

**Hecho Relevante de**

**BANCAJA 11 FONDO DE TITULIZACION DE ACTIVOS**

En virtud de lo establecido en el Folleto Informativo de **BANCAJA 11 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 Global Ratings (“S&P”)**, con fecha 11 de junio de 2018, comunica que ha elevado las calificaciones asignadas a las siguientes Series de Bonos emitidos por el Fondo:

- **Serie A2: AAA (sf)** (anterior **AA+ (sf)**)
- **Serie A3: AA (sf)** (anterior **AA- (sf)**)

Asimismo, S&P ha confirmado las calificaciones asignadas a las restantes Series de Bonos:

- **Serie B: D (sf)**
- **Serie C: D (sf)**
- **Serie D: D (sf)**
- **Serie E: D (sf)**

Se adjunta la comunicación emitida por S&P.

Madrid, 13 de junio de 2018.

José Luis Casillas González  
Apoderado

Paula Torres Esperante  
Apoderada



(/en\_US/web/guest/home)  
**Various Rating Actions Taken On  
Bancaja 11's Spanish RMBS Notes  
Following Review**

11-Jun-2018 11:23 EDT

[View Analyst Contact Information](#)

#### OVERVIEW

On March 23, 2018, we raised our unsolicited long-term sovereign rating on Spain to 'A-' from 'BBB+'.

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 Bancaja 11's class A2 and A3 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 taken various rating actions and resolved our CreditWatch placements.

Bancaja 11 is a Spanish RMBS transaction backed by a pool of first-ranking mortgages secured over owner-occupied residential properties in Spain, which closed in July 2007.

LONDON (S&P Global Ratings) June 11, 2018--S&P Global Ratings today raised and removed from CreditWatch positive its credit ratings on Bancaja 11, Fondo de Titulizacion de Activos' class A2 and A3 notes. At the same time, we affirmed our 'D (sf)' ratings on the class B, C, D, and E notes.

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 (/en\_US/web/guest/article/-/view/sourceId/10501493)," 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 (/en\_US/web/guest/article/-/view/sourceId/9748207)," 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 (/en\_US/web/guest/article/-/view/sourceId/10478992)"). For all the other tranches, the highest rating that we can assign is four notches above the sovereign rating.

Under our current counterparty criteria, HSBC Bank PLC, as the swap provider, cannot support a rating on the notes that is higher than 'AA', which is our long-term issuer credit rating on HSBC Bank plus one notch. We have therefore performed our credit and cash flow analysis without giving benefit to the swap provider, to determine if the class A2 and A3 notes could achieve a higher rating when giving no benefit to the swap 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 (/en\_US/web/guest/article/-/view/sourceId/10154538)," 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 (/en\_US/web/guest/article/-/view/sourceId/10496083)," published on April 17, 2018).

After applying our European residential loans criteria to this transaction, the overall effect in our credit analysis results is a decrease in the

required credit coverage for each rating level compared with our previous review, mainly driven by our revised foreclosure frequency assumptions.

Rating level	WAFF (%)	WALS (%)
AAA	16.84	38.77
AA	11.88	33.65
A	9.15	25.18
BBB	6.92	20.58
BB	4.82	17.42
B	3.16	14.60

Since our previous review, the class A2, A3, B, and C notes' credit enhancement has increased to 59.8%, 12.0%, 4.6%, and 1.7% respectively, from 53.1%, 9.9%, 3.2%, and 0.6% due to the amortization of the notes, which is sequential as the reserve fund has been fully depleted since 2010. The class D notes are currently undercollateralized and the class E notes were never collateralized as they were issued to fund the cash reserve at closing.

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.

The application of our European residential loans criteria and related credit and cash flow analysis indicates that the available credit enhancement for the class A2 notes is commensurate with a 'AAA (sf)' rating. Furthermore, under our RAS criteria, this class of notes can be rated up to six notches above our unsolicited 'A-' long-term sovereign rating on Spain. We have therefore raised to 'AAA (sf)' from 'AA+ (sf)' and removed from CreditWatch positive our rating on this class of notes.

