

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

COMUNICACIÓN DE OTRA INFORMACIÓN RELEVANTE

Madrid RMBS I, FONDO DE TITULIZACIÓN DE ACTIVOS

Actuaciones sobre las calificaciones de los bonos por parte de Fitch Ratings.

Titulización de Activos, Sociedad Gestora de Fondos de Titulización, S.A. comunica la siguiente información relevante:

I. Respecto al fondo de referencia, adjuntamos nota de prensa publicada por Fitch Ratings, con fecha 20 de mayo de 2020, donde se llevan a cabo las siguientes actuaciones:

- Bono A2, afirmado como **A- (sf); perspectiva estable.**
- Bono B, afirmado como **BBB (sf); perspectiva estable.**
- Bono C, **perspectiva de revisión mantenida; B+ (sf); perspectiva de revisión negativa.**
- Bono D, afirmado como **CCC (sf).**
- Bono E, afirmado como **CC (sf).**

En Madrid, a 21 de mayo de 2020

Ramón Pérez Hernández
Consejero Delegado

20 May 2020 | Affirmation

Fitch Takes Rating Action on 4 Spanish RMBS

Fitch Ratings-Madrid-20 May 2020:

Fitch Ratings has affirmed two tranches of IM Cajastur MBS 1 and 11 tranches of the Madrid RMBS series. Additionally, Fitch has maintained six Madrid RMBS tranches on Rating Watch Negative (RWN). The rating actions are listed below:

Madrid RMBS II, FTA

- Class A2 ES0359092014; Long Term Rating; Affirmed; A-sf; RO:Sta
- Class A3 ES0359092022; Long Term Rating; Affirmed; A-sf; RO:Sta
- Class B ES0359092030; Long Term Rating; Affirmed; BBBsf; RO:Sta
- Class C ES0359092048; Long Term Rating; Rating Watch Maintained; BB-sf; RW: Neg
- Class D ES0359092055; Long Term Rating; Rating Watch Maintained; B-sf; RW: Neg
- Class E ES0359092063; Long Term Rating; Affirmed; CCsf

IM Cajastur MBS 1, FTA

- Class A ES0347458004; Long Term Rating; Affirmed; Asf; RO:Sta
- Class B ES0347458012; Long Term Rating; Affirmed; Asf; RO:Sta

Madrid RMBS III, FTA

- Class A2 ES0359093012; Long Term Rating; Rating Watch Maintained; A-sf; RW: Neg
- Class A3 ES0359093020; Long Term Rating; Rating Watch Maintained; A-sf; RW: Neg
- Class B ES0359093038; Long Term Rating; Affirmed; BB+sf; RO:Sta
- Class C ES0359093046; Long Term Rating; Rating Watch Maintained; Bsf; RW: Neg
- Class D ES0359093053; Long Term Rating; Affirmed; CCsf
- Class E ES0359093061; Long Term Rating; Affirmed; Csf

Madrid RMBS 1, FTA

- Class A2 ES0359091016; Long Term Rating; Affirmed; A-sf; RO:Sta
- Class B ES0359091024; Long Term Rating; Affirmed; BBBsf; RO:Sta
- Class C ES0359091032; Long Term Rating; Rating Watch Maintained; B+sf; RW: Neg
- Class D ES0359091040; Long Term Rating; Affirmed; CCCsf
- Class E ES0359091057; Long Term Rating; Affirmed; CCsf

Transaction Summary

The transactions comprise residential mortgages serviced by Liberbank S.A. (BB+/Negative/B) for IM Cajastur MBS 1 and Bankia S.A. (BBB/RWN/F2) for the Madrid RMBS Series.

KEY RATING DRIVERS

RWN Linked to COVID-19 Performance Stresses

Fitch has maintained six tranches across the Madrid RMBS transactions on RWN, reflecting the high probability of downgrade due to insufficient credit enhancement (CE) levels that would be unable to compensate for the additional projected losses on the portfolios as a result of the coronavirus health crisis and the containment measures. Conversely, the affirmation and Stable Outlooks on the senior class A and B notes of Madrid RMBS 1 and 2 reflect their resilience to higher projected losses as CE ratios are able to mitigate the additional risks.

