

Brief report

Date: 11/30/2015  
 Currency: EUR

Date of constitution  
 05/17/2004

VAT Reg. no.  
 V83998518

Management Company  
 Europea 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

BNP Paribas

Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

Treasury Account

Citibank

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 (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 ES0361794003	05/21/2004 6,306	5,369.15 33,857,859.90 5.37%	100,000.00 630,600,000.00	Floating 3-M Euribor+0.170% 17.Feb/May/Aug/Nov	0.0870% 02/17/2016 1.193741 Gross 0.960962 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	02/17/2016 "Pass-Through"	AA+sf Aa2sf	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	0.1270% 02/17/2016 13,431310 Gross 10.812205 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	AA+sf Aa2sf	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	0.3470% 02/17/2016 36,705169 Gross 29.547661 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	AA-sf Aa2sf	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	0.7570% 02/17/2016 87.404594 Gross 70.360698 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	A- A2sf	BBB Baa2	
Total		58,966,228.20	690,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)									
				% Annual equivalent CPR									
Series A	With optional redemption *	Average life	Years	0.25	0.34	0.42	0.51	0.60	0.69	0.78	0.87		
		Final Maturity	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25		
	Without optional redemption *	Average life	Years	1.85	1.77	1.70	1.64	1.58	1.52	1.47	1.42		
		Final Maturity	Years	09/22/2017	08/25/2017	07/30/2017	07/06/2017	06/14/2017	05/25/2017	05/05/2017	04/18/2017		
Series B	With optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25		
		Final Maturity	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25		
	Without optional redemption *	Average life	Years	4.67	4.47	4.28	4.11	3.95	3.79	3.65	3.52		
		Final Maturity	Years	07/17/2020	05/08/2020	02/25/2020	12/28/2019	10/28/2019	09/01/2019	07/10/2019	05/23/2019		
Series C	With optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25		
		Final Maturity	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25		
	Without optional redemption *	Average life	Years	6.95	6.70	6.46	6.23	6.02	5.82	5.63	5.45		
		Final Maturity	Years	10/27/2022	07/27/2022	05/01/2022	02/07/2022	11/22/2021	09/10/2021	07/03/2021	04/27/2021		
Series D	With optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25		
		Final Maturity	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25		
	Without optional redemption *	Average life	Years	12.24	11.91	11.57	11.24	10.92	10.60	10.30	10.01		
		Final Maturity	Years	02/10/2028	10/10/2027	06/10/2027	02/11/2027	10/15/2026	06/22/2026	03/03/2026	11/16/2025		

\* 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)					
Series	Current	% CE		At issue date	
		% CE	% CE	% CE	% CE
Series A	57.42%	33,857,859.90	54.28%	91.39%	630,600,000.00
Series B	10.18%	6,000,636.50	44.10%	2.10%	14,500,000.00
Series C	21.83%	12,872,793.82	22.27%	4.51%	31,100,000.00
Series D	10.57%	6,234,937.98	11.70%	2.00%	13,800,000.00
Issue of Bonds		58,966,228.20			690,000,000.00
Reserve Fund	11.70%	6,900,000.00		1.40%	9,660,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	7,303,493.35	0.000%	
Servicer ppal collect not yet credited	150,365.94		
Servicer ints collect not yet credited	7,105.53		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		6,900,000.00	1.417%
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	
Cash		1,910,000.00	
Securities		0.00	

\* Credit Support Amount in favour of the Fund

# MBS BANCAJA 1 Fondo de Titulización de Activos

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**Bond Underwriters and Placement Agents**  
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Bankia

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CDC Ixis Capital Markets  
Fortis Bank