The application of our European residential loans criteria and related credit and cash flow analysis indicates that the class A3 notes can achieve a 'AAA (sf)' rating. Because of the pro rata trigger between the class A2 and A3 notes, which is based on the ratio between the outstanding balance of performing assets up to 90 days in arrears and the outstanding balance of the class A notes being lower than or equal to one, we expect the class A3 payments to remain subordinated to the class A2 notes for the rest of the transaction's life. As such, the application of our RAS criteria caps our rating on this class of notes at four notches above our unsolicited 'A-' long-term sovereign rating on Spain. We have therefore raised to 'AA (sf)' from 'AA- (sf)' and removed from CreditWatch positive our rating on the class A3 notes.

We have affirmed our 'D (sf)' ratings on the class B, C, D, and E notes as they continue to miss interest payments.

Bancaja 11 is a Spanish residential mortgage-backed securities (RMBS) transaction backed by a pool of first-ranking mortgages secured over owner-occupied residential properties in Spain, which closed in July 2007.

Caja de Ahorros de Valencia Castellón y Alicante (Bancaja; now Bankia S.A.) originated the underlying collateral.

#### RELATED CRITERIA

Criteria - Structured Finance - General: Methodology And Assumptions:

Assessing Pools Of European Residential Loans (/en\_US/web/guest/article/-/view/sourceld/10154538), Aug. 4, 2017

Legal Criteria: Structured Finance: Asset Isolation And Special-Purpose

Entity Methodology (/en\_US/web/guest/article/-/view/sourceld/9733017), March 29, 2017

Criteria - Structured Finance - General: Ratings Above The Sovereign -

Structured Finance: Methodology And Assumptions (/en\_US/web/guest/article/-/view/sourceld/9748207), 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 (/en\_US/web/guest/article/-/view/sourceld/9049216), March 2, 2015

Criteria - Structured Finance - General: Global Framework For Assessing

Operational Risk In Structured Finance Transactions (/en\_US/web/guest/article/-/view/sourceld/8737366), Oct. 9, 2014

General Criteria: Methodology: Timeliness Of Payments: Grace Periods,

Guarantees, And Use Of 'D' And 'SD' Ratings (/en\_US/web/guest/article/-/view/sourceld/8097062), Oct. 24, 2013

General Criteria: Methodology Applied To Bank Branch-Supported

Transactions (/en\_US/web/guest/article/-/view/sourceld/8130806), Oct. 14, 2013

Criteria - Structured Finance - General: Counterparty Risk Framework

Methodology And Assumptions (/en\_US/web/guest/article/-/view/sourceld/7157027), June 25, 2013

Criteria - Structured Finance - General: Global Derivative Agreement

Criteria (/en\_US/web/guest/article/-/view/sourceld/8058839), June 24, 2013

General Criteria: Criteria For Assigning 'CCC+', 'CCC', 'CCC-', And 'CC'

Ratings (/en\_US/web/guest/article/-/view/sourceld/7554329), Oct. 1, 2012

Criteria - Structured Finance - General: Criteria Methodology Applied To

Fees, Expenses, And Indemnifications (/en\_US/web/guest/article/-/view/sourceld/7430465), July 12, 2012

General Criteria: Global Investment Criteria For Temporary Investments In

Transaction Accounts (/en\_US/web/guest/article/-/view/sourceld/7299006), May 31, 2012

General Criteria: Methodology: Credit Stability Criteria (/en\_US/web/guest/article/-/view/sourceld/5961504), May 3, 2010

General Criteria: Use Of CreditWatch And Outlooks (/en\_US/web/guest/article/-/view/sourceld/5612636), Sep

t. 14, 2009

Criteria - Structured Finance - General: Standard & Poor's Revises

Criteria Methodology For Servicer Risk Assessment (/en\_US/web/guest/article/-/view/sourceld/5428209), May 28, 2009

