MBS BANCAJA 7 Fondo de Titulización de Activos

Europea de Titulización
Sociedad Gestora de Fondos de Titulización

Brief report

Date: 06/30/2012
Currency: EUR

Date of constitution
07/23/2010

VAT Reg. no.
V86009974

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 Santander

Start-up Loan
Bancaja

Subordinated Loan
Bancaja

Assets Custodian
Bancaja

Fund Auditors
Por determinar

Issued securities: Mortgage-Backed Bonds

Bonds issue

Series ISIN Code	Issue date Nº 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 Current	 Original
Series A ES0361746003	07/27/2010 4,725	87,373.99 412,842,102.75 87.37%	100,000.00 472,500,000.00	Floating 3M Euribor+0.300% 23.Feb/May/Aug/Nov	0.9820% 08/23/2012 219.269882 Gross 177.608604 Net	05/23/2063 Quarterly 23.Feb/May/Aug/Nov	08/23/2012 "Pass-Through" Secuential	AA-sf Aa2sf	AAA Aaa
Series B ES0361746011	07/27/2010 4,025	100,000.00 402,500,000.00 100.00%	100,000.00 402,500,000.00	Floating 3M Euribor+0.700% 23.Feb/May/Aug/Nov	1.3820% 08/23/2012 353.177778 Gross 286.074000 Net	05/23/2063 Quarterly 23.Feb/May/Aug/Nov	08/23/2012 "Pass-Through" Secuential	n.c. Caa2	n.c. Caa2
Total		815,342,102.75	875,000,000.00						

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 A	With optional redemption *	Average life	Years	6.66	4.82	3.75	3.05	2.58	2.23	1.97	1.76
			Date	01/18/2019	03/17/2017	02/18/2016	06/11/2015	12/19/2014	08/14/2014	05/10/2014	02/23/2014
		Final Maturity	Years	14.01	10.51	8.26	6.76	5.76	4.76	4.25	3.76
			Date	05/23/2026	11/23/2022	08/23/2020	02/23/2019	02/23/2018	02/23/2017	08/23/2016	02/23/2016
	Without optional redemption *	Average life	Years	6.66	4.82	3.75	3.05	2.58	2.23	1.97	1.76
			Date	01/18/2019	03/17/2017	02/18/2016	06/11/2015	12/19/2014	08/14/2014	05/10/2014	02/23/2014
		Final Maturity	Years	14.01	10.51	8.26	6.76	5.76	4.76	4.25	3.76
			Date	05/23/2026	11/23/2022	08/23/2020	02/23/2019	02/23/2018	02/23/2017	08/23/2016	02/23/2016
Series B	With optional redemption *	Average life	Years	22.89	18.88	15.63	13.12	11.22	9.75	8.56	7.64
			Date	04/09/2035	04/04/2031	01/04/2028	07/01/2025	08/09/2023	02/18/2022	12/10/2020	01/09/2020
		Final Maturity	Years	29.52	25.77	22.01	18.77	16.26	14.26	12.51	11.26
			Date	11/23/2041	02/23/2038	05/23/2034	02/23/2031	08/23/2028	08/23/2026	11/23/2024	08/23/2023
	Without optional redemption *	Average life	Years	23.77	19.94	16.83	14.37	12.43	10.88	9.62	8.59
			Date	02/21/2036	04/24/2032	03/17/2029	10/02/2026	10/23/2024	04/06/2023	01/02/2022	12/24/2020
		Final Maturity	Years	47.28	47.28	47.28	47.28	47.28	47.28	47.28	47.28
			Date	08/23/2059	08/23/2059	08/23/2059	08/23/2059	08/23/2059	08/23/2059	08/23/2059	08/23/2059

* 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 default assumptions of the securitised assets: 0%

Credit enhancement and financial operations

Credit enhancement (CE)

		Current	% CE		At issue date	% CE
Series A	50.63%	412,842,102.75	54.74%	54.00%	472,500,000.00	51.00%
Series B	49.37%	402,500,000.00	5.37%	46.00%	402,500,000.00	5.00%
Issue of Bonds		815,342,102.75			875,000,000.00	
Reserve Fund	5.37%	43,750,000.00		5.00%	43,750,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		51,392,887.33	0.689%
Servicer ppal collect not yet credited		620,649.32	
Servicer ints collect not yet credited		89,531.21	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan L/T		43,750,000.00	0.782%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		855,000.00	0.782%
Start-up Loan S/T		380,000.00	

