MBS BANCAJA 7 Fondo de Titulización de Activos

Europea de Titulización
Sociedad Gestora de Fondos de Titulización

Brief report

Date: 09/30/2016
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	34,650.44 163,723,329.00 34.65%	100,000.00 472,500,000.00	Floating 3-M Euribor+0.300% 23.Feb/May/Aug/Nov	0.0020% 11/23/2016 0.177102 Gross 0.143453 Net	05/23/2063 Quarterly 23.Feb/May/Aug/Nov	11/23/2016 "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	0.4020% 11/23/2016 102.733333 Gross 83.214000 Net	05/23/2063 Quarterly 23.Feb/May/Aug/Nov	11/23/2016 "Pass-Through" Secuential	n.c. Caa2	n.c. Caa2
Total		566,223,329.00	875.000.000,00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

		% Monthly CPR (SMM)		0,08	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	3.56	3.00	2.59	2.28	2.04	1.84	1.69	1.55
			Date	03/13/2020	08/22/2019	03/25/2019	12/02/2018	09/05/2018	06/26/2018	04/30/2018	03/13/2018
		Final Maturity	Years	7.00	6.00	5.25	4.51	4.00	3.75	3.25	3.00
			Date	08/23/2023	08/23/2022	11/23/2021	02/23/2021	08/23/2020	05/23/2020	11/23/2019	08/23/2019
	Without optional redemption *	Average life	Years	3.56	3.00	2.59	2.28	2.04	1.84	1.69	1.55
			Date	03/13/2020	08/22/2019	03/25/2019	12/02/2018	09/05/2018	06/26/2018	04/30/2018	03/13/2018
		Final Maturity	Years	7.00	6.00	5.25	4.51	4.00	3.75	3.25	3.00
			Date	08/23/2023	08/23/2022	11/23/2021	02/23/2021	08/23/2020	05/23/2020	11/23/2019	08/23/2019
Series B	With optional redemption *	Average life	Years	17.17	15.57	14.10	12.84	11.72	10.77	9.92	9.14
			Date	10/21/2033	03/15/2032	09/25/2030	06/23/2029	05/11/2028	05/29/2027	07/21/2026	10/11/2025
		Final Maturity	Years	24.76	23.27	21.52	20.01	18.52	17.26	16.01	14.76
			Date	05/23/2041	11/23/2039	02/23/2038	08/23/2036	02/23/2035	11/23/2033	08/23/2032	05/23/2031
	Without optional redemption *	Average life	Years	18.01	16.47	15.11	13.90	12.82	11.87	11.02	10.27
			Date	08/23/2034	02/08/2033	09/28/2031	07/12/2030	06/16/2029	07/03/2028	08/30/2027	11/27/2026
		Final Maturity	Years	43.03	43.03	43.03	43.03	43.03	43.03	43.03	43.03
			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	28.91%	163,723,329.00	78.82%	54.00%	472,500,000.00	51.00%
Series B	71.09%	402,500,000.00	7.73%	46.00%	402,500,000.00	5.00%
Issue of Bonds		566,223,329.00			875,000,000.00	
Reserve Fund	7.73%	43,750,000.00		5.00%	43,750,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		57,423,382.72	0.000%
Servicer ppal collect not yet credited		217,081.48	
Servicer ints collect not yet credited		12,788.06	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan L/T		43,750,000.00	0.000%
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	4,192	5,250
Principal		
Principal outstanding	577,441,526.62	875,009,974.62
Average loan	137,748.46	166,668.57
Minimum	0.00	235.41
Maximum	660,007.03	771,995.90
Interest rate		
Weighted average (wac)	0.97%	2.49%
Minimum	0.34%	1.26%
Maximum	2.67%	5.00%
Final maturity		
Weighted average (WARM) (months)	344	299
Minimum	12/05/2016	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	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	0.09	7.33	0.00	8.87
10.01 - 20%	0.31	15.87	0.13	16.92
20.01 - 30%	0.99	25.63	0.40	25.38
30.01 - 40%	1.45	35.52	0.83	35.01
40.01 - 50%	2.95	45.26	0.89	44.85
50.01 - 60%	4.19	55.31	2.05	56.20
60.01 - 70%	11.68	66.06	4.89	65.79
70.01 - 80%	35.47	75.32	7.30	77.26
80.01 - 90%	37.49	83.92	38.68	84.91
90.01 - 100%	5.38	94.49	44.83	95.54
Weighted average (WALTV)		75.45		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@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: 09/30/2016
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)	0.11%	0.11%	0.20%	0.25%	0.31%
Annual Percentage Rate (CPR)	1.33%	1.29%	2.32%	2.96%	3.62%

