,895,000,000.00			
Reserve Fund	12.32%	129,143,588.54	5.40%		156,330,000.00			

Other financial operations (current)

	Balance	Interest
Assets		
Treasury Account	131,247,583.82	3.175%
Servicer ppal collect not yet credited	247,864.50	
Servicer ints collect not yet credited	35,704.66	
Liabilities	Available	Balance
Subordinated Loan L/T		143,302,500.00
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	Value	Count	Value
Principal	9,897	16,973		
Principal outstanding		1,058,899,459.08		2,895,001,466.75
Average loan		106,991.96		170,565.10
Minimum		0.00		207.23
Maximum		643,732.58		904,672.45
Interest rate				
Weighted average (wac)		2.62%		5.77%
Minimum		0.06%		4.50%
Maximum		6.89%		7.25%
Final maturity				
Weighted average (WARM) (months)		257		409
Minimum		05/01/2023		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%	0.64	7.01	0.02	7.83
10.01 - 20%	2.40	15.96	0.28	16.65
20.01 - 30%	5.43	25.67	0.79	25.69
30.01 - 40%	11.65	35.43	2.07	35.55
40.01 - 50%	18.68	45.12	4.44	45.53
50.01 - 60%	24.32	54.75	7.76	55.43
60.01 - 70%	21.55	65.29	13.33	65.84
70.01 - 80%	11.74	73.34	36.08	76.84
80.01 - 90%	3.60	82.28	11.01	85.97
90.01 - 100%			24.20	97.06
Weighted average (WALTV)	53.33		76.78	
Minimum	0.00		0.14	
Maximum	86.54		100.00	

Brief report
Date: 04/30/2023

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)	0.35%	0.51%	0.49%	0.41%	0.27%
Annual Percentage Rate (CPR)	4.16%	5.90%	5.72%	4.86%	3.23%

Geographic distribution

	Current	At constitution date
Andalucia	15.62%	14.39%
Aragon	0.58%	0.61%
Asturias	0.84%	0.74%
Balearic Islands	6.97%	6.80%
Basque Country	0.81%	0.85%
Canary Islands	3.16%	3.30%
Cantabria	0.50%	0.43%
Castilla-La Mancha	3.29%	3.13%
Castilla-Leon	2.59%	2.78%
Catalonia	15.65%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.57%	0.47%
Galicia	1.60%	1.42%
La Rioja	0.17%	0.18%
Madrid	10.36%	9.07%
Melilla	0.03%	0.02%
Murcia	2.61%	2.95%
Navarra	0.54%	0.66%
Valencia	34.10%	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	116	29,515.52	15,121.98	50,117.42	94,754.92	1.77	9,881,465.05	9,976,219.97	22.62	36.84
from > 1 to = 2 months	33	20,705.53	18,245.61	1,200.01	40,151.15	0.75	4,683,422.24	4,723,573.39	10.71	55.51
from > 2 to = 3 months	18	22,153.34	14,850.21	0.00	37,003.55	0.69	2,661,775.08	2,698,778.63	6.12	53.32
from > 3 to = 6 months	20	38,569.75	19,880.11	0.00	58,449.86	1.09	2,624,354.34	2,682,804.20	6.08	53.12
from > 6 to < 12 months	34	108,005.68	37,499.55	0.00	145,505.23	2.72	3,966,743.07	4,112,248.30	9.32	54.36
from = 12 to < 18 months	21	288,061.28	28,467.22	0.00	316,528.50	5.91	2,205,584.27	2,522,112.77	5.72	46.13
from = 18 to < 24 months	16	168,060.58	30,692.19	0.00	198,752.77	3.71	2,136,169.82	2,334,922.59	5.29	60.58
from ≥ 2 years	98	3,662,937.56	787,272.21	13,439.73	4,463,649.50	83.36	10,586,939.16	15,050,588.66	34.13	53.69
Subtotal	356	4,338,009.24	952,029.08	64,757.16	5,354,795.48	100.00	38,746,453.03	44,101,248.51	100.00	48.67
Doubt debts (subjectives)										
Up to 1 month	1	227,645.06	0.00	0.00	227,645.06	37.27	0.00	227,645.06	37.27	38.77
from ≥ 2 years	2	335,058.13	48,079.00	0.00	383,137.13	62.73	0.00	383,137.13	62.73	87.82
Subtotal	3	562,703.19	48,079.00	0.00	610,782.19	100.00	0.00	610,782.19	100.00	59.68
Total	359	4,900,712.43	1,000,108.08	64,757.16	5,965,577.67		38,746,453.03	44,712,030.70		

Additional information