

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

COMUNICACIÓN DE HECHO RELEVANTE

MADRID RMBS IV, 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 1 de abril de 2014, de la cual hemos tenido constancia durante el día de hoy y donde se hace referencia a la siguiente actuación sobre las calificaciones:

- Bono D, de **B+ (sf)** a **CCC (sf)**.
- Bono E, de **B- (sf)** a **CC (sf)**.

En Madrid, a 1 de abril de 2014

Ramón Pérez Hernández
Director General

RatingsDirect®

Ratings Lowered On Spanish RMBS Transaction MADRID RMBS IV's Class D And E Notes Due To Increased Risk Of Nonpayment

Surveillance Credit Analyst:

Isabel Plaza, Madrid (34) 91-788-7203; isabel.plaza@standardandpoors.com

OVERVIEW

- On the Feb. 24, 2013 interest payment date, Madrid RMBS IV's class E notes breached their interest deferral trigger.
- Consequently, we have lowered our rating on the class E notes because they are currently highly vulnerable to nonpayment.
- At the same time, we have lowered our rating on the class D notes, as we expect that their interest deferral trigger could be breached within the next 12 to 18 months.
- MADRID RMBS IV is a securitization of a portfolio of first-ranking residential mortgage loans granted to individuals resident in Spain. Bankia originated the loans between 1995 and 2007.

MADRID (Standard & Poor's) April 1, 2014--Standard & Poor's Ratings Services today lowered its credit ratings on MADRID RMBS IV, Fondo de Titulizacion de Activos' class D notes to 'CCC (sf)' from 'B+ (sf)' and on the class E notes to 'CC (sf)' from 'B- (sf)', respectively (see list below).

Today's downgrades follow the breach of the class E notes' interest deferral trigger on the Feb. 24, 2013 interest payment date (IPD), and reflect our expectations of a breach of the class D notes' interest deferral trigger in the medium term. Therefore, the class D and E notes are at greater risk of untimely payment of interest, in our opinion.

MADRID RMBS IV's existing interest deferral triggers divert interest in the transaction so that, if the collateral's credit quality deteriorates, the more

Ratings Lowered On Spanish RMBS Transaction MADRID RMBS IV's Class D And E Notes Due To Increased Risk Of Nonpayment

senior notes amortize before the payment of the interest on the subordinated classes of notes.

The trustee's data for the February 2014 IPD show that the outstanding balance of defaulted assets (net of recoveries) over the pool's initial balance is 8.35%. This is above the class E notes' 8.19% interest deferral trigger. If this ratio increases to 9.60% of the initial collateral balance, the class D notes will breach their interest deferral trigger.

The defaulted assets' outstanding balance (net of recoveries) over the pool's initial balance increased to 15.13% in 2013. If the transaction's performance remains stable, we assume that this ratio will continue to increase and that the class C notes could therefore breach their interest deferral trigger within the next 12 to 18 months. Consequently, we have lowered to 'CCC (sf)' from 'B+ (sf)' our rating on the class D notes.

While the class E notes breached their interest deferral trigger, we note that they did not default on their interest payment on the February 2014 IPD. However, we consider that the class E notes are currently highly vulnerable to nonpayment. This is because, due to the breach, their interest payment has been deferred to a more junior place in the transaction's priority of payments. The issuer will now pay the class E notes' interest after the principal amortization of all other classes of notes. Consequently, we have lowered to 'CC (sf)' from 'B- (sf)' our rating on the class E notes.

The reserve fund has been drawn since October 2008, reducing the available credit enhancement in the transaction. As of the latest IPD, the reserve fund is at 51.64% of its required balance.

MADRID RMBS IV is a securitization of a portfolio of first-ranking residential mortgage loans granted to individuals resident in Spain. Bankia S.A. originated the loans between 1995 and 2007.

STANDARD & POOR'S 17G-7 DISCLOSURE REPORT

SEC Rule 17g-7 requires an NRSRO, for any report accompanying a credit rating relating to an asset-backed security as defined in the Rule, to include a description of the representations, warranties and enforcement mechanisms available to investors and a description of how they differ from the representations, warranties and enforcement mechanisms in issuances of similar securities. The Rule applies to in-scope securities initially rated (including preliminary ratings) on or after Sept. 26, 2011.

