

Brief report

Date: 05/31/2016
 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 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 ES0361794003	05/21/2004 6,306	4,461.18 28,132,201.08 4.46%	100,000.00 630,600,000.00	Floating 3-M Euribor+0.170% 17.Feb/May/Aug/Nov	0.0000% 08/17/2016 0.000000 Gross 0.000000 Net	11/17/2035 Quarterly 17.Feb/May/Aug/Nov	08/17/2016 "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	0.0000% 08/17/2016 0.000000 Gross 0.000000 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	0.1720% 08/17/2016 18.193917 Gross 14.737073 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	0.5820% 08/17/2016 67.198776 Gross 54.431009 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		53,240,569.38	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		
		Date	08/17/2016	08/17/2016	08/17/2016	08/17/2016	08/17/2016	08/17/2016	08/17/2016	08/17/2016	08/17/2016		
	Without optional redemption *	Average life	Years	1.85	1.58	1.52	1.46	1.41	1.36	1.32	1.27		
		Final Maturity	Years	01/09/2018	12/16/2017	11/23/2017	11/02/2017	10/14/2017	09/25/2017	09/09/2017	08/24/2017		
		Date	11/17/2019	11/17/2019	08/17/2019	08/17/2019	05/17/2019	05/17/2019	02/17/2019	02/17/2019			
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		
		Date	08/17/2016	08/17/2016	08/17/2016	08/17/2016	08/17/2016	08/17/2016	08/17/2016	08/17/2016	08/17/2016		
	Without optional redemption *	Average life	Years	4.18	4.00	3.83	3.68	3.53	3.40	3.27	3.15		
		Final Maturity	Years	07/18/2020	05/14/2020	03/14/2020	01/21/2020	11/27/2019	10/10/2019	08/24/2019	07/10/2019		
		Date	02/17/2021	11/17/2020	11/17/2020	08/17/2020	05/17/2020	05/17/2020	02/17/2020	02/17/2020			
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		
		Date	08/17/2016	08/17/2016	08/17/2016	08/17/2016	08/17/2016	08/17/2016	08/17/2016	08/17/2016	08/17/2016		
	Without optional redemption *	Average life	Years	6.45	6.22	6.00	5.79	5.60	5.41	5.23	5.07		
		Final Maturity	Years	10/28/2022	08/03/2022	05/15/2022	02/28/2022	12/19/2021	10/13/2021	08/09/2021	06/10/2021		
		Date	05/17/2025	11/17/2024	08/17/2024	05/17/2024	02/17/2024	08/17/2023	08/17/2023	05/17/2023			
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		
		Date	08/17/2016	08/17/2016	08/17/2016	08/17/2016	08/17/2016	08/17/2016	08/17/2016	08/17/2016	08/17/2016		
	Without optional redemption *	Average life	Years	11.74	11.42	11.10	10.79	10.48	10.18	9.89	9.61		
		Final Maturity	Years	02/08/2028	10/13/2027	06/19/2027	02/25/2027	11/05/2026	07/19/2026	04/04/2026	12/23/2025		
		Date	08/17/2033	08/17/2033	08/17/2033	08/17/2033	08/17/2033	08/17/2033	08/17/2033	08/17/2033			

* 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	% CE	% CE	% CE	
Series A	52.84%	28,132,201.08	60.12%	91.39%	630,600,000.00
Series B	11.27%	6,000,636.50	48.85%	2.10%	14,500,000.00
Series C	24.18%	12,872,793.82	24.67%	4.51%	31,100,000.00
Series D	11.71%	6,234,937.98	12.96%	2.00%	13,800,000.00
Issue of Bonds		53,240,569.38			690,000,000.00
Reserve Fund	12.96%	6,900,000.00		1.40%	9,660,000.00

