

Brief report

Date: 11/30/2023  
 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 Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0312847009	12/11/2008 25.837	26.437.97	100,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	4.3020% 01/23/2024 290.659042 Gross 235.433824 Net	04/23/2052 Quarterly 23.Jan/Apr/Jul/Oct	01/23/2024 "Pass-Through"	A+sf	n.c. Aaa
Series B ES0312847017	12/11/2008 1,520	100,000.00 152,000,000.00	100,000.00 152,000,000.00	Floating 3-M Euribor+0.600% 23.Jan/Apr/Jul/Oct	4.6020% 01/23/2024 1,176.066667 Gross 952.614000 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 Aa2 (sf)
Series C ES0312847025	12/11/2008 1,593	100,000.00 159,300,000.00	100,000.00 159,300,000.00	Floating 3-M Euribor+1.200% 23.Jan/Apr/Jul/Oct	5.2020% 01/23/2024 1,329.400000 Gross 1,076.814000 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 Baa3 (sf)
Total		994,377,830.89	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	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	08/14/2030	6.81	6.10	5.50	4.99	4.55	4.18	3.86	3.58		
		Final Maturity	Years	14.26	13.01	12.01	11.26	10.26	9.51	9.01	8.26	7.62		
	Without optional redemption *	Average life	Years	08/14/2030	6.81	6.10	5.50	4.99	4.55	4.18	3.86	3.58		
		Final Maturity	Years	14.26	13.01	12.01	11.26	10.26	9.51	9.01	8.26	7.62		
Series B	With optional redemption *	Average life	Years	09/23/2038	14.93	13.71	12.70	11.71	10.95	10.19	9.45	8.72		
		Final Maturity	Years	15.01	13.76	12.76	11.76	11.01	10.26	9.51	8.76	8.01		
	Without optional redemption *	Average life	Years	02/05/2040	16.30	15.24	14.21	13.25	12.36	11.54	10.79	10.11		
		Final Maturity	Years	18.51	17.51	16.51	15.51	14.76	13.76	13.01	12.26	11.51		
Series C	With optional redemption *	Average life	Years	10/23/2038	15.01	13.76	12.76	11.76	11.01	10.26	9.51	8.76		
		Final Maturity	Years	10/23/2038	15.01	13.76	12.76	11.76	11.01	10.26	9.51	8.76		
	Without optional redemption *	Average life	Years	12/17/2044	21.17	20.58	19.94	19.26	18.55	17.83	17.11	16.40		
		Final Maturity	Years	27.27	27.27	27.27	27.27	27.27	27.27	27.27	27.27	27.27		

\* 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	
Series A	68.69%	683,077,830.89	44.66%	89.25%	2,583,700,000.00
Series B	15.29%	152,000,000.00	29.37%	5.25%	152,000,000.00
Series C	16.02%	159,300,000.00	13.35%	5.50%	159,300,000.00
Issue of Bonds		994,377,830.89			2,895,000,000.00
Reserve Fund	13.35%	132,707,311.74	5.40%		156,330,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	148,983,452.47	0.000%	
Servicer ppal collect not yet credited	262,670.14		
Servicer ints collect not yet credited	47,879.94		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		143,302,500.00	5.502%
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	9,527	16,973	
Principal			
Principal outstanding	993,707,395.66	2,895,001,466.75	
Average loan	104,304.33	170,565.10	
Minimum	0.00	207.23	
Maximum	535,411.53	904,672.45	
Interest rate			
Weighted average (wac)	4.40%	5.77%	
Minimum	0.73%	4.50%	
Maximum	7.71%	7.25%	
Final maturity			
Weighted average (WARM) (months)	251	409	
Minimum	12/05/2023	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%	0.68	6.92	0.02	7.83
10.01 - 20%	2.60	15.86	0.28	16.65
20.01 - 30%	5.93	25.73	0.79	25.69
30.01 - 40%	12.60	35.53	2.07	35.55
40.01 - 50%	18.83	45.24	4.44	45.53
50.01 - 60%	24.03	54.64	7.76	55.43
60.01 - 70%	22.16	65.20	13.33	65.84
70.01 - 80%	10.46	73.44	36.08	76.84
80.01 - 90%	2.70	81.60	11.01	85.97
90.01 - 100%			24.20	97.06
Weighted average (WALTV)	52.45		76.78	
Minimum	0.00		0.14	
Maximum	85.46		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)	0.62%	0.58%	0.58%	0.54%	0.29%
Annual Percentage Rate (CPR)	7.15%	6.79%	6.70%	6.33%	3.37%

**Geographic distribution**

	Current	At constitution date
Andalucia	15.67%	14.39%
Aragon	0.60%	0.61%
Asturias	0.85%	0.74%
Balearic Islands	6.95%	6.80%
Basque Country	0.84%	0.85%
Canary Islands	3.12%	3.30%
Cantabria	0.48%	0.43%
Castilla-La Mancha	3.40%	3.13%
Castilla-Leon	2.62%	2.78%
Catalonia	15.75%	15.26%
Ceuta	0.00%	0.00%
Extremadura	0.59%	0.47%
Galicia	1.62%	1.42%
La Rioja	0.18%	0.18%
Madrid	10.22%	9.07%
Melilla	0.03%	0.02%
Murcia	2.61%	2.95%
Navarra	0.54%	0.66%
Valencia	33.93%	36.94%

**Current delinquency**

Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
<b>Delinquencies</b>										
Up to 1 month	111	22,718.57	27,297.58	48,917.41	98,933.56	1.71	8,914,886.67	9,013,820.23	18.07	33.94
from > 1 to = 2 months	46	25,626.52	31,425.49	1,200.01	58,252.02	1.01	5,534,478.92	5,592,730.94	11.21	56.33
from > 2 to = 3 months	23	18,088.19	30,757.35	0.00	48,845.54	0.85	3,042,257.08	3,091,102.62	6.20	58.40
from > 3 to = 6 months	50	84,173.11	104,262.28	1,200.01	189,635.40	3.28	6,898,299.72	7,087,935.12	14.21	53.58
from > 6 to < 12 months	47	245,789.03	153,366.45	1,200.01	400,355.49	6.93	5,858,197.30	6,258,552.79	12.55	54.80
from = 12 to < 18 months	17	98,883.91	64,853.84	0.00	163,737.75	2.83	2,200,700.71	2,364,438.46	4.74	53.14
from = 18 to < 24 months	9	70,326.34	32,592.71	0.00	102,919.05	1.78	983,038.19	1,085,957.24	2.18	44.68
from ≥ 2 years	103	3,750,575.51	954,559.69	12,285.42	4,717,420.62	81.61	10,673,159.16	15,390,579.78	30.85	54.48
Subtotal	406	4,316,181.18	1,399,115.39	64,802.86	5,780,099.43	100.00	44,105,017.75	49,885,117.18	100.00	49.12
<b>Doubt debts (subjectives)</b>										
Up to 1 month	1	224,102.78	0.00	0.00	224,102.78	36.59	0.00	224,102.78	36.59	38.17
from ≥ 2 years	2	335,058.13	53,326.72	0.00	388,384.85	63.41	0.00	388,384.85	63.41	89.03
Subtotal	3	559,160.91	53,326.72	0.00	612,487.63	100.00	0.00	612,487.63	100.00	59.85
<b>Total</b>	<b>409</b>	<b>4,875,342.09</b>	<b>1,452,442.11</b>	<b>64,802.86</b>	<b>6,392,587.06</b>		<b>44,105,017.75</b>	<b>50,497,604.81</b>		

**Additional information**