

Brief report

Date: 12/31/2014
 Currency: EUR

Date of constitution
 07/23/2010

VAT Reg. no.
 V86009974

Management Company
 Europea de Titulización, S.G.F.T

Originator
 Bankia

Servicer
 Bankia

Lead Manager and Subscriber
 Bankia

Bond Paying Agent
 BBVA

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 BBVA

Start-up Loan
 Bankia

Subordinated Loan
 Bankia

Assets Custodian
 Bankia

Fund Auditors
 Deloitte

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 Fitch / Moody's |
| | | Current | Original | | | Final maturity (legal) | Next | |
| Series A ES0361746003 | 07/27/2010 4,725 | 54,307.39 256,602,417.75 54.31% | 100,000.00 472,500,000.00 | Floating 3-M Euribor+0.300% 23.Feb/May/Aug/Nov | 0.3810% 02/23/2015 52.302542 Gross 41.842034 Net | 05/23/2063 Quarterly 23.Feb/May/Aug/Nov | 02/23/2015 "Pass-Through" Secuential | A+sf A1sf AAA Aaa |
| Series B ES0361746011 | 07/27/2010 4,025 | 100,000.00 402,500,000.00 100.00% | 100,000.00 402,500,000.00 | Floating 3-M Euribor+0.700% 23.Feb/May/Aug/Nov | 0.7810% 02/23/2015 197.419444 Gross 157.935555 Net | 05/23/2063 Quarterly 23.Feb/May/Aug/Nov | 02/23/2015 "Pass-Through" Secuential | n.c. Caa2 n.c. Caa2 |
| Total | | 659,102,417.75 | 875,000,000.00 | | | | | |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) | | | | | | | | | | | |
|---|-------------------------------|-------------------------|-------|------------|------------|------------|------------|------------|------------|------------|------------|
| | | % Monthly CPR (SMM) | | | | | | | | | |
| | | % Annual equivalent CPR | | | | | | | | | |
| | | | | 0,08 | 0,17 | 0,25 | 0,34 | 0,42 | 0,51 | 0,60 | 0,69 |
| | | | | 1,00 | 2,00 | 3,00 | 4,00 | 5,00 | 6,00 | 7,00 | 8,00 |
| Series A | With optional redemption * | Average life | Years | 5.31 | 4.43 | 3.80 | 3.31 | 2.94 | 2.64 | 2.40 | 2.20 |
| | | Final Maturity | Years | 03/15/2020 | 04/30/2019 | 09/09/2018 | 03/17/2018 | 11/01/2017 | 07/15/2017 | 04/18/2017 | 02/04/2017 |
| | Without optional redemption * | Average life | Years | 5.31 | 4.43 | 3.80 | 3.31 | 2.94 | 2.64 | 2.40 | 2.20 |
| | | Final Maturity | Years | 08/23/2025 | 11/23/2023 | 08/23/2022 | 08/23/2021 | 11/23/2020 | 05/23/2020 | 11/23/2019 | 05/23/2019 |
| Series B | With optional redemption * | Average life | Years | 20.20 | 18.36 | 16.65 | 15.13 | 13.77 | 12.61 | 11.62 | 10.72 |
| | | Final Maturity | Years | 02/01/2035 | 03/29/2033 | 07/17/2031 | 01/08/2030 | 08/29/2028 | 07/01/2027 | 07/04/2026 | 08/11/2025 |
| | Without optional redemption * | Average life | Years | 21.03 | 19.24 | 17.62 | 16.18 | 14.90 | 13.76 | 12.75 | 11.85 |
| | | Final Maturity | Years | 11/29/2035 | 02/13/2034 | 07/04/2032 | 01/24/2031 | 10/14/2029 | 08/25/2028 | 08/22/2027 | 09/28/2026 |
| | | | Date | 08/23/2059 | 08/23/2059 | 08/23/2059 | 08/23/2059 | 08/23/2059 | 08/23/2059 | 08/23/2059 | 08/23/2059 |

* 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 default assumptions of the securitised assets: 0%

