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Dirección General de Mercados e Inversores  
C/ Edison 4  
Madrid

## **COMUNICACIÓN DE HECHO RELEVANTE**

### **TDA IBERCAJA 1, FONDO DE TITULIZACIÓN DE ACTIVOS**

#### **Actuaciones sobre las calificaciones de los bonos por parte de Standard and Poors Global Ratings.**

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 and Poor's Global Ratings, con fecha 4 de julio de 2018, donde se llevan a cabo las siguientes actuaciones:

- Bono A, desde **AA- (sf)**; perspectiva de revisión positiva a **AA (sf)**.
- Bono B, desde **BBB+ (sf)**; perspectiva de revisión positiva a **A- (sf)**.
- Bono C, desde **BB+ (sf)**; perspectiva de revisión positiva a **BBB (sf)**.
- Bono D, desde **B (sf)**; perspectiva de revisión positiva a **BB+ (sf)**.

En Madrid a 9 de julio de 2018

Ramón Pérez Hernández  
Consejero Delegado

## All TDA Ibercaja 1 Spanish RMBS Ratings Raised And Removed From CreditWatch Positive Following Review

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### OVERVIEW

- On March 23, 2018, we raised our unsolicited long-term sovereign rating on Spain to 'A-' from 'BBB+'.
- Following the sovereign upgrade, on April 6, 2018, we raised our long-term issuer credit rating on Banco Santander, the swap provider for TDA Ibercaja 1.
- On April 17, 2018, we revised our outlook assumptions for the Spanish residential mortgage market to benign to reflect the improved Spanish residential mortgage and real estate market, and lowered our projected losses at the 'B' rating level for the archetypal Spanish pool.
- On April 24, 2018, we placed on CreditWatch positive our ratings on all of TDA Ibercaja 1's classes of notes, as we needed to conduct a full analysis to determine the impact of these recent events.
- Following our review of this transaction under our relevant criteria, we have raised our ratings on all tranches and resolved our CreditWatch placements.
- TDA Ibercaja 1 is a Spanish RMBS transaction that closed in October 2003.

MADRID (S&P Global Ratings) July 4, 2018--S&P Global Ratings today raised and removed from CreditWatch positive its credit ratings on TDA Ibercaja 1 Fondo de Titulizacion de Activos' class A, B, C, and D notes (see list below).

Today's rating actions follow the application of our relevant criteria and our full analysis of the most recent transaction information that we have received, and reflect the transaction's current structural features (see "Related Criteria"). We have also considered our updated outlook assumptions for the Spanish residential mortgage market (see "Outlook Assumptions For The Spanish Residential Mortgage Market," published on April 17, 2018).

Our structured finance ratings above the sovereign (RAS) criteria classify the sensitivity of this transaction as moderate (see "Ratings Above The Sovereign - Structured Finance: Methodology And Assumptions," published on Aug. 8, 2016). Therefore, after our March 23, 2018 upgrade of Spain to 'A-' from 'BBB+', the highest rating that we can assign to the senior-most tranche in this transaction is six notches above the Spanish sovereign rating, or 'AAA (sf)', if certain conditions are met (see "Spain Long-Term Ratings Raised To 'A-' On Economic Growth And Budgetary Consolidation; Outlook Positive"). For all the other tranches, the highest rating that we can assign is four notches above the sovereign rating.

Following the sovereign upgrade, on April 6, 2018, we raised to 'A' from 'A-' our long-term issuer credit rating (ICR) on Banco Santander S.A., which is the swap provider in this transaction (see "Reduced Funding Risks Lead To Upgrades At Several Spanish Banks"). Considering the remedial actions defined in the swap counterparty agreement, and its current long-term ICR, under our current counterparty criteria, the maximum rating the notes in this transaction can achieve is now 'AAA' (see "Counterparty Risk Framework Methodology And Assumptions," published on June 25, 2013).

The bank account provider in this transaction is Societe Generale S.A. (Madrid Branch), which has downgrade language commensurate with a 'AAA' rating level. The cost of replacement, if the bank account is replaced because of a downgrade below the documented minimum required rating, will not be borne by the downgraded counterparty, which is not in line with our current counterparty criteria. Therefore, we have assumed remedy costs in our analysis at all rating levels. Consequently, our ratings on the class B, C, and D notes are no longer linked to our long-term ICR on the account provider.

