MBS BANCAJA 7 Fondo de Titulización de Activos

Europea de Titulización
Sociedad Gestora de Fondos de Titulización

Brief report

Date: 01/31/2016
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 Suscriber
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) 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	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	0,34	0,42	0,51	0,60	0,69
		% Annual equivalent CPR		1,00	2,00	3,00	4,00	5,00	6,00	7,00	8,00
Series A	With optional redemption *	Average life	Years	4.15	3.49	3.02	2.66	2.38	2.16	1.98	1.82
			Date	01/13/2020	05/20/2019	11/28/2018	07/20/2018	04/09/2018	01/18/2018	11/13/2017	09/18/2017
		Final Maturity	Years	8.50	7.01	6.26	5.50	4.75	4.25	4.00	3.75
			Date	05/23/2024	11/23/2022	02/23/2022	05/23/2021	08/23/2020	02/23/2020	11/23/2019	08/23/2019
	Without optional redemption *	Average life	Years	4.15	3.49	3.02	2.66	2.38	2.16	1.98	1.82
			Date	01/13/2020	05/20/2019	11/28/2018	07/20/2018	04/09/2018	01/18/2018	11/13/2017	09/18/2017
		Final Maturity	Years	8.50	7.01	6.26	5.50	4.75	4.25	4.00	3.75
			Date	05/23/2024	11/23/2022	02/23/2022	05/23/2021	08/23/2020	02/23/2020	11/23/2019	08/23/2019
Series B	With optional redemption *	Average life	Years	18.32	16.57	15.07	13.69	12.50	11.49	10.59	9.78
			Date	03/12/2034	06/14/2032	12/13/2030	07/27/2029	05/21/2028	05/19/2027	06/23/2026	08/30/2025
		Final Maturity	Years	25.77	24.02	22.51	20.76	19.27	18.01	16.76	15.51
			Date	08/23/2041	11/23/2039	05/23/2038	08/23/2036	02/23/2035	11/23/2033	08/23/2032	05/23/2031
	Without optional redemption *	Average life	Years	19.15	17.51	16.06	14.76	13.62	12.60	11.70	10.90
			Date	01/09/2035	05/24/2033	12/09/2031	08/24/2030	07/02/2029	06/26/2028	08/02/2027	10/13/2026
		Final Maturity	Years	43.78	43.78	43.78	43.78	43.78	43.78	43.78	43.78
			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	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 finantial operations (current)

Assets		Balance	Interest
Treasury Account		64,884,916.15	0.000%
Servicer ppal collect not yet credited		140,310.37	
Servicer ints collect not yet credited		18,571.46	
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	4,288	5,250
Principal		
Principal outstanding	602,110,671.74	875,009,974.62
Average loan	140,417.60	166,668.57
Minimum	0.00	235.41
Maximum	674,168.30	771,995.90
Interest rate		
Weighted average (wac)	1.13%	2.49%
Minimum	0.48%	1.26%
Maximum	3.16%	5.00%
Final maturity		
Weighted average (WARM) (months)	351	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 % Pool	 % LTV	At constitution date % Pool	 % LTV
0.01 - 10%	0.08	7.66	0.00	8.87
10.01 - 20%	0.27	15.05	0.13	16.92
20.01 - 30%	0.89	25.72	0.40	25.38
30.01 - 40%	1.29	35.34	0.83	35.01
40.01 - 50%	2.62	45.42	0.89	44.85
50.01 - 60%	4.13	55.29	2.05	56.20
60.01 - 70%	9.38	66.12	4.89	65.79
70.01 - 80%	33.50	75.65	7.30	77.26
80.01 - 90%	41.58	84.69	38.68	84.91
90.01 - 100%	6.27	94.36	44.83	95.54
Weighted average (WALTV)		76.88		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@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: 01/31/2016
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 Suscriber
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)	0.14%	0.34%	0.30%	0.39%	0.32%
Annual Percentage Rate (CPR)	1.72%	3.97%	3.50%	4.60%	3.73%

Geographic distribution

	Current	At constitution date
Andalucia	11.58%	11.70%
Aragon	0.69%	0.64%
Asturias	0.72%	0.70%
Balearic Islands	6.48%	5.93%
Basque Country	0.99%	0.87%
Canary Islands	4.66%	4.54%
Cantabria	0.60%	0.52%
Castilla-La Mancha	2.62%	2.58%
Castilla-Leon	2.75%	2.54%
Catalonia	13.88%	13.92%
Extremadura	0.71%	0.70%
Galicia	1.46%	1.30%
La Rioja	0.18%	0.15%
Madrid	9.28%	8.64%
Murcia	2.50%	2.65%
Navarra	0.55%	0.50%
Valencia	40.34%	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	108	25,482.04	10,920.97	0.00	36,403.01	0.92	16,100,800.51	16,137,203.52	24.65	77.31
from > 1 to ≤ 2 months	29	18,311.85	9,090.65	0.00	27,402.50	0.69	4,679,634.86	4,707,037.36	7.19	75.97
from > 2 to ≤ 3 months	22	20,628.83	10,876.75	0.00	31,505.58	0.80	3,310,649.78	3,342,155.36	5.10	76.17
from > 3 to ≤ 6 months	18	26,530.42	12,761.09	0.00	39,291.51	0.99	2,724,274.99	2,763,566.50	4.22	80.16
from > 6 to < 12 months	34	110,928.09	59,200.64	0.00	170,128.73	4.30	5,415,137.11	5,585,265.84	8.53	75.72
from ≥ 12 to < 18 months	25	159,177.22	87,252.05	0.00	246,429.27	6.24	4,550,091.84	4,796,521.11	7.33	80.64
from ≥ 18 to < 24 months	22	166,069.38	110,359.46	0.00	276,428.84	6.99	3,930,353.61	4,206,782.45	6.42	84.38
from ≥ 2 years	135	1,722,110.88	1,402,567.59	0.00	3,124,678.47	79.06	20,814,645.22	23,939,323.69	36.56	91.84
Subtotal	393	2,249,238.71	1,703,029.20	0.00	3,952,267.91	100.00	61,525,587.92	65,477,855.83	100.00	82.59
Doubt debts (subjectives)										
Up to 1 month	6	430,168.69	966.06	0.00	431,134.75	4.86	0.00	431,134.75	4.86	29.70
from > 1 to ≤ 2 months	5	439,862.85	1,226.02	0.00	441,088.87	4.98	0.00	441,088.87	4.98	42.82
from > 2 to ≤ 3 months	3	243,561.29	844.77	0.00	244,406.06	2.76	0.00	244,406.06	2.76	51.98
from > 3 to ≤ 6 months	2	126,517.41	889.95	0.00	127,407.36	1.44	0.00	127,407.36	1.44	40.07
from > 6 to < 12 months	8	914,935.22	11,792.51	0.00	926,727.73	10.45	0.00	926,727.73	10.45	50.67
from ≥ 12 to < 18 months	30	2,565,905.91	55,451.12	0.00	2,621,357.03	29.57	0.00	2,621,357.03	29.57	50.98
from ≥ 18 to < 24 months	22	1,694,508.94	47,211.42	0.00	1,741,720.36	19.65	0.00	1,741,720.36	19.65	44.10
from ≥ 2 years	30	2,205,678.78	125,645.50	0.00	2,331,324.28	26.30	0.00	2,331,324.28	26.30	41.04
Subtotal	106	8,621,139.09	244,027.35	0.00	8,865,166.44	100.00	0.00	8,865,166.44	100.00	44.61
Total	499	10,870,377.80	1,947,056.55	0.00	12,817,434.35		61,525,587.92	74,343,022.27		74.98

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