#### RELATED RESEARCH

Spanish RMBS Index Report Q1 2018 (/en\_US/web/guest/article/-/view/sourceld/10550195), May 24, 2018  
 Ratings On 213 Tranches In 82 Spanish RMBS Transactions Placed On  
 CreditWatch Positive (/en\_US/web/guest/article/-/view/sourceld/10515506), April 24, 2018  
 Outlook Assumptions For The Spanish Residential Mortgage Market (/en\_US/web/guest/article/-/view/sourceld/10501493), April 17, 2018  
 Guidance: Methodology And Assumptions: Assessing Pools Of European Residential Loans (/en\_US/web/guest/article/-/view/sourceld/10496083), April 17, 2018  
 Reduced Funding Risks Lead To Upgrades At Several Spanish Banks (/en\_US/web/guest/article/-/view/sourceld/10497833), April 6, 2018  
 Spain Long-Term Ratings Raised To 'A-' On Economic Growth And Budgetary Consolidation; Outlook Positive (/en\_US/web/guest/article/-/view/sourceld/10478992), March 23, 2018  
 2017 EMEA RMBS Scenario And Sensitivity Analysis (/en\_US/web/guest/article/-/view/sourceld/10156650), July 6, 2017  
 Ratings Raised On Bancaja 11's Class A Spanish RMBS Notes Following Review; Class B, C, D, And E Notes Affirmed, March 23, 2017  
 Global Structured Finance Scenario And Sensitivity Analysis 2016: The Effects Of The Top Five Macroeconomic Factors (/en\_US/web/guest/article/-/view/sourceld/9913417), Dec. 16, 2016  
 European Structured Finance Scenario And Sensitivity Analysis 2016: The Effects Of The Top Five Macroeconomic Factors (/en\_US/web/guest/article/-/view/sourceld/9914948), Dec. 16, 2016

#### RATINGS LIST

Class	Rating	To	From
-------	--------	----	------

Bancaja 11, Fondo de Titulizacion de Activos  
 €2.023 Billion Mortgage-Backed Floating-Rate Notes

Ratings Raised And Removed From CreditWatch Positive

A2	AAA (sf)		AA+ (sf)/Watch Pos
A3	AA (sf)		AA- (sf)/Watch Pos

Ratings Affirmed

B	D (sf)		
C	D (sf)		
D	D (sf)		
E	D (sf)		

Primary Credit Analyst: Feliciano P Pereira, CFA, London + 44 20 7176 7021;  
 feliciano.pereira@spglobal.com (mailto:feliciano.pereira@spglobal.com)  
 Secondary Contacts: Rocio Romero, Madrid (34) 91-389-6968;  
 rocio.romero@spglobal.com (mailto:rocio.romero@spglobal.com)  
 Lorenzo Parisi, London;  
 lorenzo.parisi@spglobal.com (mailto:lorenzo.parisi@spglobal.com)

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 acknowledgment 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 non-public 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](http://www.standardandpoors.com) (<http://www.standardandpoors.com>) (free of charge), and [www.ratingsdirect.com](http://www.ratingsdirect.com) (<http://www.ratingsdirect.com>) and [www.globalcreditportal.com](http://www.globalcreditportal.com) (<http://www.globalcreditportal.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](http://www.standardandpoors.com/usratingsfees) (<http://www.standardandpoors.com/usratingsfees>).

Any Passwords/user IDs issued by S&P to users are single user-dedicated and may ONLY be used by the individual to whom they have been assigned. No sharing of passwords/user IDs and no simultaneous access via the same password/user ID is permitted. To reprint, translate, or use the data or information other than as provided herein, contact S&P Global Ratings, Client Services, 55 Water Street, New York, NY 10041; (1) 212-438-7280 or by e-mail to: [research\\_request@spglobal.com](mailto:research_request@spglobal.com) ([mailto:research\\_request@spglobal.com](mailto:research_request@spglobal.com)).

[Legal Disclaimers \(/en\\_US/web/guest/regulatory/legal-disclaimers\)](#)

[Careers at S&P Global Ratings \(<http://www.spglobal.com/careers>\)](#)

[Terms of Use \(/en\\_US/web/guest/regulatory/termsfuse\)](#)

[Privacy and Cookie Notice \(/en\\_US/web/guest/regulatory/privacy-notice\)](#)

Copyright © 2018 Standard & Poor's Financial Services LLC. All rights reserved.

Reproduction and distribution of this information in any form is prohibited except with the prior written permission of Standard & Poor's Financial Services LLC and its affiliates (together, "S&P"). S&P does not guarantee the accuracy, completeness, timeliness or availability of any information, including ratings, and is not responsible for any errors or omissions (negligent or otherwise), regardless of the cause, or for the results obtained from the use of such information. S&P GIVES NO EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF

MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE. S&P shall not be liable for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses (including lost income or profits and opportunity costs) in connection with any use of this information, including ratings. S&P ratings are statements of opinions and are not statements of fact or recommendations to purchase hold or sell securities. They do not address the market value of securities or the suitability of securities for investment purposes, and should not be relied on as investment advice. Please read our complete disclaimer here.  
(/en\_US/web/guest/regulatory/legal-disclaimers)