C. N. M. V.
Dirección General de Mercados e Inversores
C/ Edison 4
Madrid

COMUNICACIÓN DE HECHO RELEVANTE

SOL-LION, FONDO DE TITULIZACIÓN DE ACTIVOS
Actuaciones sobre las calificaciones de los bonos por parte de Standard & Poor's.

Titulización de Activos, Sociedad Gestora de Fondos de Titulización, S.A. comunica el siguiente Hecho Relevante:

I. Respecto al fondo de referencia, adjuntamos nota de prensa publicada por Standard & Poor's, con fecha 29 de mayo de 2019, donde se llevan a cabo las siguientes actuaciones:

- Bono A, afirmado como **AAA (sf)**
- Bono B, desde **AA (sf)** a **AA+ (sf)**
- Bono C, desde **AA- (sf)** a **AA (sf)**

En Madrid, a 27 de junio de 2019

Ramón Pérez Hernández
Consejero Delegado

S&P Global Ratings

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Ratings Raised On SOL-LION's Spanish RMBS Notes Following Review

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OVERVIEW

- Following our review of SOL-LION under our relevant criteria, we have raised our ratings on the class B and C notes, and affirmed our rating on the class A notes.
- SOL-LION is a Spanish RMBS transaction that securitizes a portfolio of first-ranking residential mortgage loans originated by ING Bank (Madrid Branch).

MADRID (S&P Global Ratings) May 29, 2019--S&P Global Ratings today raised its credit ratings on SOL-LION, Fondo de Titulizacion de Activos' class B and C notes. At the same time, we affirmed our rating on the class A notes (see list below).

Today's rating actions follow the implementation of our revised structured finance sovereign risk criteria and counterparty criteria (see "Related Criteria"). They also reflect our full analysis of the most recent transaction information that we have received and the transaction's current structural features.

Upon revising our structured finance sovereign risk criteria, we placed our rating on the class B notes under criteria observation (see "209 European Structured Finance Ratings Placed Under Criteria Observation Due To Revised Sovereign Risk Criteria," published on March 1, 2019 and "Criteria |

Structured Finance | General: Incorporating Sovereign Risk In Rating Structured Finance Securities: Methodology And Assumptions," published on Jan. 30, 2019). Following our review of the transaction's performance and the application of our structured finance sovereign risk criteria, our rating on these notes is no longer under criteria observation.

The analytical framework in our revised structured finance sovereign risk criteria assesses the ability of a security to withstand a sovereign default scenario. These criteria classify the sensitivity of this transaction as low. Therefore, the highest rating that we can assign to the tranches in this transaction is six notches above the Spanish sovereign rating, or 'AAA (sf)', if certain conditions are met.

In order to rate a structured finance tranche above a sovereign that is rated 'A+' and below, we account for the impact of a sovereign default to determine if under such stress the security continues to meet its obligations. For Spanish transactions, we typically use asset-class specific assumptions from our standard 'A' run to replicate the impact of the sovereign default scenario.

We have also applied our new structured finance counterparty criteria (see " Counterparty Risk Framework: Methodology And Assumptions," published on March 8, 2019).

ING Bank N.V. (Madrid Branch) provides the interest rate swap contract, which is in line with our previous counterparty criteria. Under our new criteria, our collateral assessment is moderate and considering the downgrade language in the swap documents and the current resolution counterparty rating (RCR) on ING Bank N.V., the parent of the swap provider, the maximum supported rating on the notes is 'AAA (sf)' (see "Methodology Applied To Bank Branch-Supported Transactions," published on Oct. 14, 2013).

Our European residential loans criteria, as applicable to Spanish residential loans, establish how our loan-level analysis incorporates our current opinion of the local market outlook (see "Methodology And Assumptions: Assessing Pools Of European Residential Loans," published on Aug. 4, 2017). Our current outlook for the Spanish housing and mortgage markets, as well as for the overall economy in Spain, is benign. Therefore, our expected level of losses for an archetypal Spanish residential pool at the 'B' rating level is 0.9%. Our foreclosure frequency assumption is 2.00% for the archetypal pool at the 'B' rating level.

After applying our European residential loans criteria to this transaction, the overall effect in our credit analysis results is a slight decrease in the weighted-average foreclosure frequency (WAFF) at all rating levels since our March 2018 review (see "All Ratings Raised In Spanish RMBS Transaction SOL-LION Following Review," published on March 23, 2018). This is mainly due to the increased seasoning of the collateral. Additionally, our weighted-average loss severity (WALS) assumptions have slightly decreased at all rating levels since our previous review, mainly due to the decrease of the weighted-average current loan-to-value (LTV) ratio of the collateral.

