

Brief report

Date: 02/28/2015
Currency: EUR

Date of constitution
04/03/2009

VAT Reg. no.
V85674323

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

Originator
Bankia

Servicer
Bankia

Lead Managers
Bankia
JP Morgan

Suscriber
Bankia

Assets Custodian
Bankia

Bond Paying Agent
Banco Santander

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Santander

Financial Swap
BBVA

Start-up Loan
Bankia

Subordinated Loan
Bankia

Fund Auditors
Deloitte

Issued securities: Asset-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 Moody's / S&P	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0312980008	04/07/2009 3,714	59,281.19 220,170,339.66 59.28%	100,000.00 371,400,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.3550% 04/23/2015 52.612056 Gross 42.089645 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	04/23/2015 "Pass-Through" Secuential / Pro rata under certain circumstances	Aa3sf BBB-sf	Aaa n.c.
Series B ES0312980016	04/07/2009 78	100,000.00 7,800,000.00 100.00%	100,000.00 7,800,000.00	Floating 3-M Euribor+0.700% 23.Jan/Apr/Jul/Oct	0.7550% 04/23/2015 188.750000 Gross 151.000000 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A2sf n.c.	A1 n.c.
Series C ES0312980024	04/07/2009 51	100,000.00 5,100,000.00 100.00%	100,000.00 5,100,000.00	Floating 3-M Euribor+1.200% 23.Jan/Apr/Jul/Oct	1.2550% 04/23/2015 313.750000 Gross 251.000000 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A3sf n.c.	Baa2 n.c.
Series D ES0312980032	04/07/2009 57	100,000.00 5,700,000.00 100.00%	100,000.00 5,700,000.00	Floating 3-M Euribor+2.000% 23.Jan/Apr/Jul/Oct	2.0550% 04/23/2015 513.750000 Gross 411.000000 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Baa2sf n.c.	Ba3 n.c.
Total		238,770,339.66	390,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
		% Monthly CPR (SMM)		0,08	0,17	0,25	0,34	0,42	0,51	0,60	0,69
		% Annual equivalent CPR		1,00	2,00	3,00	4,00	5,00	6,00	7,00	8,00
Series A	With optional redemption *	Average life	Years	5.19	4.94	4.73	4.53	4.35	4.17	4.00	3.84
			Date	04/01/2020	01/01/2020	10/16/2019	08/04/2019	05/28/2019	03/24/2019	01/22/2019	11/26/2018
		Final Maturity	Years	10.01	9.50	9.25	9.01	8.75	8.50	8.25	8.01
	Without optional redemption *	Average life	Years	5.33	5.07	4.84	4.63	4.43	4.25	4.08	3.92
			Date	05/22/2020	02/19/2020	11/23/2019	09/09/2019	06/29/2019	04/23/2019	02/20/2019	12/24/2018
		Final Maturity	Years	15.26	13.51	12.01	11.50	11.01	10.76	10.25	10.01
Series B	With optional redemption *	Average life	Years	10.01	9.50	9.25	9.01	8.75	8.50	8.25	8.01
			Date	01/23/2025	07/23/2024	04/23/2024	01/23/2024	10/23/2023	07/23/2023	04/23/2023	01/23/2023
		Final Maturity	Years	10.01	9.50	9.25	9.01	8.75	8.50	8.25	8.01
	Without optional redemption *	Average life	Years	18.15	16.26	14.59	13.28	12.31	11.62	11.11	10.72
			Date	03/14/2033	04/24/2031	08/23/2029	05/01/2028	05/14/2027	09/03/2026	03/01/2026	10/08/2025
		Final Maturity	Years	21.01	19.26	17.51	16.01	14.51	13.26	12.25	11.76
Series C	With optional redemption *	Average life	Years	10.01	9.50	9.25	9.01	8.75	8.50	8.25	8.01
			Date	01/23/2025	07/23/2024	04/23/2024	01/23/2024	10/23/2023	07/23/2023	04/23/2023	01/23/2023
		Final Maturity	Years	10.01	9.50	9.25	9.01	8.75	8.50	8.25	8.01
	Without optional redemption *	Average life	Years	23.30	21.60	19.95	18.37	16.90	15.57	14.37	13.37
			Date	05/04/2038	08/25/2036	12/29/2034	06/01/2033	12/13/2031	08/13/2030	06/04/2029	06/03/2028
		Final Maturity	Years	25.52	24.02	22.51	21.01	19.51	18.26	17.01	15.76
Series D	With optional redemption *	Average life	Years	10.01	9.50	9.25	9.01	8.75	8.50	8.25	8.01
			Date	01/23/2025	07/22/2024	04/22/2024	01/23/2024	10/23/2023	07/22/2023	04/23/2023	01/23/2023
		Final Maturity	Years	10.01	9.50	9.25	9.01	8.75	8.50	8.25	8.01
	Without optional redemption *	Average life	Years	28.79	27.83	26.77	25.63	24.45	23.25	22.07	20.93
			Date	10/30/2043	11/16/2042	10/23/2041	09/01/2040	06/29/2039	04/19/2038	02/12/2037	12/21/2035
		Final Maturity	Years	32.52	32.52	32.52	32.52	32.52	32.52	32.52	32.52

