

BANCAJA 7 Fondo de Titulización de Activos

Brief report

Date: 11/30/2009
Currency: EUR

Date of constitution
07/12/2004

VAT Reg. no.
V84054840

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

Originator
Bancaja

Servicer
Bancaja

Lead Managers
Bancaja
BNP Paribas
Deutsche Bank
JP Morgan

Bond Underwriters and Placement Agents
Bancaja
BNP Paribas
Deutsche Bank
JP Morgan

CDC Ixis Capital Markets
Fortis Bank
Banco Cooperativo
Banco Pastor

Bond Paying Agent
Bancaja

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Popular Español S.A

Amortisation Account
Bancaja

Subordinated Loan
Bancaja

Start-up Loan
Bancaja

Swap
Credit Suisse International

Assets Custodian
Bancaja

Fund Auditors
Ernst&Young

Issued securities: Residential Mortgages Backed Bonds

Bonds issue									
Series ISIN Code	Issue date N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current Original		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal) Next		Rating Fitch / Moody's / S&P Current Original	
Series A1 ES0312886007	07/16/2004 1,500	0.00 0.00 0.00%	100,000.00 150,000,000.00	Floating 3-M Euribor+0.060% (+0.21% from 11/25/2005) 25.Feb/May/Aug/Nov		11/25/2005 11/25/2036	Amortized	AAA Aaa AAA	
Series A2 ES0312886015	07/16/2004 16,702	42,075.22 702,740,324.44 42.08%	100,000.00 1,670,200,000.00	Floating 3-M Euribor+0.180% 25.Feb/May/Aug/Nov	0.8950% 02/25/2010 96.235378 Gross 78.913010 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	02/25/2010 "Pass-Through" Secuential	AAA Aaa AAA	AAA Aaa AAA
Series B ES0312886023	07/16/2004 399	81,083.53 32,352,328.47 81.08%	100,000.00 39,900,000.00	Floating 3-M Euribor+0.390% 25.Feb/May/Aug/Nov	1.1050% 02/25/2010 228.970879 Gross 187.756121 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	AA A2 A	A+ A2 A
Series C ES0312886031	07/16/2004 238	88,213.27 20,994,758.26 88.21%	100,000.00 23,800,000.00	Floating 3-M Euribor+0.780% 25.Feb/May/Aug/Nov	1.4950% 02/25/2010 337.023699 Gross 276.359433 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	A- Baa2 BBB	BBB+ Baa2 BBB
Series D ES0312886049	07/16/2004 161	88,236.23 14,206,033.03 88.24%	100,000.00 16,100,000.00	Floating 3-M Euribor+2.500% 25.Feb/May/Aug/Nov	3.2150% 02/25/2010 724.958670 Gross 594.466109 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	BBB- Ba2 BB	BB+ Ba2 BB
Total		770,293,444.20	1,900,000,000.00						