Credit enhancement and financial operations

| Credit enhancement (CE) | | | | | |
|-------------------------|---------|----------------|---------------|--------|----------------|
| | Current | | At issue date | | |
| | % CE | % CE | % CE | | % CE |
| Series A | 38.93% | 256,602,417.75 | 67.71% | 54.00% | 472,500,000.00 |
| Series B | 61.07% | 402,500,000.00 | 6.64% | 46.00% | 402,500,000.00 |
| Issue of Bonds | | 659,102,417.75 | | | 875,000,000.00 |
| Reserve Fund | 6.64% | 43,750,000.00 | | 5.00% | 43,750,000.00 |

| Other financial operations (current) | | | |
|--|---------------|---------------|----------|
| Assets | Balance | Interest | |
| Treasury Account | 63,807,749.04 | 0.082% | |
| Servicer ppal collect not yet credited | 394,460.68 | | |
| Servicer ints collect not yet credited | 26,593.34 | | |
| Liabilities | Available | Balance | Interest |
| Subordinated Loan L/T | | 43,750,000.00 | 0.181% |
| Subordinated Loan S/T | | 0.00 | |
| Start-up Loan L/T | | 0.00 | |
| Start-up Loan S/T | | 285,000.00 | |

Collateral: Mortgage loans

| General | | | |
|--|----------------|----------------------|--|
| | Current | At constitution date | |
| Count | 4,564 | 5,250 | |
| Principal | | | |
| Principal outstanding | 661,178,743.96 | 875,009,974.62 | |
| Average loan | 144,868.26 | 166,668.57 | |
| Minimum | 0.00 | 235.41 | |
| Maximum | 696,383.82 | 771,995.90 | |
| Interest rate | | | |
| Weighted average (wac) | 1.47% | 2.49% | |
| Minimum | 0.76% | 1.26% | |
| Maximum | 3.47% | 5.00% | |
| Final maturity | | | |
| Weighted average (WARM) (months) | 362 | 299 | |
| Minimum | 10/03/2015 | 01/03/1950 | |
| Maximum | 11/05/2059 | 12/12/2049 | |
| Index (principal outstanding distribution) | | | |
| 1-year EURIBOR/MIBOR (Mortgage Market) | 100.00% | 100.00% | |

| LTV Distribution | | | |
|--------------------------|---------|----------------------|--------|
| | Current | At constitution date | |
| | % Pool | % LTV | % LTV |
| 0.01 - 10% | 0.05 | 6.71 | 0.00 |
| 10.01 - 20% | 0.26 | 15.00 | 0.13 |
| 20.01 - 30% | 0.78 | 25.92 | 0.40 |
| 30.01 - 40% | 1.02 | 35.14 | 0.83 |
| 40.01 - 50% | 2.13 | 45.63 | 0.89 |
| 50.01 - 60% | 3.82 | 54.90 | 2.05 |
| 60.01 - 70% | 6.78 | 66.10 | 4.89 |
| 70.01 - 80% | 28.24 | 76.12 | 7.30 |
| 80.01 - 90% | 46.56 | 85.53 | 38.68 |
| 90.01 - 100% | 10.37 | 93.68 | 44.83 |
| Weighted average (WALTV) | 79.19 | | 86.49 |
| Minimum | 0.00 | | 0.19 |
| Maximum | 100.00 | | 100.00 |

Brief report

Date: 12/31/2014
 Currency: EUR

Date of constitution
 07/23/2010

VAT Reg. no.
 V86009974

Management Company
 Europea de Titulización, S.G.F.T

Originator
 Bankia

Servicer
 Bankia

Lead Manager and Suscriber
 Bankia

Bond Paying Agent
 BBVA

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 BBVA

Start-up Loan
 Bankia

Subordinated Loan
 Bankia

Assets Custodian
 Bankia

Fund Auditors
 Deloitte

| Prepayments | | | | | |
|------------------------------|---------------|---------------|---------------|----------------|------------|
| | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM) | 0.52% | 0.46% | 0.39% | 0.38% | 0.30% |
| Annual Percentage Rate (CPR) | 6.05% | 5.43% | 4.56% | 4.42% | 3.54% |

| Geographic distribution | | |
|-------------------------|---------|----------------------|
| | Current | At constitution date |
| Andalucia | 11.24% | 11.70% |
| Aragon | 0.68% | 0.64% |
| Asturias | 0.73% | 0.70% |
| Balearic Islands | 6.56% | 5.93% |
| Basque Country | 0.97% | 0.87% |
| Canary Islands | 4.61% | 4.54% |
| Cantabria | 0.56% | 0.52% |
| Castilla-La Mancha | 2.71% | 2.58% |
| Castilla-Leon | 2.68% | 2.54% |
| Catalonia | 14.06% | 13.92% |
| Extremadura | 0.72% | 0.70% |
| Galicia | 1.39% | 1.30% |
| La Rioja | 0.17% | 0.15% |
| Madrid | 9.09% | 8.64% |
| Murcia | 2.55% | 2.65% |
| Navarra | 0.54% | 0.50% |
| Valencia | 40.72% | 42.11% |