High but Stable Cumulative Defaults for Madrid RMBS

The Madrid RMBS transactions report gross cumulative defaults ranging between 19.6% and 22.8% of the initial portfolio balances as at the latest reporting dates, well above the 6.1% average for other Spanish RMBS rated by Fitch. However, these ratios have remained fairly stable over the last few years and are linked to a default definition of more than six months in arrears, which differs from the more common definition of 12 or 18 months in arrears used by most Spanish RMBS transactions.

Geographical Concentration

The Madrid RMBS and Cajastur portfolios are highly exposed to the regions of Madrid and Asturias, respectively. Within Fitch's credit analysis, and to address regional concentration risk, higher rating multiples are applied to the base foreclosure frequency (FF) assumption to the portion of the portfolios that exceeds 2.5x the population within these regions in line with Fitch's European RMBS rating criteria.

Cajastur: Account Bank Cap Rating

The ratings of IM Cajastur MBS 1's class A and B notes reflect the materiality assessment of the contractually ineligible and not restructured SPV account bank provider Banco Santander, S.A. (A-/Negative/F2, deposit rating A/F1), where the reserve fund, which represents a large component of CE is held. In accordance with Fitch's Structured Finance and Covered Bonds Counterparty Rating Criteria, the notes' ratings are capped at Banco Santander's long term deposit rating, which is higher than the achievable rating when the loss of the reserve fund is modelled.

Criteria Variation: Cajastur SME Borrowers

Around 7% of the securitised loans in this transaction were granted to micro and small-medium sized enterprises. We have applied Fitch's European RMBS Rating Criteria to these loans assuming these borrowers to classify as self-employed and applying a 50% FF incremental adjustment to account for the greater default risk. We have also employed the commercial property collateral haircuts to derive the recovery rates for this proportion of the pool. We have not applied the SME Balance Sheet Securitisation Rating Criteria for these loans. No model-implied rating impact has been estimated for this variation.

ESG Considerations - Governance

IM Cajastur MBS 1 has an Environmental, Social and Governance (ESG) Relevance Score of 5 for Transaction & Collateral Structure due to lack of remedial actions taken upon breach of direct support counterparty rating triggers, which has a negative impact on the credit profile, and is highly relevant to the rating.

RATING SENSITIVITIES

Factors that could, individually or collectively, lead to positive rating action/upgrade:

- CE ratios increasing as the transactions deleverage, able to fully compensate the credit losses and cash flow stresses commensurate with higher rating scenarios, all else being equal.
- For IM Cajastur MBS 1, an upgrade to Banco Santander's long-term deposit rating that could increase the maximum achievable rating for class A and B, since the notes are currently capped at the counterparty rating.

Factors that could, individually or collectively, lead to negative rating action/downgrade:

- A longer-than-expected coronavirus crisis that deteriorates macroeconomic fundamentals and the mortgage market in Spain beyond Fitch's current base case. To approximate this scenario, we conducted a rating sensitivity by increasing default rates by 30% and haircutting recovery expectations by 30%, which would imply a downgrade of between one and two rating categories for most of the notes.
- For IM Cajastur MBS 1, a downgrade to Banco Santander's long-term deposit rating that could decrease the maximum achievable rating for class A and B, since the notes are currently capped at this level.

Best/Worst Case Rating Scenario

International scale credit ratings of Structured Finance transactions have a best-case rating upgrade scenario (defined as the 99th percentile of rating transitions, measured in a positive direction) of seven notches over a three-year rating horizon; and a worst-case rating downgrade scenario (defined as the 99th percentile of rating transitions, measured in a negative direction) of seven notches over three years. The complete span of best- and worst-case scenario credit ratings for all rating categories ranges from 'AAAsf' to 'Dsf'. Best- and worst-case scenario credit ratings are based on historical performance. For more information about the methodology used to determine sector-specific best- and worst-case scenario credit ratings, visit <https://www.fitchratings.com/site/re/10111579>.

USE OF THIRD PARTY DUE DILIGENCE PURSUANT TO SEC RULE 17G -10

Form ABS Due Diligence-15E was not provided to, or reviewed by, Fitch in relation to this rating action.

