

PYME BANCAJA 7 Fondo de Titulización de Activos

Brief report

Date: 08/31/2011
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Date of constitution
10/10/2008

VAT Reg. no.
V85543189

Management Company
Europea de Titulización, S.G.F.T

Originator
Bancaja

Servicer
Bancaja

Lead Manager and Suscriber
Bancaja

Bond Paying Agent
Banco Cooperativo

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Popular (inicialmente en Bancaja)

Subordinated Loan
Bancaja

Start-up Loan
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Deloitte (ejercicios 2009 a actual)
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Issued securities: Bonds

Bonds issue									
Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0372221004	10/14/2008 8,376	24,402.60 204,396,177.60 24.40%	100,000.00 837,600,000.00	Floating 3-M Euribor+0.300% 24.Mar/Jun/Sep/Dec	1.8200% 09/26/2011 115.966578 Gross 93.932928 Net	12/24/2050 Quarterly 24.Mar/Jun/Sep/Dec	09/26/2011 "Pass-Through"	Aaa	Aaa
Series B ES0372221012	10/14/2008 1,194	100,000.00 119,400,000.00 100.00%	100,000.00 119,400,000.00	Floating 3-M Euribor+0.600% 24.Mar/Jun/Sep/Dec	2.1200% 09/26/2011 553.555566 Gross 448.380000 Net	12/24/2050 Quarterly 24.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A3	A3
Series C ES0372221020	10/14/2008 1,430	100,000.00 143,000,000.00 100.00%	100,000.00 143,000,000.00	Floating 3-M Euribor+1.200% 24.Mar/Jun/Sep/Dec	2.7200% 09/26/2011 710.222222 Gross 575.280000 Net	12/24/2050 Quarterly 24.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Baa3	Baa3
Total		466,796,177.60	1,100,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
		% Monthly CPR (SMM)		0,17	0,34	0,51	0,69	0,87	1,06	1,25
		% Annual equivalent CPR		2,00	4,00	6,00	8,00	10,00	12,00	14,00
Series A	With optional redemption *	Average life	Years	2.43	2.15	1.93	1.76	1.61	1.49	1.39
		Final Maturity	Years	11/27/2013	08/17/2013	05/29/2013	03/25/2013	01/31/2013	12/19/2012	11/12/2012
			Years	4.75	4.25	3.75	3.50	3.00	2.75	2.50
	Without optional redemption *	Average life	Years	2.43	2.15	1.93	1.76	1.61	1.49	1.39
		Final Maturity	Years	11/27/2013	08/17/2013	05/29/2013	03/25/2013	01/31/2013	12/19/2012	11/12/2012
			Years	4.75	4.25	3.75	3.50	3.00	2.75	2.50
Series B	With optional redemption *	Average life	Years	6.43	5.78	5.22	4.74	4.34	3.98	3.68
		Final Maturity	Years	11/25/2017	04/01/2017	09/10/2016	03/20/2016	10/23/2015	06/16/2015	02/24/2015
			Years	8.26	7.51	6.75	6.26	5.75	5.26	5.01
	Without optional redemption *	Average life	Years	6.43	5.78	5.22	4.74	4.34	3.98	3.68
		Final Maturity	Years	11/25/2017	04/01/2017	09/10/2016	03/20/2016	10/23/2015	06/16/2015	02/24/2015
			Years	8.26	7.51	6.75	6.26	5.75	5.26	5.01
Series C	With optional redemption *	Average life	Years	9.15	8.59	7.86	7.14	6.63	6.14	5.66
		Final Maturity	Years	08/14/2020	01/24/2020	05/01/2019	08/13/2018	02/07/2018	08/12/2017	02/16/2017
			Years	9.26	8.76	8.01	7.26	6.75	6.26	5.75
	Without optional redemption *	Average life	Years	12.15	11.27	10.47	9.74	9.08	8.48	7.94
		Final Maturity	Years	08/15/2023	09/27/2022	12/08/2021	03/18/2021	07/20/2020	12/14/2019	05/30/2019
			Years	35.77	35.77	35.77	35.77	35.77	35.77	35.77

* Optional clean up call when the amount of the outstanding balance of the securitised assets is less than 10 per 100 of the initial outstanding balance.
Hypothesis of delinquency and default assumptions of the securitised assets: 0%

Credit enhancement and financial operations

Credit enhancement (CE)					
	Current		At issue date		
		% CE		% CE	
Series A	43.79%	204,396,177.60	100.62%	76.15%	837,600,000.00
Series B	25.58%	119,400,000.00	75.04%	10.85%	119,400,000.00
Series C	30.63%	143,000,000.00	44.41%	13.00%	143,000,000.00
Issue of Bonds		466,796,177.60			1,100,000,000.00
Reserve Fund	44.41%	207,324,821.27	20.35%		223,850,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	221,139,582.48	1.520%	
Servicer ppal collect not yet credited	307,886.94		
Servicer ints collect not yet credited	54,472.33		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		223,850,000.00	3.020%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		1,250,000.00	3.520%
Start-up Loan S/T		1,000,000.00	