| Current delinquency | | | | | | | | | | | |
|----------------------------------|--------|---------------|--------------|-------|---------------|--------|---------------|------------------|------------|-------|--------------------------------|
| Aging | Assets | Overdue debt | | | | Total | % | Outstanding debt | Total debt | % | % Total debt / Appraisal Value |
| | | Principal | Interest | Other | | | | | | | |
| <i>Delinquencies</i> | | | | | | | | | | | |
| Up to 1 month | 99 | 24,624.00 | 15,736.99 | 0.00 | 40,360.99 | 0.88 | 16,253,316.84 | 16,293,677.83 | 18.84 | 78.18 | |
| from > 1 to ≤ 2 months | 60 | 35,763.87 | 23,466.33 | 0.00 | 59,230.20 | 1.29 | 9,722,146.20 | 9,781,376.40 | 11.31 | 77.04 | |
| from > 2 to ≤ 3 months | 37 | 33,703.80 | 24,605.81 | 0.00 | 58,309.61 | 1.27 | 6,416,244.64 | 6,474,554.25 | 7.49 | 77.92 | |
| from > 3 to ≤ 6 months | 29 | 44,456.94 | 31,506.17 | 0.00 | 75,963.11 | 1.66 | 4,881,526.47 | 4,957,489.58 | 5.73 | 78.65 | |
| from > 6 to < 12 months | 36 | 109,029.11 | 79,883.07 | 0.00 | 188,912.18 | 4.13 | 6,223,965.16 | 6,412,877.34 | 7.41 | 84.71 | |
| from ≥ 12 to < 18 months | 40 | 222,099.21 | 154,813.73 | 0.00 | 376,912.94 | 8.23 | 6,887,402.98 | 7,264,315.92 | 8.40 | 85.27 | |
| from ≥ 18 to < 24 months | 36 | 263,027.92 | 200,311.49 | 0.00 | 463,339.41 | 10.12 | 5,793,529.14 | 6,256,868.55 | 7.23 | 82.96 | |
| from ≥ 2 years | 160 | 1,606,034.46 | 1,708,615.29 | 0.00 | 3,314,649.75 | 72.41 | 25,733,379.44 | 29,048,029.19 | 33.59 | 92.02 | |
| Subtotal | 497 | 2,338,739.31 | 2,238,938.88 | 0.00 | 4,577,678.19 | 100.00 | 81,911,510.87 | 86,489,189.06 | 100.00 | 83.69 | |
| <i>Doubt debts (subjectives)</i> | | | | | | | | | | | |
| Up to 1 month | 25 | 1,104,412.96 | 1,308.47 | 0.00 | 1,105,721.43 | 10.21 | 0.00 | 1,105,721.43 | 10.21 | 28.33 | |
| from > 1 to ≤ 2 months | 11 | 828,234.31 | 3,515.29 | 0.00 | 831,749.60 | 7.68 | 0.00 | 831,749.60 | 7.68 | 37.84 | |
| from > 2 to ≤ 3 months | 20 | 2,342,768.06 | 11,913.58 | 0.00 | 2,354,681.64 | 21.75 | 0.00 | 2,354,681.64 | 21.75 | 43.89 | |
| from > 3 to ≤ 6 months | 20 | 1,710,151.38 | 15,933.36 | 0.00 | 1,726,084.74 | 15.94 | 0.00 | 1,726,084.74 | 15.94 | 44.29 | |
| from > 6 to < 12 months | 32 | 1,850,263.55 | 28,124.30 | 0.00 | 1,878,387.85 | 17.35 | 0.00 | 1,878,387.85 | 17.35 | 32.03 | |
| from ≥ 12 to < 18 months | 22 | 1,222,335.04 | 28,931.93 | 0.00 | 1,251,266.97 | 11.56 | 0.00 | 1,251,266.97 | 11.56 | 32.24 | |
| from ≥ 18 to < 24 months | 3 | 270,821.57 | 9,042.93 | 0.00 | 279,864.50 | 2.58 | 0.00 | 279,864.50 | 2.58 | 48.19 | |
| from ≥ 2 years | 15 | 1,318,435.99 | 80,327.73 | 0.00 | 1,398,763.72 | 12.92 | 0.00 | 1,398,763.72 | 12.92 | 46.79 | |
| Subtotal | 148 | 10,647,422.86 | 179,097.59 | 0.00 | 10,826,520.45 | 100.00 | 0.00 | 10,826,520.45 | 100.00 | 37.75 | |
| Total | 645 | 12,986,162.17 | 2,418,036.47 | 0.00 | 15,404,198.64 | | 81,911,510.87 | 97,315,709.51 | | 73.71 | |