Collateral: Mortgage loans

General

	Current	At constitution date
Count	5,060	5,250
Principal		
Principal outstanding	810,662,991.45	875,009,974.62
Average loan	160,210.08	166,668.57
Minimum	0.00	235.41
Maximum	742,956.12	771,995.90
Interest rate		
Weighted average (wac)	2.86%	2.49%
Minimum	1.82%	1.26%
Maximum	5.07%	5.00%
Final maturity		
Weighted average (WARM) (months)	390	299
Minimum	08/05/2012	01/03/1950
Maximum	11/05/2059	12/12/2049
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR (Mortgage Market)	100.00%	100.00%

LTV Distribution

	Current % Pool	 % LTV	At constitution date % Pool	 % LTV
0.01 - 10%	0.01	8.18	0.00	8.87
10.01 - 20%	0.26	16.43	0.13	16.92
20.01 - 30%	0.48	25.84	0.40	25.38
30.01 - 40%	1.03	34.85	0.83	35.01
40.01 - 50%	1.09	45.47	0.89	44.85
50.01 - 60%	3.13	56.07	2.05	56.20
60.01 - 70%	3.99	65.39	4.89	65.79
70.01 - 80%	13.74	76.54	7.30	77.26
80.01 - 90%	39.07	84.85	38.68	84.91
90.01 - 100%	37.21	93.91	44.83	95.54
Weighted average (WALTV)		83.99		86.49
Minimum		0.00		0.19
Maximum		100.00		100.00

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 Fax +34 91 411 84 68 www.edt-sg.com info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com

MBS BANCAJA 7 Fondo de Titulización de Activos

Brief report

Date: 06/30/2012
Currency: EUR

Date of constitution
07/23/2010

VAT Reg. no.
V86009974

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 Santander

Start-up Loan
Bancaja

Subordinated Loan
Bancaja

Assets Custodian
Bancaja

Fund Auditors
Por determinar

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.47%	0.21%	0.22%	0.18%	0.18%
Annual Percentage Rate (CPR)	5.54%	2.53%	2.59%	2.12%	2.11%

Geographic distribution

	Current	At constitution date
Andalucia	11.72%	11.70%
Aragon	0.66%	0.64%
Asturias	0.73%	0.70%
Balearic Islands	5.94%	5.93%
Basque Country	0.90%	0.87%
Canary Islands	4.64%	4.54%
Cantabria	0.54%	0.52%
Castilla-La Mancha	2.57%	2.58%
Castilla-Leon	2.60%	2.54%
Catalonia	14.04%	13.92%
Extremadura	0.71%	0.70%
Galicia	1.33%	1.30%
La Rioja	0.16%	0.15%
Madrid	8.83%	8.64%
Murcia	2.72%	2.65%
Navarra	0.52%	0.50%
Valencia	41.40%	42.11%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	293	46,093.89	76,472.53	0.00	122,566.42	6.46	50,596,711.17	50,719,277.59	36.24	82.19
from > 1 to ≤ 2 months	162	57,253.20	112,195.37	0.00	169,448.57	8.93	27,236,564.95	27,406,013.52	19.58	85.70
from > 2 to ≤ 3 months	87	50,045.89	105,175.07	0.00	155,220.96	8.18	14,854,338.97	15,009,559.93	10.72	84.73
from > 3 to ≤ 6 months	124	100,222.15	261,717.90	0.00	361,940.05	19.07	21,435,744.01	21,797,684.06	15.57	87.70
from > 6 to < 12 months	82	110,301.90	322,580.93	0.00	432,882.83	22.81	13,418,532.52	13,851,415.35	9.90	85.96
from ≥ 12 to < 18 months	44	103,413.76	361,627.10	0.00	465,040.86	24.50	8,326,527.34	8,791,568.20	6.28	91.39
from ≥ 18 to < 24 months	16	54,434.19	136,259.61	0.00	190,693.80	10.05	2,204,537.58	2,395,231.38	1.71	79.40
Subtotal	808	521,764.98	1,376,028.51	0.00	1,897,793.49	100.00	138,072,956.54	139,970,750.03	100.00	84.82
Doubt debts (subjectives)										
from > 6 to < 12 months	3	148,363.33	4,171.81	0.00	152,535.14	42.37	0.00	152,535.14	42.37	30.75
from ≥ 12 to < 18 months	2	91,676.80	9,799.25	0.00	101,476.05	28.19	0.00	101,476.05	28.19	28.81
from ≥ 18 to < 24 months	2	90,714.50	15,296.76	0.00	106,011.26	29.45	0.00	106,011.26	29.45	25.11
Subtotal	7	330,754.63	29,267.82	0.00	360,022.45	100.00	0.00	360,022.45	100.00	28.34
Total	815	852,519.61	1,405,296.33	0.00	2,257,815.94		138,072,956.54	140,330,772.48		84.39

Additional information

Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 Fax +34 91 411 84 68 www.edt-sg.com info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com