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, we revised our expected level of losses for an archetypal Spanish residential pool at the 'B' rating level to 0.9% from 1.6%, in line with table 87 of our European residential loans criteria, by lowering our foreclosure frequency assumption to 2.00% from 3.33% for the archetypal pool at the 'B' rating level (see "Guidance: Methodology And Assumptions: Assessing Pools Of European Residential Loans," published on April 17, 2018).

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The below figures indicate our weighted-average foreclosure frequency (WAFF) and weighted-average loss severity (WALS) assumptions after applying our European residential loans criteria to this transaction. As the pool's attributes indicate better credit quality than the archetype, we increased the projected loss that we modeled to meet the minimum floor under these criteria.

Rating level	WAFF (%)	WALS (%)
AAA	16.69	13.66
AA	11.30	13.41
A	8.47	9.30
BBB	6.25	7.14
BB	4.05	2.00
B	2.35	2.00

Although the class A, B, C, and D notes are paying on a pro rata basis, their credit enhancement has increased to 13.6%, 8.5%, 7.3%, and 5.9%, respectively, from 12.7%, 7.56%, 6.3%, and 5.0% due to the reserve fund being fully funded since our previous review (see "Ratings Affirmed On TDA Ibercaja 1's Class A To D Spanish RMBS Notes," published on Aug. 25, 2017).

Following the application of our 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 RAS 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.

Taking into account the results of our application of our European residential loans criteria, the class A and B notes are able to pass our 'AA+' and 'A' rating level stresses respectively. However, the application of our RAS criteria caps our ratings on the class A and B notes at four and zero notches, respectively above our 'A-' unsolicited long-term sovereign rating on Spain, i.e., 'AA'. Accordingly, we have raised to 'AA (sf)' from 'AA- (sf)' our rating on the class A notes, and to 'A- (sf)' from 'BBB+ (sf)' our rating on the class B notes. We have also removed these ratings from CreditWatch positive.

Applying our European residential loans criteria, we believe that the current available credit enhancement for the class C and D notes is commensurate with higher ratings. We have therefore raised to 'BBB (sf)' from 'BB+ (sf)' our rating on the class C notes, and to 'BB+ (sf)' from 'B (sf)' our rating on the class D notes. We have also removed these ratings from CreditWatch positive.

Our rating on the class D notes is the only one are linked to our long-term ICR on the servicer, Ibercaja Banco S.A., as the available credit enhancement for this tranche is commensurate with the stresses we apply at this rating level, not assuming a commingling stress.

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TDA Ibercaja 1 is a Spanish residential mortgage-backed securities (RMBS) transaction that closed in October 2003. The transaction securitizes residential loans originated by Ibercaja Banco, which were granted to individuals for the acquisition of their first residence, mainly concentrated in Madrid and Aragon, Ibercaja Banco's main markets.

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: 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: Counterparty Risk Framework Methodology And Assumptions, June 25, 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
- General Criteria: Use Of CreditWatch And Outlooks, Sept. 14, 2009
- Criteria - Structured Finance - General: Standard & Poor's Revises Criteria Methodology For Servicer Risk Assessment, May 28, 2009

RELATED RESEARCH

- Spanish RMBS Index Report Q1 2018, May 24, 2018
- Ratings On 213 Tranches In 82 Spanish RMBS Transactions Placed On CreditWatch Positive, April 24, 2018
- Outlook Assumptions For The Spanish Residential Mortgage Market, April 17, 2018
- Guidance: Methodology And Assumptions: Assessing Pools Of European Residential Loans, April 17, 2018
- Reduced Funding Risks Lead To Upgrades At Several Spanish Banks, April 6, 2018
- Spain Long-Term Ratings Raised To 'A-' On Economic Growth And Budgetary Consolidation; Outlook Positive, March 23, 2018
- Ratings Affirmed On TDA Ibercaja 1's Class A To D Spanish RMBS Notes, Aug. 25, 2017
- 2017 EMEA RMBS Scenario And Sensitivity Analysis, July 6, 2017
- Global Structured Finance Scenario And Sensitivity Analysis 2016: The

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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

Class	Rating	
	To	From

TDA Ibercaja 1 Fondo de Titulizacion de Activos  
€600 Million Mortgage-Backed Floating-Rate Notes

Ratings Raised And Removed From CreditWatch Positive

A	AA (sf)	AA- (sf)/Watch Pos
B	A- (sf)	BBB+ (sf)/Watch Pos
C	BBB (sf)	BB+ (sf)/Watch Pos
D	BB+ (sf)	B (sf)/Watch Pos

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