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	1,44
		% Annual equivalent CPR		2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00
Series A2	With optional redemption *	Average life	Years	7.84	6.77	5.93	5.20	4.62	4.17	3.76	3.45
		Final Maturity	Years	08/31/2017 13.08	07/08/2016 11.57	04/10/2015 10.33	11/01/2015 9.07	06/13/2014 8.07	12/29/2013 7.33	01/08/2013 6.57	10/04/2013 6.07
	Without optional redemption *	Average life	Years	8.96	7.91	7.03	6.30	5.69	5.16	4.71	4.32
		Final Maturity	Years	12/10/2018 24.08	09/24/2017 24.08	09/11/2016 24.08	02/17/2016 24.08	07/07/2015 23.83	12/27/2014 23.83	07/16/2014 23.58	02/24/2014 23.34
	Series B	Average life	Years	7.81	6.75	5.91	5.18	4.60	4.15	3.74	3.43
		Final Maturity	Years	08/20/2017 13.08	07/28/2016 11.57	09/26/2015 10.33	04/01/2015 9.07	07/06/2014 8.07	12/23/2013 7.33	07/27/2013 6.57	06/04/2013 6.07
Series C	With optional redemption *	Average life	Years	7.20	6.23	5.45	4.79	4.26	3.84	3.46	3.18
		Final Maturity	Years	11/01/2017 13.08	01/20/2016 11.57	04/14/2015 10.33	08/13/2014 9.07	01/31/2014 8.07	01/09/2013 7.33	04/17/2013 6.57	04/01/2013 6.07
	Without optional redemption *	Average life	Years	8.23	7.27	6.47	5.80	5.24	4.76	4.34	3.99
		Final Maturity	Years	01/20/2018 24.58	03/02/2017 24.58	04/18/2016 24.58	08/18/2015 24.58	01/23/2015 24.58	01/08/2014 24.58	04/03/2014 24.58	10/25/2013 24.58
	Series D	Average life	Years	7.20	6.23	5.45	4.79	4.26	3.84	3.46	3.18
		Final Maturity	Years	11/01/2017 13.08	01/20/2016 11.57	04/14/2015 10.33	08/13/2014 9.07	01/31/2014 8.07	01/09/2013 7.33	04/17/2013 6.57	04/01/2013 6.07
Series D	With optional redemption *	Average life	Years	7.20	6.23	5.45	4.79	4.26	3.84	3.46	3.18
		Final Maturity	Years	11/01/2017 13.08	01/20/2016 11.57	04/14/2015 10.33	08/13/2014 9.07	01/31/2014 8.07	01/09/2013 7.33	04/17/2013 6.57	04/01/2013 6.07
	Without optional redemption *	Average life	Years	8.23	7.27	6.47	5.80	5.24	4.76	4.34	3.99
		Final Maturity	Years	01/20/2018 24.58	03/02/2017 24.58	04/18/2016 24.58	08/18/2015 24.58	01/23/2015 24.58	01/08/2014 24.58	04/03/2014 24.58	10/25/2013 24.58
	Issue of Bonds	Average life	Years	7.20	6.23	5.45	4.79	4.26	3.84	3.46	3.18
		Final Maturity	Years	11/01/2017 13.08	01/20/2016 11.57	04/14/2015 10.33	08/13/2014 9.07	01/31/2014 8.07	01/09/2013 7.33	04/17/2013 6.57	04/01/2013 6.07

* 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		
Class A	91.23%	702,740,324.44	10.08%	95.80%	1,820,200,000.00	4.92%
Series A1	0.00%	0.00		7.89%	150,000,000.00	
Series A2	91.23%	702,740,324.44		87.91%	1,670,200,000.00	
Series B	4.20%	32,352,328.47	5.88%	2.10%	39,900,000.00	2.82%
Series C	2.73%	20,994,758.26	3.15%	1.25%	23,800,000.00	1.57%
Series D	1.84%	14,206,033.03	1.31%	0.85%	16,100,000.00	0.72%
Issue of Bonds		770,293,444.20			1,900,000,000.00	
Reserve Fund	1.31%	10,057,368.26	0.72%		13,680,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		11,110,225.13	0.715%
Amortization Account		0.00	
Servicer ppal collect not yet credited		918,418.68	
Servicer ints collect not yet credited		257,092.49	
Liabilities		Available	Balance Interest
Start-up Loan			0.00
Subordinated Loan		10,057,368.26	4.515%
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		0.00	
Securities		0.00	
* Credit Support Amount in favour of the Fund			

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Lead Managers
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Bond Underwriters and Placement Agents
Bancaja
BNP Paribas
Deutsche Bank
JP Morgan
CDC Ixis Capital Markets
Fortis Bank
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Swap
Credit Suisse International