DATA ADEQUACY

Fitch has checked the consistency and plausibility of the information it has received about the performance of the asset pools and the transactions. There were no findings that affected the rating analysis. Fitch has not reviewed the results of any third-party assessment of the asset portfolio information or conducted a review of origination files as part of its ongoing monitoring.

Fitch did not undertake a review of the information provided about the underlying asset pools ahead of the transactions' initial closing. The subsequent performance of the transactions over the years is consistent with the agency's expectations given the operating environment and Fitch is therefore satisfied that the asset pool information relied upon for its initial rating analysis was adequately reliable. Overall, Fitch's assessment of the information relied upon for the agency's rating analysis according to its applicable rating methodologies indicates that it is adequately reliable.

SOURCES OF INFORMATION

The information below was used in the analysis

- Loan-by-loan data sourced from the European DataWarehouse as at February 2020 for the

Madrid RMBS transactions and as at March 2020 for IM Cajastur MBS 1.

- Issuer and servicer reports as at interest payment date February 2020 for the Madrid RMBS transactions (provided by Titulizacion de Activos SGFT, SA) and April 2020 for IM Cajastur MBS 1 (provided by Intermoney Titulizacion SGFT, SA).

- Discussions/updates with/from Titulizacion de Activos SGFT, SA and Intermoney Titulizacion SGFT, SA dated May 2020.

REFERENCES FOR SUBSTANTIALLY MATERIAL SOURCE CITED AS KEY DRIVER OF RATING

The principal sources of information used in the analysis are described in the Applicable Criteria.

PUBLIC RATINGS WITH CREDIT LINKAGE TO OTHER RATINGS

The ratings of IM Cajastur MBS 1's class A and B notes reflect the materiality assessment of the contractually ineligible and not restructured SPV account bank provider Banco Santander, S.A. (A-/Negative/F2, deposit rating A/F1), where the reserve fund, which represents a large component of CE is held. In accordance with Fitch's Structured Finance and Covered Bonds Counterparty Rating Criteria, the notes' ratings are capped at Banco Santander's long-term deposit rating, which is higher than the achievable rating when the loss of the reserve fund is modelled.

MODELS

ResiGlobal

<https://www.fitchratings.com/site/structuredfinance/rmbs/resiglobal>

EMEA Cash Flow Model

<https://www.fitchratings.com/site/structuredfinance/emeacfm>

ESG Considerations

IM Cajastur MBS 1 has an ESG Relevance Score of 5 for Transaction & Collateral Structure due to lack of remedial actions taken upon breach of direct support counterparty rating triggers, which has a negative impact on the credit profile, and is highly relevant to the rating, resulting in a potentially multi-category change to the rating. Except for the matters discussed above, the highest level of ESG credit relevance, if present, is a score of 3 - ESG issues are credit neutral or

have only a minimal credit impact on the entity(ies), either due to their nature or the way in which they are being managed by the entity(ies). For more information on Fitch's ESG Relevance Scores, visit www.fitchratings.com/esg.

Contacts:

Surveillance Rating Analyst

Cesar Fernandez,

Associate Director

+34 91 076 1989

Fitch Ratings Spain - Madrid

Paseo de la Castellana 31 9ºB

Madrid 28046

Committee Chairperson

Juan David Garcia,

Senior Director

+34 91 702 5774

Media Relations: Athos Larkou, London, Tel: +44 20 3530 1549, Email:

athos.larkou@thefitchgroup.com

Additional information is available on www.fitchratings.com

Applicable Criteria

[European RMBS Rating Criteria \(pub. 28 Feb 2020\) \(including rating assumption sensitivity\)](#)

[Global Structured Finance Rating Criteria \(pub. 02 May 2019\) \(including rating assumption sensitivity\)](#)

[Structured Finance and Covered Bonds Counterparty Rating Criteria \(pub. 29 Jan 2020\)](#)

[Structured Finance and Covered Bonds Counterparty Rating Criteria: Derivative Addendum \(pub. 29 Jan 2020\)](#)

[Structured Finance and Covered Bonds Country Risk Rating Criteria \(pub. 06 Feb 2020\)](#)

[Structured Finance and Covered Bonds Interest Rate Stresses Rating Criteria \(pub. 06 Dec 2019\)](#)

Applicable Model

Numbers in parentheses accompanying applicable model(s) contain hyperlinks to criteria providing description of model(s).