Collateral: SME Loans

General			
	Current	At constitution date	
Count	2,678	3,793	
Principal			
Principal outstanding	461,857,935.64	1,100,102,428.61	
Average loan	172,463.75	290,034.91	
Minimum	0.00	142.35	
Maximum	3,331,726.29	5,600,000.00	
Interest rate			
Weighted average (wac)	2.59%	5.71%	
Minimum	1.65%	4.65%	
Maximum	5.15%	9.39%	
Final maturity			
Weighted average (WARM) (months)	152	121	
Minimum	09/02/2011	11/02/2008	
Maximum	05/05/2047	05/05/2047	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	4.12%	19.89%	
1-year EURIBOR/MIBOR (Mortgage Market)	95.88%	80.08%	

Distribution by sector (CNAE 2009)		
	Current	At constitution date
(F) - Building	21.25%	41.45%
(L) - Real estate activities	28.80%	20.95%
(C) - Manufacturing industry	6.08%	6.78%
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	7.70%	6.04%
(J) - Information and communications	10.42%	5.82%
(M) - Professional, scientific and technical activities	7.71%	5.45%
(I) - Catering trade	4.10%	3.52%
(A) - Agriculture, stockbreeding, fishing and silviculture	2.19%	1.55%
(Q) - Health Activities and Social Services	1.93%	1.51%
(N) - Clerical activities and support services	2.23%	1.50%
(S) - Other services	2.22%	1.28%
(H) - Transport and storage	1.43%	1.15%
(R) - Artistic, recreational and entertainment activities	1.30%	0.83%
(K) - Financial and insurance activities	0.68%	0.70%
(D) - Supply of electric power, gas, steam and air-conditioning	0.62%	0.40%
(E) - Water supply, sanitation activities, waste management and depollution	0.22%	0.38%
(P) - Education	0.67%	0.38%
(B) - Extractive industries	0.45%	0.28%

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Prepayments	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.33%	0.33%	0.59%	0.62%	1.00%
Annual Percentage Rate (CPR)	3.88%	3.94%	6.84%	7.24%	11.40%

Geographic distribution	Current	At constitution date
Andalucia	5.39%	6.89%
Aragon	0.63%	1.10%
Asturias	0.13%	0.17%
Balearic Islands	5.47%	4.85%
Basque Country	0.80%	0.68%
Canary Islands	4.74%	3.90%
Cantabria	0.09%	0.06%
Castilla-La Mancha	2.77%	2.79%
Castilla-Leon	3.20%	3.24%
Catalonia	13.47%	10.69%
Extremadura	0.07%	0.63%
Galicia	1.70%	2.27%
La Rioja	0.31%	0.26%
Madrid	12.94%	9.37%
Murcia	1.81%	1.91%
Navarra	1.65%	1.83%
Valencia	44.84%	49.33%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	173	185,346.37	32,835.72	0.00	218,182.09	1.59	30,235,579.81	30,453,761.90	23.38
from > 1 to ≤ 2 months	105	342,289.24	66,837.81	0.00	409,127.05	2.98	19,445,084.61	19,854,211.66	15.24
from > 2 to ≤ 3 months	71	325,069.01	91,115.92	0.00	416,184.93	3.03	15,888,046.01	16,304,230.94	12.52
from > 3 to ≤ 6 months	73	496,369.10	150,712.89	0.00	647,081.99	4.71	15,754,292.26	16,401,374.25	12.59
from > 6 to ≤ 12 months	74	1,051,330.96	299,085.99	0.00	1,350,416.95	9.84	18,368,721.40	19,719,138.35	15.14
from ≥ 12 to < 18 months	41	1,429,413.67	151,593.83	0.00	1,581,007.50	11.52	4,927,164.08	6,508,171.58	5.00
from ≥ 18 to < 24 months	44	2,271,594.24	270,935.88	0.00	2,542,530.12	18.52	5,374,121.25	7,916,651.37	6.08
from ≥ 2 years	81	5,745,215.57	818,391.76	0.00	6,563,607.33	47.81	6,549,444.10	13,113,051.43	10.07
Subtotal	662	11,846,628.16	1,881,509.80	0.00	13,728,137.96	100.00	116,542,453.52	130,270,591.48	100.00
<i>Doubt debts (subjectives)</i>									
from > 3 to ≤ 6 months	4	132,682.31	1,673.26	0.00	134,355.57	19.29	0.00	134,355.57	19.29
from > 6 to < 12 months	1	65,861.84	1,749.99	0.00	67,611.83	9.71	0.00	67,611.83	9.71
from ≥ 12 to < 18 months	7	476,073.92	12,753.27	0.00	488,827.19	70.19	0.00	488,827.19	70.19
from ≥ 18 to < 24 months	1	5,489.59	184.53	0.00	5,674.12	0.81	0.00	5,674.12	0.81
Subtotal	13	680,107.66	16,361.05	0.00	696,468.71	100.00	0.00	696,468.71	100.00
Total	675	12,526,735.82	1,897,870.85	0.00	14,424,606.67		116,542,453.52	130,967,060.19	