

Brief report

Date: 10/31/2014
 Currency: EUR

Date of constitution
 05/17/2004

VAT Reg. no.
 V83998518

Management Company
 Europa de Titulización S.G.F.T

Originator
 Bankia

Servicer
 Bankia

Lead Managers

JP Morgan
 Société Générale
 Bankia

Bond Underwriters and Placement Agents

JP Morgan
 Société Générale
 Bankia
 Banco Pastor
 CDC Ixis Capital Markets
 Fortis Bank

Bond Paying Agent
 Barclays Bank PLC

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Barclays Bank PLC

Subordinated Loan
 Bankia

Start-up Loan
 Bankia

Swap
 Royal Bank of Scotland

Assets Custodian
 Bankia

Fund Auditors
 Deloitte (ejercicios 2009 a actual)
 Ernst & Young (hasta ejercicio 2008)

Issued securities: Mortgage-Backed Bonds

Bonds Issue										
Series	ISIN Code	Issue date	Nº bonds	Principal outstanding		Interest type	Interest Rate	Redemption		Rating
				(Bond Unit / Series Total / %Factor)				Reference rate and margin	Next coupon	
				Current	Original	Payment Date				
Series A	ES0361794003	05/21/2004	6,306	8,394.55 52,936,032.30 8.39%	100,000.00 630,600,000.00	Floating 3-M Euribor+0.170% 17.Feb/May/Aug/Nov	0.3690% 11/17/2014 7.830017 Gross 6.185713 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	11/17/2014 "Pass-Through"	AA+sf A1sf AAA Aaa
Series B	ES0361794011	05/21/2004	145	41,383.70 6,000,636.50 41.38%	100,000.00 14,500,000.00	Floating 3-M Euribor+0.210% 17.Feb/May/Aug/Nov	0.4090% 11/17/2014 42.784998 Gross 33.800148 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutorial	AA+sf A1sf AAA Aa2
Series C	ES0361794029	05/21/2004	311	41,391.62 12,872,793.82 41.39%	100,000.00 31,100,000.00	Floating 3-M Euribor+0.430% 17.Feb/May/Aug/Nov	0.6290% 11/17/2014 65.811526 Gross 51.991106 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutorial	AA-sf A1sf A+ A2
Series D	ES0361794037	05/21/2004	138	45,180.71 6,234,937.98 45.18%	100,000.00 13,800,000.00	Floating 3-M Euribor+0.840% 17.Feb/May/Aug/Nov	1.0390% 11/17/2014 118.660860 Gross 93.742079 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutorial	A- Baa3sf BBB Baa2
Total				78,044,400.60	690,000,000.00					

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	Optionality	Average life	Years	% Monthly CPR (SMM)									
				0.25	0.34	0.42	0.51	0.60	0.69	0.78	0.87		
				% Annual equivalent CPR									
				3.00	4.00	5.00	6.00	7.00	8.00	9.00	10.00		
Series A	With optional redemption *	Average life	0.90	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89		
		Final Maturity	07/11/2015	07/10/2015	04/27/2015	04/27/2015	04/26/2015	04/25/2015	04/25/2015	04/25/2015	04/25/2015		
	Without optional redemption *	Average life	2.40	2.34	2.22	2.14	2.06	1.99	1.93	1.86	1.80		
		Final Maturity	08/17/2015	08/17/2015	05/17/2015	05/17/2015	05/17/2015	05/17/2015	05/17/2015	05/17/2015	05/17/2015		
	Series B	With optional redemption *	Average life	1.00	1.00	0.75	0.75	0.75	0.75	0.75	0.75	0.75	
			Final Maturity	08/17/2015	08/17/2015	05/17/2015	05/17/2015	05/17/2015	05/17/2015	05/17/2015	05/17/2015	05/17/2015	
Without optional redemption *		Average life	6.13	5.87	5.64	5.42	5.20	5.00	4.81	4.63	4.46		
		Final Maturity	10/01/2020	07/01/2020	04/05/2020	01/15/2020	10/28/2019	08/16/2019	06/09/2019	04/05/2019	02/01/2019		
Series C		With optional redemption *	Average life	1.00	1.00	0.75	0.75	0.75	0.75	0.75	0.75	0.75	
			Final Maturity	08/17/2015	08/17/2015	05/17/2015	05/17/2015	05/17/2015	05/17/2015	05/17/2015	05/17/2015	05/17/2015	
	Without optional redemption *	Average life	8.42	8.12	7.83	7.56	7.30	7.06	6.83	6.61	6.40		
		Final Maturity	01/17/2023	09/27/2022	06/14/2022	03/07/2022	12/04/2021	09/07/2021	06/15/2021	03/27/2021	02/01/2021		
	Series D	With optional redemption *	Average life	1.00	1.00	0.75	0.75	0.75	0.75	0.75	0.75	0.75	
			Final Maturity	08/17/2015	08/17/2015	05/17/2015	05/17/2015	05/17/2015	05/17/2015	05/17/2015	05/17/2015	05/17/2015	
Without optional redemption *		Average life	13.67	13.30	12.94	12.58	12.23	11.88	11.54	11.22	10.91		
		Final Maturity	04/14/2028	12/03/2027	07/25/2027	03/15/2027	11/06/2026	07/01/2026	02/28/2026	11/01/2025	08/17/2025		

* 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	67.83%	52,936,032.30	40.55%	91.39%	630,600,000.00
Series B	7.69%	6,000,636.50	32.86%	2.10%	14,500,000.00
Series C	16.49%	12,872,793.82	16.37%	4.51%	31,100,000.00
Series D	7.99%	6,234,937.98	8.38%	2.00%	13,800,000.00
Issue of Bonds		78,044,400.60			690,000,000.00
Reserve Fund	8.38%	6,542,563.39	1.40%		9,660,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	9,894,520.84	0.186%	
Servicer ppal collect not yet credited	86,260.22		
Servicer ints collect not yet credited	8,219.32		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		6,900,000.00	2.187%
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		3,150,000.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

