

MBS BANCAJA 7 Fondo de Titulización de Activos

Brief report

Date: 12/31/2013
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 Santander

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)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0361746003	07/27/2010 4,725	67,251.24 317,762,109.00 67.25%	100,000.00 472,500,000.00	Floating 3M Euribor+0.300% 23.Feb/May/Aug/Nov	0.5170% 02/24/2014 87.888030 Gross 69.431544 Net	05/23/2063 Quarterly 23.Feb/May/Aug/Nov	02/24/2014 "Pass-Through" Secuential	A+sf A3sf	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	0.9170% 02/24/2014 231.797222 Gross 183.119805 Net	05/23/2063 Quarterly 23.Feb/May/Aug/Nov	02/24/2014 "Pass-Through" Secuential	n.c. Caa2	n.c. Caa2
Total		720,262,109.00	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	4.92	3.67	2.92	2.42	2.08	1.82	1.62	1.47
		Final Maturity	Years	10/25/2018	07/25/2017	10/25/2016	04/27/2016	12/23/2015	09/20/2015	07/10/2015	05/14/2015
	Without optional redemption *	Average life	Years	10.25	7.75	6.25	5.25	4.25	3.75	3.25	3.00
		Final Maturity	Years	02/23/2024	08/23/2021	02/23/2020	02/23/2019	02/23/2018	08/23/2017	02/23/2017	11/23/2016
Series B	With optional redemption *	Average life	Years	4.92	3.67	2.92	2.42	2.08	1.82	1.62	1.47
		Final Maturity	Years	10/25/2018	07/25/2017	10/25/2016	04/27/2016	12/23/2015	09/20/2015	07/10/2015	05/14/2015
	Without optional redemption *	Average life	Years	10.25	7.75	6.25	5.25	4.25	3.75	3.25	3.00
		Final Maturity	Years	02/23/2024	08/23/2021	02/23/2020	02/23/2019	02/23/2018	08/23/2017	02/23/2017	11/23/2016
	With optional redemption *	Average life	Years	19.22	15.81	13.17	11.15	9.60	8.36	7.39	6.65
		Final Maturity	Years	02/07/2033	09/12/2029	01/21/2027	01/15/2025	06/29/2023	04/01/2022	04/13/2021	07/16/2020
	Without optional redemption *	Average life	Years	26.76	23.26	20.01	17.26	15.01	13.00	11.50	10.50
		Final Maturity	Years	08/23/2040	02/23/2037	11/23/2033	02/23/2031	11/23/2028	11/23/2026	05/23/2025	05/23/2024
	With optional redemption *	Average life	Years	19.76	16.45	13.83	11.80	10.21	8.95	7.94	7.11
		Final Maturity	Years	08/25/2033	05/02/2030	09/21/2027	09/08/2025	02/06/2024	11/03/2022	10/30/2021	01/02/2021
	Without optional redemption *	Average life	Years	33.51	31.76	29.27	26.76	24.01	21.76	19.50	17.75
		Final Maturity	Years	05/23/2047	08/23/2045	02/23/2043	08/23/2040	11/23/2037	08/23/2035	05/23/2033	08/23/2031

* 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			At issue date		
		% CE			% CE	
Series A	44.12%	317,762,109.00	61.95%	54.00%	472,500,000.00	51.00%
Series B	55.88%	402,500,000.00	6.07%	46.00%	402,500,000.00	5.00%
Issue of Bonds		720,262,109.00			875,000,000.00	
Reserve Fund	6.07%	43,750,000.00		5.00%	43,750,000.00	

Other financial operations (current)			
Assets	Balance		Interest
Treasury Account	65,491,620.15		0.217%
Servicer ppal collect not yet credited	917,213.15		
Servicer ints collect not yet credited	35,701.37		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		43,750,000.00	0.317%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		285,000.00	0.317%
Start-up Loan S/T		380,000.00	

Collateral: Mortgage loans

General			
	Current		At constitution date
Count		4,729	5,250
Principal			
Principal outstanding	719,953,566.59		875,009,974.62
Average loan	152,242.24		166,668.57
Minimum	0.00		235.41
Maximum	715,793.04		771,995.90
Interest rate			
Weighted average (wac)	1.52%		2.49%
Minimum	0.88%		
Maximum	3.54%		5.00%
Final maturity			
Weighted average (WARM) (months)	373		299
Minimum	06/20/2014		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		At constitution date
	% Pool	% LTV	% LTV
0.01 - 10%	0.04	8.15	0.00
10.01 - 20%	0.23	15.26	0.13
20.01 - 30%	0.68	26.02	0.40
30.01 - 40%	1.02	34.53	0.83
40.01 - 50%	1.47	45.81	0.89
50.01 - 60%	3.70	55.29	2.05
60.01 - 70%	5.13	65.97	4.89
70.01 - 80%	22.02	76.38	7.30
80.01 - 90%	41.40	85.09	38.68
90.01 - 100%	24.31	92.69	44.83
Weighted average (WALTV)	81.25		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 📠 +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: 12/31/2013
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 Santander