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Bancaja

Fund Auditors
Ernst&Young

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	11,697	22,332	
Principal			
Principal outstanding	770,472,105.41	1,900,030,732.91	
Average loan	65,869.21	85,081.08	
Minimum	1.23	16.21	
Maximum	395,797.70	443,266.52	
Interest rate			
Weighted average (wac)	3.05%	3.19%	
Minimum	1.24%	2.00%	
Maximum	7.62%	10.75%	
Final maturity			
Weighted average (WARM) (months)	216	279	
Minimum	12/02/2009	08/05/2004	
Maximum	03/15/2034	03/17/2034	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.88%	1.06%	
6-month EURIBOR/MIBOR	0.00%	0.00%	
1-year EURIBOR/MIBOR	0.35%	0.47%	
1-year EURIBOR/MIBOR (Mortgage Market)	97.34%	96.44%	
Mortgage Market: Savings Banks	1.31%	1.56%	
Mortgage Market: All Institutions	0.04%	0.02%	
Savings Banks Lending Rate (CECA Indicator)	0.08%	0.43%	

LTV Distribution			
	Current		At constitution date
	% Pool	% LTV	% Pool % LTV
0.01 - 10%	0.58	7.05	0.08 7.95
10.01 - 20%	2.59	15.89	0.65 16.15
20.01 - 30%	6.03	25.56	1.92 25.78
30.01 - 40%	10.03	35.49	4.12 35.60
40.01 - 50%	15.46	45.28	7.76 45.46
50.01 - 60%	21.28	55.23	12.47 55.23
60.01 - 70%	27.99	65.04	20.41 65.74
70.01 - 80%	13.48	73.58	38.50 75.89
80.01 - 90%	2.56	82.20	10.88 84.92
90.01 - 100%			3.20 92.29
Weighted average (WALTV)	54.54		67.33
Minimum	0.00		0.02
Maximum	85.18		94.68

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.38%	0.39%	0.46%	0.57%	1.05%
Annual Percentage Rate (CPR)	4.46%	4.62%	5.40%	6.65%	11.92%

Geographic distribution		
	Current	At constitution date
Andalucia	4.04%	4.32%
Aragon	0.51%	0.54%
Asturias	0.05%	0.05%
Balearic Islands	4.19%	4.29%
Basque Country	2.15%	1.79%
Canary Islands	7.61%	7.41%
Cantabria	0.04%	0.02%
Castilla-La Mancha	2.57%	2.60%
Castilla-Leon	1.78%	1.72%
Catalonia	8.65%	9.28%
Extremadura	0.08%	0.06%
Galicia	1.24%	1.14%
La Rioja	0.31%	0.32%
Madrid	15.98%	15.92%
Melilla		0.00%
Murcia	2.83%	2.64%
Navarra	1.23%	1.23%
Valencia	46.75%	46.65%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
<i>Delinquencies</i>										
Up to 1 month	512	118,951.49	55,708.62	0.00	174,660.11	11.13	37,063,844.99	37,238,505.10	57.68	50.73
from > 1 to ≤ 2 months	139	75,036.34	50,392.42	0.00	125,428.76	8.00	11,647,874.53	11,773,303.29	18.24	51.34
from > 2 to ≤ 3 months	44	38,344.29	26,746.98	0.00	65,091.27	4.15	3,632,704.14	3,697,795.41	5.73	53.31
from > 3 to ≤ 6 months	40	46,511.06	42,836.80	0.00	89,347.86	5.70	3,221,671.40	3,311,019.26	5.13	56.49
from > 6 to < 12 months	36	68,269.10	94,767.28	0.00	163,036.38	10.39	2,582,818.81	2,745,855.19	4.25	57.44
from ≥ 12 to < 18 months	32	87,611.02	156,213.39	0.00	243,824.41	15.54	2,427,741.11	2,671,565.52	4.14	67.70
from ≥ 18 to < 24 months	20	79,269.95	145,878.26	0.00	225,148.21	14.35	1,494,091.66	1,719,239.87	2.66	63.25
from ≥ 2 years	24	168,387.98	313,719.53	0.00	482,107.51	30.73	922,657.38	1,404,764.89	2.18	37.15
Subtotal	847	682,381.23	886,263.28	0.00	1,568,644.51	100.00	62,993,404.02	64,562,048.53	100.00	51.91
<i>Doubt debts (subjectives)</i>										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	847	682,381.23	886,263.28	0.00	1,568,644.51		62,993,404.02	64,562,048.53		51.91