Multi-Asset Cash Flow Model, v2.7.0 (1)

ResiGlobal Model: Europe, v1.6.2 (1)

Additional Disclosures

[Dodd-Frank Rating Information Disclosure Form](#)

[Solicitation Status](#)

[Endorsement Status](#)

[Endorsement Policy](#)

ALL FITCH CREDIT RATINGS ARE SUBJECT TO CERTAIN LIMITATIONS AND DISCLAIMERS. PLEASE READ THESE LIMITATIONS AND DISCLAIMERS BY FOLLOWING THIS LINK:

[HTTPS://WWW.FITCHRATINGS.COM/UNDERSTANDINGCREDITRATINGS](https://www.fitchratings.com/understandingcreditratings). IN ADDITION, THE FOLLOWING [HTTPS://WWW.FITCHRATINGS.COM/RATING-DEFINITIONS-DOCUMENT](https://www.fitchratings.com/rating-definitions-document) DETAILS FITCH'S RATING DEFINITIONS FOR EACH RATING SCALE AND RATING CATEGORIES, INCLUDING DEFINITIONS RELATING TO DEFAULT. PUBLISHED RATINGS, CRITERIA, AND METHODOLOGIES ARE AVAILABLE FROM THIS SITE AT ALL TIMES. FITCH'S CODE OF CONDUCT, CONFIDENTIALITY, CONFLICTS OF INTEREST, AFFILIATE FIREWALL, COMPLIANCE, AND OTHER RELEVANT POLICIES AND PROCEDURES ARE ALSO AVAILABLE FROM THE CODE OF CONDUCT SECTION OF THIS SITE. DIRECTORS AND SHAREHOLDERS RELEVANT INTERESTS ARE AVAILABLE AT [HTTPS://WWW.FITCHRATINGS.COM/SITE/REGULATORY](https://www.fitchratings.com/site/regulatory). FITCH MAY HAVE PROVIDED ANOTHER PERMISSIBLE SERVICE TO THE RATED ENTITY OR ITS RELATED THIRD PARTIES. DETAILS OF THIS SERVICE FOR RATINGS FOR WHICH THE LEAD ANALYST IS BASED IN AN EU-REGISTERED ENTITY CAN BE FOUND ON THE ENTITY SUMMARY PAGE FOR THIS ISSUER ON THE FITCH WEBSITE.

Copyright © 2020 by Fitch Ratings, Inc., Fitch Ratings Ltd. and its subsidiaries. 33 Whitehall Street, NY, NY 10004. Telephone: 1-800-753-4824, (212) 908-0500. Fax: (212) 480-4435. Reproduction or retransmission in whole or in part is prohibited except by permission. All rights reserved. In issuing and maintaining its ratings and in making other reports (including forecast information), Fitch relies on factual information it receives from issuers and underwriters and from other sources Fitch believes to be credible. Fitch conducts a reasonable investigation of the factual information relied upon by it in accordance with its ratings methodology, and obtains reasonable verification of that information from independent sources, to the extent such sources are available for a given security or in a given jurisdiction. The manner of Fitch's factual investigation and the scope of the third-party verification it obtains will vary depending on the nature of the rated security and its issuer, the requirements and practices in the jurisdiction in which the rated security is offered and sold and/or the issuer is located, the availability and nature of relevant public information, access to the management of the issuer and its advisers, the availability of pre-existing third-party verifications such as audit reports, agreed-upon procedures letters, appraisals, actuarial reports,

engineering reports, legal opinions and other reports provided by third parties, the availability of independent and competent third-party verification sources with respect to the particular security or in the particular jurisdiction of the issuer, and a variety of other factors. Users of Fitch's ratings and reports should understand that neither an enhanced factual investigation nor any third-party verification can ensure that all of the information Fitch relies on in connection with a rating or a report will be accurate and complete. Ultimately, the issuer and its advisers are responsible for the accuracy of the information they provide to Fitch and to the market in offering documents and other reports. In issuing its ratings and its reports, Fitch must rely on the work of experts, including independent auditors with respect to financial statements and attorneys with respect to legal and tax matters. Further, ratings and forecasts of financial and other information are inherently forward-looking and embody assumptions and predictions about future events that by their nature cannot be verified as facts. As a result, despite any verification of current facts, ratings and forecasts can be affected by future events or conditions that were not anticipated at the time a rating or forecast was issued or affirmed.