Other financial operations (current)			
	Balance	Interest	
Assets			
Treasury Account	7,478,050.95	0.0000%	
Servicer ppal collect not yet credited	102,290.91		
Servicer ints collect not yet credited	6,046.82		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		6,900,000.00	1.317%
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		1,390,000.00	
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	2,017	13,472	
Principal			
Principal outstanding	53,425,810.13	689,814,247.51	
Average loan	26,487.76	51,203.55	
Minimum	0.00	2,035.10	
Maximum	221,452.80	490,664.10	
Interest rate			
Weighted average (wac)	1.12%	3.45%	
Minimum	0.24%	2.36%	
Maximum	3.66%	10.75%	
Final maturity			
Weighted average (WARM) (months)	108	178	
Minimum	06/01/2016	05/23/2004	
Maximum	11/30/2033	11/30/2033	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	2.02%	2.21%	
6-month EURIBOR/MIBOR	0.00%	0.01%	
1-year EURIBOR/MIBOR	0.28%	3.53%	
1-year EURIBOR/MIBOR (Mortgage Market)	92.41%	78.92%	
Mortgage Market: Banks	0.00%	0.00%	
Mortgage Market: Savings Banks	0.00%	14.13%	
Mortgage Market: All Institutions	5.29%	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%	8.30	6.62	0.57	7.74
10.01 - 20%	19.86	14.59	2.92	15.77
20.01 - 30%	23.04	25.07	7.00	25.46
30.01 - 40%	23.19	34.77	10.79	35.30
40.01 - 50%	16.35	44.14	14.76	45.26
50.01 - 60%	7.25	53.94	19.73	55.11
60.01 - 70%	2.01	65.11	20.19	65.13
70.01 - 80%			17.04	75.01
80.01 - 90%			4.54	84.90
90.01 - 100%			2.42	94.95
Weighted average (WALTV)	29.72		55.77	
Minimum	0.00		0.80	
Maximum	68.37		99.10	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.46%	0.36%	0.30%	0.37%	0.73%
Annual Percentage Rate (CPR)	5.39%	4.27%	3.56%	4.37%	8.41%

Geographic distribution		
	Current	At constitution date
Andalucia	1.13%	1.50%
Aragon	0.18%	0.47%
Asturias		0.15%
Balearic Islands	2.11%	2.07%
Basque Country	1.00%	0.74%
Canary Islands	2.74%	2.04%
Cantabria	0.04%	0.03%
Castilla-La Mancha	2.08%	2.48%
Castilla-Leon	1.69%	1.44%
Catalonia	8.21%	6.03%
Extremadura	0.01%	0.05%
Galicia	0.79%	0.61%
La Rioja	0.44%	0.14%
Madrid	8.81%	7.26%
Melilla	0.03%	0.01%
Murcia	0.60%	0.63%
Navarra	1.11%	0.94%
Valencia	69.03%	73.37%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Delinquencies										
Up to 1 month	67	18,034.01	1,182.96	0.00	19,216.97	1.76	1,962,819.67	1,982,036.64	38.30	20.24
from > 1 to ≤ 2 months	13	9,410.96	696.66	0.00	10,107.62	0.92	374,760.76	384,868.38	7.44	17.26
from > 2 to ≤ 3 months	11	14,021.53	845.16	0.00	14,866.69	1.36	291,727.25	306,593.94	5.92	20.83
from > 3 to ≤ 6 months	9	30,717.08	1,996.05	0.00	32,713.13	2.99	227,403.66	260,116.79	5.03	15.84
from > 6 to < 12 months	8	27,897.97	2,175.76	0.00	30,073.73	2.75	135,229.19	165,302.92	3.19	9.39
from ≥ 12 to < 24 months	4	28,677.52	2,871.27	0.00	31,548.79	2.89	146,534.08	178,082.87	3.44	26.27
from ≥ 18 to < 24 months	1	2,554.17	12.96	0.00	2,567.13	0.23	0.00	2,567.13	0.05	1.33
from ≥ 2 years	48	835,359.20	116,426.30	0.00	951,785.50	87.09	943,635.63	1,895,421.13	36.63	28.18
Subtotal	161	966,672.44	126,207.12	0.00	1,092,879.56	100.00	4,082,110.24	5,174,989.80	100.00	21.13
Doubt debts (subjectives)										
Up to 1 month	1	1,514.16	1.29	0.00	1,515.45	3.56	0.00	1,515.45	3.56	0.57
from ≥ 18 to < 24 months	2	32,016.31	679.39	0.00	32,695.70	76.83	0.00	32,695.70	76.83	12.24
from ≥ 2 years	3	7,955.74	391.18	0.00	8,346.92	19.61	0.00	8,346.92	19.61	6.27
Subtotal	6	41,486.21	1,071.86	0.00	42,558.07	100.00	0.00	42,558.07	100.00	6.38
Total	167	1,008,158.65	127,278.98	0.00	1,135,437.63		4,082,110.24	5,217,547.87		20.74