If applicable, the Standard & Poor's 17g-7 Disclosure Report included in this credit rating report is available at <http://standardandpoorsdisclosure-17g7.com>

RELATED CRITERIA AND RESEARCH

Related Criteria

Ratings Lowered On Spanish RMBS Transaction MADRID RMBS IV's Class D And E Notes Due To Increased Risk Of Nonpayment

- Criteria For Assigning 'CCC+', 'CCC', 'CCC-', And 'CC' Ratings, Oct. 1, 2012
- Principles Of Credit Ratings, Feb. 16, 2011
- Methodology: Credit Stability Criteria, May 3, 2010

Related Research

- Spanish RMBS Index Report Q4 2013: Severe Delinquencies Persist, Despite Signs Of Economic Recovery, Feb. 28, 2014
- Europe's Housing Markets May Be On A Slow Path To Recovery, Jan. 22, 2014
- Fewer Spanish Mortgage Floor Clauses Will Have A Limited Impact On RMBS Credit, July 24, 2013
- Various Rating Actions Taken In Spanish RMBS Transaction MADRID RMBS IV Due To Swap Counterparty Risk, March 6, 2013
- Rating Actions Taken In Seven Of Bankia's Spanish RMBS Transactions Following Rating Actions On Counterparties, Nov. 5, 2012
- European Structured Finance Scenario And Sensitivity Analysis: The Effects Of The Top Five Macroeconomic Factors, March 14, 2012
- Global Structured Finance Scenario And Sensitivity Analysis: The Effects Of The Top Five Macroeconomic Factors, Nov. 4, 2011

RATINGS LIST

Ratings Lowered

MADRID RMBS IV, Fondo de Titulizacion de Activos
€2.4 Billion Mortgage-Backed Floating-Rate Notes

Class	Rating	
	To	From
D	CCC (sf)	B+ (sf)
E	CC (sf)	B- (sf)

Additional Contact:

Structured Finance Europe; StructuredFinanceEurope@standardandpoors.com

Copyright © 2014 Standard & Poor's Financial Services LLC, a part of McGraw Hill Financial. All rights reserved.

No content (including ratings, credit-related analyses and data, valuations, model, software or other application or output therefrom) or any part thereof (Content) may be modified, reverse engineered, reproduced or distributed in any form by any means, or stored in a database or retrieval system, without the prior written permission of Standard & Poor's Financial Services LLC or its affiliates (collectively, S&P). The Content shall not be used for any unlawful or unauthorized purposes. S&P and any third-party providers, as well as their directors, officers, shareholders, employees or agents (collectively S&P Parties) do not guarantee the accuracy, completeness, timeliness or availability of the Content. S&P Parties are not responsible for any errors or omissions (negligent or otherwise), regardless of the cause, for the results obtained from the use of the Content, or for the security or maintenance of any data input by the user. The Content is provided on an "as is" basis. S&P PARTIES DISCLAIM ANY AND ALL EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE, FREEDOM FROM BUGS, SOFTWARE ERRORS OR DEFECTS, THAT THE CONTENT'S FUNCTIONING WILL BE UNINTERRUPTED, OR THAT THE CONTENT WILL OPERATE WITH ANY SOFTWARE OR HARDWARE CONFIGURATION. In no event shall S&P Parties be liable to any party for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses (including, without limitation, lost income or lost profits and opportunity costs or losses caused by negligence) in connection with any use of the Content even if advised of the possibility of such damages.

Credit-related and other analyses, including ratings, and statements in the Content are statements of opinion as of the date they are expressed and not statements of fact. S&P's opinions, analyses, and rating acknowledgment decisions (described below) are not recommendations to purchase, hold, or sell any securities or to make any investment decisions, and do not address the suitability of any security. S&P assumes no obligation to update the Content following publication in any form or format. The Content should not be relied on and is not a substitute for the skill, judgment and experience of the user, its management, employees, advisors and/or clients when making investment and other business decisions. S&P does not act as a fiduciary or an investment advisor except where registered as such. While S&P has obtained information from sources it believes to be reliable, S&P does not perform an audit and undertakes no duty of due diligence or independent verification of any information it receives.

To the extent that regulatory authorities allow a rating agency to acknowledge in one jurisdiction a rating issued in another jurisdiction for certain regulatory purposes, S&P reserves the right to assign, withdraw, or suspend such acknowledgement at any time and in its sole discretion. S&P Parties disclaim any duty whatsoever arising out of the assignment, withdrawal, or suspension of an acknowledgment as well as any liability for any damage alleged to have been suffered on account thereof.

S&P keeps certain activities of its business units separate from each other in order to preserve the independence and objectivity of their respective activities. As a result, certain business units of S&P may have information that is not available to other S&P business units. S&P has established policies and procedures to maintain the confidentiality of certain nonpublic information received in connection with each analytical process.

S&P may receive compensation for its ratings and certain analyses, normally from issuers or underwriters of securities or from obligors. S&P reserves the right to disseminate its opinions and analyses. S&P's public ratings and analyses are made available on its Web sites, www.standardandpoors.com (free of charge), and www.ratingsdirect.com and www.globalcreditportal.com (subscription) and www.spcapitaliq.com (subscription) and may be distributed through other means, including via S&P publications and third-party redistributors. Additional information about our ratings fees is available at www.standardandpoors.com/usratingsfees.