MBS BANCAJA 1 Fondo de Titulización de Activos

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Collateral: Mortgage loans

General		
	Current	At constitution date
Count	2,581	13,472
Principal		
Principal outstanding	75,882,485.19	689,814,247.51
Average loan	29,400.42	51,203.55
Minimum	0.00	2,035.10
Maximum	252,163.71	490,664.10
Interest rate		
Weighted average (wac)	1.62%	3.45%
Minimum	0.53%	2.36%
Maximum	3.88%	10.75%
Final maturity		
Weighted average (WARM) (months)	115	178
Minimum	11/01/2014	05/23/2004
Maximum	11/30/2033	11/30/2033
Index (principal outstanding distribution)		
3-month EURIBOR/MIBOR	2.04%	2.21%
6-month EURIBOR/MIBOR	0.00%	0.01%
1-year EURIBOR/MIBOR	0.72%	3.53%
1-year EURIBOR/MIBOR (Mortgage Market)	90.71%	78.92%
Mortgage Market: Banks	0.00%	0.00%
Mortgage Market: Savings Banks	6.52%	14.13%
Mortgage Market: All Institutions	0.00%	0.04%
Savings Banks Lending Rate (CECA Indicator)	0.02%	1.13%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	6.29	6.81	0.57	7.74
10.01 - 20%	18.49	15.49	2.92	15.77
20.01 - 30%	21.30	24.68	7.00	25.46
30.01 - 40%	20.52	35.36	10.79	35.30
40.01 - 50%	19.72	44.51	14.76	45.26
50.01 - 60%	9.94	54.84	19.73	55.11
60.01 - 70%	2.81	64.03	20.19	65.13
70.01 - 80%	0.94	72.13	17.04	75.01
80.01 - 90%			4.54	84.90
90.01 - 100%			2.42	94.95
Weighted average (WALTV)	32.51			55.77
Minimum	0.00			0.80
Maximum	73.86			99.10

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.39%	0.27%	0.23%	0.29%	0.77%
Annual Percentage Rate (CPR)	4.55%	3.18%	2.70%	3.47%	8.89%

Geographic distribution		
	Current	At constitution date
Andalucia	1.12%	1.50%
Aragon	0.18%	0.47%
Asturias	0.00%	0.15%
Balearic Islands	2.14%	2.07%
Basque Country	0.97%	0.74%
Canary Islands	2.72%	2.04%
Cantabria	0.04%	0.03%
Castilla-La Mancha	2.11%	2.48%
Castilla-Leon	1.85%	1.44%
Catalonia	7.59%	6.03%
Extremadura	0.01%	0.05%
Galicia	0.86%	0.61%
La Rioja	0.36%	0.14%
Madrid	8.11%	7.26%
Meillia	0.03%	0.01%
Murcia	0.53%	0.63%
Navarra	1.07%	0.94%
Valencia	70.30%	73.37%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		Total	%	
<i>Delinquencies</i>										
Up to 1 month	105	38,941.99	4,440.09	0.00	43,382.08	3.44	4,051,608.20	4,094,990.28	38.32	21.64
from > 1 to ≤ 2 months	41	37,104.24	4,592.47	0.00	41,696.71	3.31	1,822,956.59	1,864,653.30	17.45	25.83
from > 2 to ≤ 3 months	23	30,998.72	3,827.66	0.00	34,826.38	2.76	1,054,998.65	1,089,825.03	10.20	29.48
from > 3 to ≤ 6 months	19	22,925.67	2,280.62	0.00	25,206.29	2.00	357,220.02	382,426.31	3.58	21.92
from > 6 to < 12 months	19	39,614.72	4,759.78	0.00	44,374.50	3.52	333,797.94	378,172.44	3.54	22.80
from ≥ 12 to < 18 months	10	70,930.99	9,422.60	0.00	80,353.59	6.38	386,637.09	466,990.68	4.37	22.28
from ≥ 18 to < 24 months	13	148,775.31	15,915.91	0.00	164,691.22	13.07	503,678.61	668,369.83	6.26	28.41
from ≥ 2 years	40	713,113.02	112,203.54	0.00	825,316.56	65.51	914,277.51	1,739,594.07	16.28	29.68
Subtotal	270	1,102,404.66	157,442.67	0.00	1,259,847.33	100.00	9,425,174.61	10,685,021.94	100.00	24.53
<i>Doubt debts (subjectives)</i>										
Up to 1 month	1	9,778.07	15.12	0.00	9,793.19	16.63	0.00	9,793.19	16.63	13.01
from > 1 to ≤ 6 months	1	22,238.24	150.01	0.00	22,388.25	38.02	0.00	22,388.25	38.02	11.67
from > 6 to < 12 months	1	2,876.99	69.86	0.00	2,946.85	5.00	0.00	2,946.85	5.00	1.18
from ≥ 12 to < 18 months	1	2,153.03	65.49	0.00	2,218.52	3.77	0.00	2,218.52	3.77	8.18
from ≥ 2 years	4	20,610.93	929.75	0.00	21,540.68	36.58	0.00	21,540.68	36.58	10.00
Subtotal	8	57,657.26	1,230.23	0.00	58,887.49	100.00	0.00	58,887.49	100.00	7.74
Total	278	1,160,061.92	158,672.90	0.00	1,318,734.82		9,425,174.61	10,743,909.43		24.25

Additional information