Below are the credit analysis results after applying our European residential loans criteria to this transaction.

Rating level	WAFF (%)	WALS (%)
AAA	7.28	43.16
AA	4.87	36.65
A	3.66	22.82
BBB	2.69	13.57
BB	1.72	2.00
B	0.99	2.00

The class A, B, and C notes' credit enhancement based on the performing balances remains stable at 11.99%, 7.94%, and 3.88%, respectively, due to the pro rata amortization of the notes, and the reserve fund being at its required level.

Following the application of our revised criteria, we have determined that our assigned ratings on the classes of notes in this transaction should be the lower of (i) the rating as capped by our sovereign risk criteria, (ii) the rating as capped by our counterparty criteria, or (iii) the rating that the class of notes can attain under our European residential loans criteria. Our ratings on the notes are no longer capped by the application of our sovereign risk criteria. Our credit and cash flow results indicate that available credit enhancement for the class A, B, and C notes is commensurate with 'AAA (sf)' ,'AA+ (sf)' and 'AA (sf)' ratings, respectively. We have therefore raised our ratings on these classes of notes to these rating levels, and affirmed our 'AAA (sf)' rating on the class A notes.

SOL-LION is a Spanish residential mortgage-backed securities (RMBS) transaction that securitizes a portfolio of first-ranking residential mortgage loans originated by ING Bank N.V. (Madrid Branch).

RELATED CRITERIA

- Criteria | Structured Finance | General: Counterparty Risk Framework: Methodology And Assumptions, March 8, 2019
- Criteria | Structured Finance | General: Incorporating Sovereign Risk In Rating Structured Finance Securities: Methodology And Assumptions, Jan. 30, 2019
- Criteria | Structured Finance | General: Methodology And Assumptions: Assessing Pools Of European Residential Loans, Aug. 4, 2017
- Legal Criteria: Structured Finance: Asset Isolation And Special-Purpose Entity Methodology, March 29, 2017
- General Criteria: Guarantee Criteria, Oct. 21, 2016
- Criteria | Structured Finance | General: Methodology: Criteria For Global

Structured Finance Transactions Subject To A Change In Payment Priorities Or Sale Of Collateral Upon A Nonmonetary EOD, March 2, 2015
- Criteria | Structured Finance | General: Global Framework For Assessing Operational Risk In Structured Finance Transactions, Oct. 9, 2014
- General Criteria: Methodology Applied To Bank Branch-Supported Transactions, Oct. 14, 2013
- Criteria - Structured Finance - General: Global Derivative Agreement Criteria, June 24, 2013
- Criteria - Structured Finance - General: Criteria Methodology Applied To Fees, Expenses, And Indemnifications, July 12, 2012
- General Criteria: Methodology: Credit Stability Criteria, May 3, 2010
- Criteria - Structured Finance - General: Standard & Poor's Revises Criteria Methodology For Servicer Risk Assessment, May 28, 2009

RELATED RESEARCH
- Spanish RMBS Index Report Q1 2019, May 28, 2019
- European Economic Snapshots: Domestic Demand Still A Safety Net, April 12, 2019
- 209 European Structured Finance Ratings Placed Under Criteria Observation Due To Revised Sovereign Risk Criteria, March 1, 2019
- Spain 'A-/A-2' Ratings Affirmed; Outlook Positive, March 22, 2019
- European RMBS Index Report 2018, Feb. 19, 2019
- Europe's Housing Markets Ease Off The Accelerator, Feb. 19, 2019
- Why 2019 Could Be A Good Year For Spanish RMBS Ratings, Feb. 6, 2019
- European Economic Snapshots For 1Q2019 Published, Dec. 18, 2018
- Outlook Assumptions For The Spanish Residential Mortgage Market, April 17, 2018
- All Ratings Raised In Spanish RMBS Transaction SOL-LION Following Review, March 23, 2018
- 2017 EMEA RMBS Scenario And Sensitivity Analysis, July 6, 2017
- Global Structured Finance Scenario And Sensitivity Analysis 2016: The Effects Of The Top Five Macroeconomic Factors, Dec. 16, 2016
- European Structured Finance Scenario And Sensitivity Analysis 2016: The Effects Of The Top Five Macroeconomic Factors, Dec. 16, 2016

RATINGS LIST

SOL-LION, Fondo de Titulizacion de Activos

RATINGS RAISED

Class	Rating	
	To	From
B	AA+ (sf)	AA (sf)
C	AA (sf)	AA- (sf)

RATING AFFIRMED

Class	Rating

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A            AAA (sf)
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