The information in this report is provided "as is" without any representation or warranty of any kind, and Fitch does not represent or warrant that the report or any of its contents will meet any of the requirements of a recipient of the report. A Fitch rating is an opinion as to the creditworthiness of a security. This opinion and reports made by Fitch are based on established criteria and methodologies that Fitch is continuously evaluating and updating. Therefore, ratings and reports are the collective work product of Fitch and no individual, or group of individuals, is solely responsible for a rating or a report. The rating does not address the risk of loss due to risks other than credit risk, unless such risk is specifically mentioned. Fitch is not engaged in the offer or sale of any security. All Fitch reports have shared authorship. Individuals identified in a Fitch report were involved in, but are not solely responsible for, the opinions stated therein. The individuals are named for contact purposes only. A report providing a Fitch rating is neither a prospectus nor a substitute for the information assembled, verified and presented to investors by the issuer and its agents in connection with the sale of the securities. Ratings may be changed or withdrawn at any time for any reason in the sole discretion of Fitch. Fitch does not provide investment advice of any sort. Ratings are not a recommendation to buy, sell, or hold any security. Ratings do not comment on the adequacy of market price, the suitability of any security for a particular investor, or the tax-exempt nature or taxability of payments made in respect to any security. Fitch receives fees from issuers, insurers, guarantors, other obligors, and underwriters for rating securities. Such fees generally vary from US\$1,000 to US\$750,000 (or the applicable currency equivalent) per issue. In certain cases, Fitch will rate all or a number of issues issued by a particular issuer, or insured or guaranteed by a particular insurer or guarantor, for a single annual fee. Such fees are expected to vary from US\$10,000 to US\$1,500,000 (or the applicable currency equivalent). The assignment, publication, or dissemination of a rating by Fitch shall not constitute a consent by Fitch to use its name as an expert in connection with any registration statement filed under the United States

securities laws, the Financial Services and Markets Act of 2000 of the United Kingdom, or the securities laws of any particular jurisdiction. Due to the relative efficiency of electronic publishing and distribution, Fitch research may be available to electronic subscribers up to three days earlier than to print subscribers.

For Australia, New Zealand, Taiwan and South Korea only: Fitch Australia Pty Ltd holds an Australian financial services license (AFS license no. 337123) which authorizes it to provide credit ratings to wholesale clients only. Credit ratings information published by Fitch is not intended to be used by persons who are retail clients within the meaning of the Corporations Act 2001. Fitch Ratings, Inc. is registered with the U.S. Securities and Exchange Commission as a Nationally Recognized Statistical Rating Organization (the "NRSRO"). While certain of the NRSRO's credit rating subsidiaries are listed on Item 3 of Form NRSRO and as such are authorized to issue credit ratings on behalf of the NRSRO (see <https://www.fitchratings.com/site/regulatory>), other credit rating subsidiaries are not listed on Form NRSRO (the "non-NRSROs") and therefore credit ratings issued by those subsidiaries are not issued on behalf of the NRSRO. However, non-NRSRO personnel may participate in determining credit ratings issued by or on behalf of the NRSRO.

ENDORSEMENT POLICY - Fitch's approach to ratings endorsement so that ratings produced outside the EU may be used by regulated entities within the EU for regulatory purposes, pursuant to the terms of the EU Regulation with respect to credit rating agencies, can be found on the [EU Regulatory Disclosures](#) page. The endorsement status of all International ratings is provided within the entity summary page for each rated entity and in the transaction detail pages for all structured finance transactions on the Fitch website. These disclosures are updated on a daily basis.