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)	0.54%	0.41%	0.35%	0.38%	0.28%
Annual Percentage Rate (CPR)	6.35%	4.86%	4.10%	4.46%	3.26%

Geographic distribution

	Current	At constitution date
Andalucia	11.37%	11.70%
Aragon	0.67%	0.64%
Asturias	0.70%	0.70%
Balearic Islands	6.24%	5.93%
Basque Country	0.95%	0.87%
Canary Islands	4.62%	4.54%
Cantabria	0.59%	0.52%
Castilla-La Mancha	2.63%	2.58%
Castilla-Leon	2.63%	2.54%
Catalonia	14.24%	13.92%
Extremadura	0.71%	0.70%
Galicia	1.37%	1.30%
La Rioja	0.17%	0.15%
Madrid	8.95%	8.64%
Murcia	2.63%	2.65%
Navarra	0.52%	0.50%
Valencia	41.02%	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	123	24,689.56	15,706.43	0.00	40,395.99	0.95	19,827,100.35	19,867,496.34	19.66	79.85
from > 1 to ≤ 2 months	58	33,036.22	23,402.63	0.00	56,438.85	1.33	9,785,069.85	9,841,508.70	9.74	83.97
from > 2 to ≤ 3 months	44	38,946.30	30,367.60	0.00	69,313.90	1.63	7,052,011.87	7,121,325.77	7.05	78.78
from > 3 to ≤ 6 months	34	56,719.58	37,882.76	0.00	94,602.34	2.22	5,765,231.23	5,859,833.57	5.80	84.45
from > 6 to < 12 months	57	194,887.99	155,391.25	0.00	350,279.24	8.23	9,843,966.59	10,194,245.83	10.09	84.50
from ≥ 12 to < 18 months	105	485,289.24	548,948.88	0.00	1,034,238.12	24.29	17,867,712.56	18,901,950.68	18.70	88.74
from ≥ 18 to < 24 months	101	600,262.88	768,081.05	0.00	1,368,343.93	32.14	16,310,628.24	17,678,972.17	17.49	90.77
from ≥ 2 years	62	502,097.05	742,167.00	0.00	1,244,264.05	29.22	10,359,605.41	11,603,869.46	11.48	91.03
Subtotal	584	1,935,928.82	2,321,947.60	0.00	4,257,876.42	100.00	96,811,326.10	101,069,202.52	100.00	85.53
Doubt debts (subjectives)										
Up to 1 month	10	429,317.81	818.25	0.00	430,136.06	8.48	0.00	430,136.06	8.48	33.08
from > 1 to ≤ 2 months	4	297,508.43	1,178.53	0.00	298,686.96	5.89	0.00	298,686.96	5.89	32.16
from > 2 to ≤ 3 months	6	476,136.40	2,405.86	0.00	478,542.26	9.43	0.00	478,542.26	9.43	34.55
from > 3 to ≤ 6 months	7	259,801.97	2,767.36	0.00	262,569.33	5.17	0.00	262,569.33	5.17	27.64
from > 6 to < 12 months	6	632,097.21	14,014.24	0.00	646,111.45	12.73	0.00	646,111.45	12.73	53.41
from ≥ 12 to < 18 months	20	2,203,534.97	63,930.22	0.00	2,267,465.19	44.69	0.00	2,267,465.19	44.69	55.31
from ≥ 18 to < 24 months	6	479,855.30	21,534.71	0.00	501,390.01	9.88	0.00	501,390.01	9.88	48.49
from ≥ 2 years	4	166,491.91	22,578.50	0.00	189,070.41	3.73	0.00	189,070.41	3.73	31.84
Subtotal	63	4,944,744.00	129,227.67	0.00	5,073,971.67	100.00	0.00	5,073,971.67	100.00	44.12
Total	647	6,880,672.82	2,451,175.27	0.00	9,331,848.09		96,811,326.10	106,143,174.19		81.86