

Brief report

Date: 05/31/2023
 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	
		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" Secutorial / 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" Secutorial / 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	Option	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						
		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						
	Without optional redemption *	Average life	6.63	5.96	5.39	4.91	4.50	4.14	3.83	3.56						
		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						
	Series B	With optional redemption *	Average life	14.72	13.70	12.70	11.71	10.95	10.20	9.46	8.94					
			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					
Without optional redemption *		Average life	14.76	13.76	12.76	11.76	11.01	10.25	9.51	9.01						
		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						
Series C		With optional redemption *	Average life	16.24	15.17	14.16	13.21	12.34	11.53	10.80	10.13					
			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					
	Without optional redemption *	Average life	18.51	17.51	16.51	15.51	14.51	13.76	13.01	12.25						
		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						

* 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	
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)

Assets	Balance	Interest
Treasury Account	143,214,687.19	0.000%
Servicer ppal collect not yet credited	188,225.03	
Servicer ints collect not yet credited	19,630.72	
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	9,852	16,973	
Principal			
Principal outstanding	1,049,667,160.72	2,895,001,466.75	
Average loan	106,543.56	170,565.10	
Minimum	0.00	207.23	
Maximum	641,740.89	904,672.45	
Interest rate			
Weighted average (wac)	2.94%	5.77%	
Minimum	0.26%	4.50%	
Maximum	6.89%	7.25%	
Final maturity			
Weighted average (WARM) (months)	256	409	
Minimum	06/01/2023	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	6.98	0.02	7.83
10.01 - 20%	2.43	15.94	0.28	16.65
20.01 - 30%	5.52	25.70	0.79	25.69
30.01 - 40%	11.71	35.43	2.07	35.55
40.01 - 50%	18.75	45.11	4.44	45.53
50.01 - 60%	24.31	54.73	7.76	55.43
60.01 - 70%	21.65	65.30	13.33	65.84
70.01 - 80%	11.51	73.36	36.08	76.84
80.01 - 90%	3.47	82.18	11.01	85.97
90.01 - 100%			24.20	97.06
Weighted average (WALTV)	53.20		76.78	
Minimum	0.00		0.14	
Maximum	86.39		100.00	

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.54%	0.51%	0.51%	0.43%	0.27%
Annual Percentage Rate (CPR)	6.25%	5.94%	5.90%	5.00%	3.25%

Geographic distribution

	Current	At constitution date
Andalucia	15.63%	14.39%
Aragon	0.59%	0.61%
Asturias	0.84%	0.74%
Balearic Islands	6.98%	6.80%
Basque Country	0.81%	0.85%
Canary Islands	3.16%	3.30%
Cantabria	0.50%	0.43%
Castilla-La Mancha	3.31%	3.13%
Castilla-Leon	2.59%	2.78%
Catalonia	15.65%	15.26%
Ceuta	0.01%	0.00%
Extremadura	0.57%	0.47%
Galicia	1.61%	1.42%
La Rioja	0.17%	0.18%
Madrid	10.34%	9.07%
Melilla	0.03%	0.02%
Murcia	2.60%	2.95%
Navarra	0.53%	0.66%
Valencia	34.07%	36.94%

Current delinquency

Aging	Assets	Overdue debt				Total	%	Outstanding debt	Total debt	%	% Total debt / Appraisal Value
		Principal	Interest	Other							
Delinquencies											
Up to 1 month	109	26,838.66	17,457.75	48,917.41	93,213.82	1.76	9,357,943.84	9,451,157.66	21.61	34.78	
from > 1 to = 2 months	31	20,479.37	15,872.07	1,200.01	37,551.45	0.71	3,815,439.92	3,852,991.37	8.81	57.09	
from > 2 to = 3 months	22	25,026.87	21,046.25	1,200.01	47,273.13	0.89	3,178,620.64	3,225,893.77	7.38	55.51	
from > 3 to = 6 months	25	42,264.98	34,865.49	0.00	77,130.47	1.46	3,507,542.92	3,584,673.39	8.20	52.14	
from > 6 to < 12 months	35	116,409.21	45,765.45	0.00	162,174.66	3.06	4,027,725.91	4,189,900.57	9.58	55.04	
from = 12 to < 18 months	18	182,144.98	28,969.48	0.00	211,114.46	3.99	2,097,734.25	2,308,848.71	5.28	44.76	
from = 18 to < 24 months	17	175,403.38	36,594.50	0.00	211,997.88	4.01	2,151,742.90	2,363,740.78	5.41	61.04	
from ≥ 2 years	97	3,639,000.97	800,197.17	13,439.73	4,452,637.87	84.12	10,299,585.47	14,752,223.34	33.74	53.70	
Subtotal	354	4,227,568.42	1,000,768.16	64,757.16	5,293,093.74	100.00	38,436,335.85	43,729,429.59	100.00	48.20	
Doubt debts (subjectives)											
Up to 1 month	1	226,879.32	0.00	0.00	226,879.32	37.15	0.00	226,879.32	37.15	38.64	
from ≥ 2 years	2	335,058.13	48,749.04	0.00	383,807.17	62.85	0.00	383,807.17	62.85	87.98	
Subtotal	3	561,937.45	48,749.04	0.00	610,686.49	100.00	0.00	610,686.49	100.00	59.67	
Total	357	4,789,505.87	1,049,517.20	64,757.16	5,903,780.23		38,436,335.85	44,340,116.08			

Additional information