

MBS BANCAJA 7 Fondo de Titulización de Activos

Brief report

Date: 12/31/2015
Currency: EUR



Date of constitution
 07/23/2010

VAT Reg. no.
 V86009974

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

Originator
 Bankia

Servicer
 Bankia

Lead Manager and Subscriber
 Bankia

Bond Paying Agent
 BBVA

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 BBVA

Start-up Loan
 Bankia

Subordinated Loan
 Bankia

Assets Custodian
 Bankia

Fund Auditors
 Deloitte

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	
Series A ES0361746003	07/27/2010 4,725	41,722.37 197,138,198.25 41.72%	100,000.00 472,500,000.00	Floating 3-M Euribor+0.300% 23.Feb/May/Aug/Nov	0.2080% 02/23/2016 22.177758 Gross 17.963984 Net	05/23/2063 Quarterly 23.Feb/May/Aug/Nov	02/23/2016 "Pass-Through" Secuential	A+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 3-M Euribor+0.700% 23.Feb/May/Aug/Nov	0.6080% 02/23/2016 155.377778 Gross 125.856000 Net	05/23/2063 Quarterly 23.Feb/May/Aug/Nov	02/23/2016 "Pass-Through" Secuential	n.c. Caa2 n.c. Caa2
Total		599,638,198.25	875,000,000.00					

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
			% Monthly CPR (SMM)		0,08		0,17		0,25	
			% Annual equivalent CPR		1,00		2,00		3,00	
Series A	With optional redemption *	Average life	Years	4.22	3.54	3.04	2.67	2.38	2.15	1.96
		Date	02/09/2020	06/06/2019	12/08/2018	07/24/2018	04/09/2018	01/15/2018	11/07/2017	09/10/2017
		Final Maturity	Years	8.50	7.26	6.26	5.50	4.75	4.25	4.00
	Without optional redemption *	Average life	Years	4.22	3.54	3.04	2.67	2.38	2.15	1.96
		Date	05/23/2024	02/23/2023	02/23/2022	05/23/2021	08/23/2020	02/23/2020	11/23/2019	05/23/2019
		Final Maturity	Years	8.50	7.26	6.26	5.50	4.75	4.25	4.00
Series B	With optional redemption *	Average life	Years	18.41	16.65	15.09	13.75	12.56	11.49	10.58
		Date	04/15/2034	07/14/2032	12/21/2030	08/19/2029	06/09/2028	05/18/2027	06/20/2026	09/13/2025
		Final Maturity	Years	26.02	24.27	22.51	21.02	19.51	18.01	16.76
	Without optional redemption *	Average life	Years	11/23/2041	02/23/2040	05/23/2038	11/23/2036	05/23/2035	11/23/2033	08/23/2032
		Date	01/28/2035	06/07/2033	12/19/2031	08/30/2030	07/05/2029	06/26/2028	07/30/2027	10/08/2026
		Final Maturity	Years	43.78	43.78	43.78	43.78	43.78	43.78	43.78

* 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	32.88%	197,138,198.25	74.42%	54.00%	472,500,000.00	51.00%
Series B	67.12%	402,500,000.00	7.30%	46.00%	402,500,000.00	5.00%
Issue of Bonds		599,638,198.25			875,000,000.00	
Reserve Fund	7.30%	43,750,000.00		5.00%	43,750,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		61,710,632.49	0.000%
Servicer ppal collect not yet credited		399,183.03	
Servicer ints collect not yet credited		33,123.71	
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		43,750,000.00	0.008%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Mortgage loans

General			
	Current	At constitution date	
Count	4,427	5,250	
Principal			
Principal outstanding	604,861,268.66	875,009,974.62	
Average loan	136,630.06	166,668.57	
Minimum	0.00	235.41	
Maximum	675,912.15	771,995.90	
Interest rate			
Weighted average (wac)	1.16%	2.49%	
Minimum	0.55%	1.26%	
Maximum	3.16%	5.00%	
Final maturity			
Weighted average (WARM) (months)	352	299	
Minimum	02/03/2016	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%	0.07	7.44	8.87
10.01 - 20%	0.28	15.08	16.92
20.01 - 30%	0.87	25.71	25.38
30.01 - 40%	1.32	35.30	35.01
40.01 - 50%	2.66	45.61	44.85
50.01 - 60%	4.02	55.29	56.20
60.01 - 70%	9.15	66.07	65.79
70.01 - 80%	33.35	75.71	77.26
80.01 - 90%	41.84	84.81	84.91
90.01 - 100%	6.43	94.34	95.54
Weighted average (WALTV)	77.02	86.49	
Minimum	0.00	0.19	
Maximum	100.00	100.00	