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BNP Paribas

**Market**  
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### Collateral: Mortgage loans

General			
	Current	At constitution date	
Count	2,166	13,472	
Principal			
Principal outstanding	59,398,363.20	689,814,247.51	
Average loan	27,423.07	51,203.55	
Minimum	0.00	2,035.10	
Maximum	227,420.19	490,664.10	
Interest rate			
Weighted average (wac)	1.24%	3.45%	
Minimum	0.42%	2.36%	
Maximum	3.66%	10.75%	
Final maturity			
Weighted average (WARM) (months)	110	178	
Minimum	12/01/2015	05/23/2004	
Maximum	11/30/2033	11/30/2033	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	2.00%	2.21%	
6-month EURIBOR/MIBOR	0.00%	0.01%	
1-year EURIBOR/MIBOR	0.27%	3.53%	
1-year EURIBOR/MIBOR (Mortgage Market)	92.07%	78.92%	
Mortgage Market: Banks	0.00%	0.00%	
Mortgage Market: Savings Banks	0.00%	14.13%	
Mortgage Market: All Institutions	5.66%	0.04%	
Savings Banks Lending Rate (CECA Indicator)	0.00%	1.13%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	7.72	6.57	0.57	7.74
10.01 - 20%	21.34	15.19	2.92	15.77
20.01 - 30%	20.42	25.22	7.00	25.46
30.01 - 40%	23.78	35.08	10.79	35.30
40.01 - 50%	16.22	44.36	14.76	45.26
50.01 - 60%	7.90	53.97	19.73	55.11
60.01 - 70%	2.32	64.46	20.19	65.13
70.01 - 80%	0.30	70.06	17.04	75.01
80.01 - 90%			4.54	84.90
90.01 - 100%			2.42	94.95
Weighted average (WALTV)	30.41		55.77	
Minimum	0.00		0.80	
Maximum	70.15		99.10	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.21%	0.42%	0.44%	0.50%	0.75%
Annual Percentage Rate (CPR)	2.55%	4.88%	5.17%	5.81%	8.61%

Geographic distribution		
	Current	At constitution date
Andalucia	1.08%	1.50%
Aragon	0.18%	0.47%
Asturias		0.15%
Balearic Islands	2.26%	2.07%
Basque Country	1.02%	0.74%
Canary Islands	2.66%	2.04%
Cantabria	0.04%	0.03%
Castilla-La Mancha	2.10%	2.48%
Castilla-Leon	1.85%	1.44%
Catalonia	8.13%	6.03%
Extremadura	0.01%	0.05%
Galicia	0.78%	0.61%
La Rioja	0.41%	0.14%
Madrid	8.52%	7.26%
Melilla	0.03%	0.01%
Murcia	0.59%	0.63%
Navarra	1.10%	0.94%
Valencia	69.26%	73.37%

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	91	30,570.41	2,423.16	0.00	32,993.57	3.06	2,920,569.23	2,953,562.80	43.13	18.70
from > 1 to ≤ 2 months	21	19,797.95	2,058.64	0.00	21,856.59	2.03	927,163.26	949,019.85	13.86	22.50
from > 2 to ≤ 3 months	16	26,540.62	1,016.33	0.00	27,556.95	2.56	296,862.24	324,419.19	4.74	13.78
from > 3 to ≤ 6 months	12	22,695.25	2,005.52	0.00	24,700.77	2.29	292,704.53	317,405.30	4.63	14.12
from > 6 to < 12 months	10	36,516.65	2,909.26	0.00	39,425.91	3.66	206,386.04	245,811.95	3.59	20.21
from ≥ 12 to < 18 months	4	9,933.24	1,039.21	0.00	10,972.45	1.02	48,558.34	59,530.79	0.87	12.13
from ≥ 18 to < 24 months	7	44,298.78	3,399.41	0.00	47,698.19	4.43	85,470.01	133,168.20	1.94	19.68
from ≥ 2 years	48	760,247.95	112,413.17	0.00	872,661.12	80.96	993,157.30	1,865,818.42	27.24	27.66
Subtotal	209	950,600.85	127,264.70	0.00	1,077,865.55	100.00	5,770,870.95	6,848,736.50	100.00	20.30
<b>Doubt debts (subjectives)</b>										
from > 3 to ≤ 6 months	1	1,635.84	16.78	0.00	1,652.62	2.10	0.00	1,652.62	2.10	0.62
from > 6 to < 12 months	1	17,136.96	263.11	0.00	17,400.07	22.13	0.00	17,400.07	22.13	4.54
from ≥ 12 to < 18 months	2	32,016.31	557.90	0.00	32,574.21	41.43	0.00	32,574.21	41.43	12.20
from ≥ 18 to < 24 months	1	2,876.99	96.77	0.00	2,973.76	3.78	0.00	2,973.76	3.78	1.19
from ≥ 2 years	5	22,763.96	1,257.29	0.00	24,021.25	30.55	0.00	24,021.25	30.55	9.91
Subtotal	10	76,430.06	2,191.85	0.00	78,621.91	100.00	0.00	78,621.91	100.00	5.57
Total	219	1,027,030.91	129,456.55	0.00	1,156,487.46		5,770,870.95	6,927,358.41		19.71