Geographic distribution

	Current	At constitution date
Andalucia	11.66%	11.70%
Aragon	0.67%	0.64%
Asturias	0.74%	0.70%
Balearic Islands	6.34%	5.93%
Basque Country	1.01%	0.87%
Canary Islands	4.65%	4.54%
Cantabria	0.61%	0.52%
Castilla-La Mancha	2.65%	2.58%
Castilla-Leon	2.78%	2.54%
Catalonia	13.83%	13.92%
Extremadura	0.73%	0.70%
Galicia	1.46%	1.30%
La Rioja	0.19%	0.15%
Madrid	9.34%	8.64%
Murcia	2.45%	2.65%
Navarra	0.56%	0.50%
Valencia	40.33%	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	94	24,564.30	9,085.55	0.00	33,649.85	0.81	13,992,930.95	14,026,580.80	23.84	72.50
from > 1 to ≤ 2 months	41	22,997.07	8,855.72	0.00	31,852.79	0.77	5,761,028.84	5,792,881.63	9.85	76.11
from > 2 to ≤ 3 months	19	21,691.53	9,378.00	0.00	31,069.53	0.75	3,160,158.74	3,191,228.27	5.42	78.74
from > 3 to ≤ 6 months	21	32,330.67	12,098.05	0.00	44,428.72	1.07	2,550,264.72	2,594,693.44	4.41	66.58
from > 6 to < 12 months	15	44,985.81	21,247.06	0.00	66,232.87	1.60	2,293,161.37	2,359,394.24	4.01	78.08
from ≥ 12 to < 18 months	16	86,981.75	41,575.03	0.00	128,556.78	3.10	2,233,960.39	2,362,517.17	4.02	75.34
from ≥ 18 to < 24 months	18	174,587.41	88,987.72	0.00	263,575.13	6.36	3,296,822.96	3,560,398.09	6.05	78.54
from ≥ 2 years	138	2,065,006.49	1,479,782.66	0.00	3,544,789.15	85.54	21,399,919.77	24,944,708.92	42.40	91.32
Subtotal	362	2,473,145.03	1,671,009.79	0.00	4,144,154.82	100.00	54,688,247.74	58,832,402.56	100.00	80.69
Doubt debts (subjectives)										
Up to 1 month	1	36,337.44	85.22	0.00	36,422.66	0.47	0.00	36,422.66	0.47	22.50
from > 1 to ≤ 2 months	3	194,318.49	620.34	0.00	194,938.83	2.52	0.00	194,938.83	2.52	26.41
from > 2 to ≤ 3 months	1	15,194.93	89.39	0.00	15,284.32	0.20	0.00	15,284.32	0.20	9.13
from > 3 to ≤ 6 months	7	440,365.02	3,080.02	0.00	443,445.04	5.72	0.00	443,445.04	5.72	33.62
from > 6 to < 12 months	16	1,292,273.30	13,070.96	0.00	1,305,344.26	16.84	0.00	1,305,344.26	16.84	47.92
from ≥ 12 to < 18 months	6	654,436.54	11,906.97	0.00	666,343.51	8.60	0.00	666,343.51	8.60	53.59
from ≥ 18 to < 24 months	23	1,957,612.61	57,786.75	0.00	2,015,399.36	26.01	0.00	2,015,399.36	26.01	50.60
from ≥ 2 years	30	2,933,467.12	138,996.30	0.00	3,072,463.42	39.65	0.00	3,072,463.42	39.65	58.25
Subtotal	87	7,524,005.45	225,635.95	0.00	7,749,641.40	100.00	0.00	7,749,641.40	100.00	49.64
Total	449	9,997,150.48	1,896,645.74	0.00	11,893,796.22		54,688,247.74	66,582,043.96		75.21

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