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.
 Only the information communicated by Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

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@edt-sg.com
 Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

MBS BANCAJA 7 Fondo de Titulización de Activos



Brief report

Date: 12/31/2015
Currency: EUR

Date of constitution
07/23/2010

VAT Reg. no.
V86009974

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

Originator
Bankia

Servicer
Bankia

Lead Manager and Subscriber
Bankia

Bond Paying Agent
BBVA

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
BBVA

Start-up Loan
Bankia

Subordinated Loan
Bankia

Assets Custodian
Bankia

Fund Auditors
Deloitte

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.48%	0.36%	0.35%	0.41%	0.32%
Annual Percentage Rate (CPR)	5.59%	4.24%	4.06%	4.76%	3.77%

Geographic distribution

	Current	At constitution date
Andalucia	11.56%	11.70%
Aragon	0.69%	0.64%
Asturias	0.72%	0.70%
Balearic Islands	6.47%	5.93%
Basque Country	0.99%	0.87%
Canary Islands	4.67%	4.54%
Cantabria	0.60%	0.52%
Castilla-La Mancha	2.62%	2.58%
Castilla-Leon	2.74%	2.54%
Catalonia	13.91%	13.92%
Extremadura	0.71%	0.70%
Galicia	1.45%	1.30%
La Rioja	0.18%	0.15%
Madrid	9.26%	8.64%
Murcia	2.49%	2.65%
Navarra	0.55%	0.50%
Valencia	40.38%	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	58	15,773.65	7,083.15	0.00	22,856.80	0.59	8,525,519.61	8,548,376.41	14.59	75.27
from > 1 to ≤ 2 months	40	20,151.81	11,018.02	0.00	31,169.83	0.80	5,661,432.09	5,692,601.92	9.71	75.56
from > 2 to ≤ 3 months	18	19,599.87	9,882.27	0.00	29,482.14	0.76	3,064,296.56	3,093,778.70	5.28	78.38
from > 3 to ≤ 6 months	24	36,093.59	19,219.40	0.00	55,312.99	1.42	3,396,541.32	3,451,854.31	5.89	79.07
from > 6 to < 12 months	26	79,842.97	47,225.35	0.00	127,068.32	3.27	4,096,658.22	4,223,726.54	7.21	75.45
from ≥ 12 to < 18 months	29	193,988.55	103,514.60	0.00	297,503.15	7.65	5,694,376.64	5,991,879.79	10.23	80.55
from ≥ 18 to < 24 months	23	171,756.11	117,351.02	0.00	289,107.13	7.44	3,911,525.38	4,200,632.51	7.17	84.15
from ≥ 2 years	132	1,658,484.96	1,376,180.66	0.00	3,034,665.62	78.07	20,360,444.89	23,395,110.51	39.92	92.31
Subtotal	350	2,195,691.51	1,691,474.47	0.00	3,887,165.98	100.00	54,710,794.71	58,597,960.69	100.00	83.03
Doubt debts (subjectives)										
Up to 1 month	19	1,116,992.23	1,495.74	0.00	1,118,487.97	6.56	0.00	1,118,487.97	6.56	28.98
from > 1 to ≤ 2 months	10	653,434.80	1,975.23	0.00	655,410.03	3.84	0.00	655,410.03	3.84	36.29
from > 2 to ≤ 3 months	11	655,637.30	3,308.50	0.00	658,945.80	3.87	0.00	658,945.80	3.87	28.50
from > 3 to ≤ 6 months	12	1,228,917.45	10,985.58	0.00	1,239,903.03	7.27	0.00	1,239,903.03	7.27	39.22
from > 6 to < 12 months	50	2,938,783.43	44,582.23	0.00	2,983,365.66	17.50	0.00	2,983,365.66	17.50	30.66
from ≥ 12 to < 18 months	62	5,440,296.25	118,106.64	0.00	5,558,402.89	32.60	0.00	5,558,402.89	32.60	42.55
from ≥ 18 to < 24 months	32	1,850,263.55	56,920.01	0.00	1,907,183.56	11.19	0.00	1,907,183.56	11.19	32.52
from ≥ 2 years	39	2,779,173.79	147,438.44	0.00	2,926,612.23	17.17	0.00	2,926,612.23	17.17	39.97
Subtotal	235	16,663,498.80	384,812.37	0.00	17,048,311.17	100.00	0.00	17,048,311.17	100.00	36.18
Total	585	18,859,190.31	2,076,286.84	0.00	20,935,477.15		54,710,794.71	75,646,271.86		64.27