Hecho Relevante de BANCAJA 10 FONDO DE TITULIZACION DE ACTIVOS

En virtud de lo establecido en el Folleto Informativo de **BANCAJA 10 FONDO DE TITULIZACIÓN DE ACTIVOS** (el "**Fondo**") se comunica a la COMISIÓN NACIONAL DEL MERCADO DE VALORES el presente hecho relevante:

- La Agencia de Calificación **Standard & Poor's Ratings Services** ("**S&P**"), con fecha 1 de marzo de 2018, comunica que ha corregido la calificación de la Serie B del Fondo, otorgada el 27.02.2018, quedando de la siguiente manera:

    - **Serie B**: **CC (sf)** (anterior **D (sf)**)

    Se adjunta la comunicación emitida por S&P.

Madrid, 5 de marzo de 2018.

José Luis Casillas González	Paula Torres Esperante
Apoderado	Apoderada

Rating Raised To 'CC (sf)' On Bancaja 10's Class B Spanish RMBS Notes Due To Effective Non-Default

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OVERVIEW

- Based on the level of cumulative defaults on the Feb. 22, 2018 payment date, Bancaja 10's class B notes breached their interest deferral trigger and we considered interest due on the Feb. 22, 2018 payment date on the class B notes as unpaid, reflected in our Feb. 27, 2018 downgrade of this class of notes.
- However, due to the negative three-month EURIBOR rate, no interest was due for this class of notes, and therefore the notes did not default.
- Consequently, we have today corrected by raising to 'CC (sf)' from 'D (sf)' our rating on this class of notes--bringing the rating in line with its level before our Feb. 27, 2018 downgrade.
- Bancaja 10 is a Spanish RMBS transaction that closed in January 2007 and securitizes residential mortgage loans. Caja de Ahorros de Valencia, Castellón y Alicante (Bancaja; now Bankia) originated the pools, which are mainly located in the Valencia region.

MADRID (S&P Global Ratings) March 1, 2018--S&P Global Ratings today corrected by raising to 'CC (sf)' from 'D (sf)' its credit rating on Bancaja 10, Fondo de Titulizacion de Activos' class B notes.

All other classes of notes are unaffected by today's upgrade.

Today's upgrade and correction follows our incorrect consideration of interest on the class B notes as unpaid, reflected in our Feb. 27, 2018 downgrade of the notes to 'D (sf)' (see "Rating Lowered To 'D (sf)' On Bancaja 10's Class B Spanish RMBS Notes Due To Interest Deferral Breach").

Under the transaction documents, the class B notes' interest deferral trigger is based on the level of cumulative defaults over the original securitized balance. Due to the increase in the level of defaults on the Feb. 22, 2018 interest payment date (IPD), the class B notes breached their 10.90% interest deferral trigger.

However, due to the negative three-month EURIBOR rate (the index to which the notes are referenced), no interest was due for this class of notes on the IPD, compared to the class C and D notes which had unpaid amounts due and the class B notes did not default based on our ratings definitions. This is why we are correcting our rating on the class B notes today.

Our ratings in this transaction address timely interest and ultimate principal payments (see "New Issue: Bancaja 10, Fondo de Titulización de Activos," published on July 30, 2007). Today's upgrade reflects the application of our " Criteria For Assigning 'CCC+', 'CCC', 'CCC-', And 'CC' Ratings," published on Oct. 1, 2012.

We expect the default of the class B notes to be a virtual certainty within the next 12 months if the three-month EURIBOR rate starts to increase. Moreover, in our view, this class of notes is likely to default even under the most optimistic collateral performance scenario due to the interest deferral trigger breach. The class C and D notes are already defaulting and we expect they will continue to do so.

Bancaja 10 is a Spanish residential mortgage-backed securities (RMBS) transaction that closed in January 2007 and securitizes residential mortgage loans. Caja de Ahorros de Valencia, Castellón y Alicante (Bancaja; now Bankia S.A.) originated the pools, which are mainly located in the Valencia region.

RELATED CRITERIA

- 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
- Criteria - Structured Finance - General: Ratings Above The Sovereign - Structured Finance: Methodology And Assumptions, Aug. 8, 2016
- Criteria - Structured Finance - General: Structured Finance Temporary Interest Shortfall Methodology, Dec. 15, 2015
- 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: Timeliness Of Payments: Grace Periods, Guarantees, And Use Of 'D' And 'SD' Ratings, Oct. 24, 2013
- General Criteria: Methodology Applied To Bank Branch-Supported Transactions, Oct. 14, 2013
- Criteria - Structured Finance - General: Counterparty Risk Framework Methodology And Assumptions, June 25, 2013
- Criteria - Structured Finance - General: Global Derivative Agreement Criteria, June 24, 2013
- General Criteria: Criteria For Assigning 'CCC+', 'CCC', 'CCC-', And 'CC' Ratings, Oct. 1, 2012
- 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

- Rating Lowered To 'D (sf)' On Bancaja 10's Class B Spanish RMBS Notes Due To Interest Deferral Breach, Feb. 27, 2018
- Various Rating Actions Taken In Spanish RMBS Transaction Bancaja 10 Following Review, Jan. 17, 2018
- Outlook Assumptions For the Spanish Residential Mortgage Market, Dec. 27, 2017
- Spanish RMBS Index Report Q3 2017, Nov. 22, 2017
- Kingdom Of Spain 'BBB+/A-2' Ratings Affirmed; Outlook Positive, Sept. 29, 2017
- Low Lending Rates Continue To Fuel Europe's Housing Market Recovery, Aug. 1, 2017
- 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
- New Issue: Bancaja 10, Fondo de Titulizacion de Activos, July 30, 2007