* 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	92.21%	220,170,339.66	17.36%	95.23%	371,400,000.00	6.72%
Series B	3.27%	7,800,000.00	14.09%	2.00%	7,800,000.00	4.72%
Series C	2.14%	5,100,000.00	11.95%	1.31%	5,100,000.00	3.41%
Series D	2.39%	5,700,000.00	9.56%	1.46%	5,700,000.00	1.95%
Issue of Bonds		238,770,339.66			390,000,000.00	
Reserve Fund	9.56%	22,815,000.00		1.95%	7,605,000.00	

Other financial operations (current)			
Assets		Balance	Interest
	Treasury Account	29,616,988.14	0.055%
	Servicer ppal collect not yet credited Servicer ints collect not yet credited	283,422.55 72,580.11	
Liabilities	Available	Balance	Interest
	Subordinated Loan L/T	22,815,000.00	1.555%
	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			

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Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	6,180	6,905
Principal		
Principal outstanding	236,657,287.14	390,048,739.32
Average loan	38,294.06	56,487.87
Minimum	0.00	1,353.75
Maximum	586,703.63	650,000.00
Interest rate		
Weighted average (wac)	2.65%	4.91%
Minimum	0.78%	2.69%
Maximum	3.01%	6.86%
Final maturity		
Weighted average (WARM) (months)	157	218
Minimum	09/18/2018	12/31/2011
Maximum	10/15/2047	10/15/2047
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR (Mortgage Market)	17.63%	14.40%
Housing Plan 1998-2001	25.10%	29.37%
Housing Plan 2002-2005	57.27%	56.23%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.17%	0.35%	0.38%	0.29%	0.20%
Annual Percentage Rate (CPR)	1.97%	4.16%	4.49%	3.39%	2.32%

Geographic distribution		
	Current	At constitution date
Andalucia	3.99%	3.36%
Aragon	0.28%	0.26%
Asturias	0.51%	0.40%
Balearic Islands	1.54%	1.09%
Basque Country	0.15%	0.11%
Canary Islands	0.66%	0.49%
Cantabria	0.18%	0.13%
Castilla-La Mancha	5.57%	4.96%
Castilla-Leon	1.09%	0.76%
Catalonia	2.00%	2.15%
Extremadura	0.05%	0.10%
Galicia	0.78%	0.58%
La Rioja	0.01%	0.01%
Madrid	2.45%	2.08%
Murcia	4.69%	4.68%
Navarra		0.02%
Valencia	76.05%	78.82%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	190	37,301.27	10,394.79	0.00	47,696.06	10.42	8,604,153.91	8,651,849.97	54.62
from > 1 to ≤ 2 months	38	17,072.49	5,371.22	0.00	22,443.71	4.90	2,030,280.05	2,052,723.76	12.96
from > 2 to ≤ 3 months	20	15,544.75	5,126.99	0.00	20,671.74	4.52	1,088,617.93	1,109,289.67	7.00
from > 3 to ≤ 6 months	17	18,854.27	5,691.04	0.00	24,545.31	5.36	603,643.00	628,188.31	3.97
from > 6 to < 12 months	21	57,801.75	22,020.82	0.00	79,822.57	17.44	1,412,122.11	1,491,944.68	9.42
from ≥ 12 to < 18 months	6	29,697.42	13,668.63	0.00	43,366.05	9.47	633,569.26	676,935.31	4.27
from ≥ 18 to < 24 months	3	14,748.27	1,493.02	0.00	16,241.29	3.55	119,143.57	135,384.86	0.85
from ≥ 2 years	15	142,476.70	60,465.61	0.00	202,942.31	44.34	890,836.63	1,093,778.94	6.91
Subtotal	310	333,496.92	124,232.12	0.00	457,729.04	100.00	15,382,366.46	15,840,095.50	100.00
<i>Doubt debts (subjectives)</i>									
from > 3 to ≤ 6 months	2	169,732.42	935.00	0.00	170,667.42	44.48	0.00	170,667.42	44.48
from > 6 to < 12 months	3	144,157.47	1,859.04	0.00	146,016.51	38.06	0.00	146,016.51	38.06
from ≥ 2 years	1	63,737.72	3,240.76	0.00	66,978.48	17.46	0.00	66,978.48	17.46
Subtotal	6	377,627.61	6,034.80	0.00	383,662.41	100.00	0.00	383,662.41	100.00
Total	316	711,124.53	130,266.92	0.00	841,391.45		15,382,366.46	16,223,757.91	