

Brief report

Date: 04/30/2017
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)		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	31,084.84 146,875,869.00 31.08%	100,000.00 472,500,000.00	Floating 3-M Euribor+0.300% 23.Feb/May/Aug/Nov	0.0000% 05/23/2017 0.000000 Gross 0.000000 Net	05/23/2063 Quarterly 23.Feb/May/Aug/Nov	05/23/2017 "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	0.3710% 05/23/2017 91.719444 Gross 74.292750 Net	05/23/2063 Quarterly 23.Feb/May/Aug/Nov	05/23/2017 "Pass-Through" Secuential	n.c. Caa2	n.c. Caa2
Total		549,375,869.00	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	
		% Annual equivalent CPR		1,00		2,00		3,00		4,00	
Series A	With optional redemption *	Average life	Years	3.21	2.73	2.37	2.10	1.90	1.72	1.59	1.47
		Final Maturity	Years	05/11/2020	11/15/2019	07/09/2019	04/02/2019	01/15/2019	11/14/2018	09/25/2018	08/14/2018
	Without optional redemption *	Average life	Years	6.50	5.50	4.75	4.25	3.75	3.50	3.00	2.75
		Final Maturity	Years	08/23/2023	08/23/2022	11/23/2021	05/23/2021	11/23/2020	08/23/2020	02/23/2020	11/23/2019
Series B	With optional redemption *	Average life	Years	3.21	2.73	2.37	2.10	1.90	1.72	1.59	1.47
		Final Maturity	Years	05/11/2020	11/15/2019	07/09/2019	04/02/2019	01/15/2019	11/14/2018	09/25/2018	08/14/2018
	Without optional redemption *	Average life	Years	6.50	5.50	4.75	4.25	3.75	3.50	3.00	2.75
		Final Maturity	Years	08/23/2023	08/23/2022	11/23/2021	05/23/2021	11/23/2020	08/23/2020	02/23/2020	11/23/2019
Series B	With optional redemption *	Average life	Years	16.53	14.95	13.59	12.39	11.31	10.40	9.63	8.88
		Final Maturity	Years	08/31/2033	01/31/2032	09/23/2030	07/10/2029	06/13/2028	07/16/2027	10/08/2026	01/08/2026
	Without optional redemption *	Average life	Years	24.26	22.51	21.01	19.51	18.01	16.76	15.76	14.50
		Final Maturity	Years	05/23/2041	08/23/2039	02/23/2038	08/23/2036	02/23/2035	11/23/2033	11/23/2032	08/23/2031
Series B	With optional redemption *	Average life	Years	17.35	15.89	14.59	13.44	12.42	11.51	10.71	9.99
		Final Maturity	Years	06/27/2034	01/08/2033	09/22/2031	07/29/2030	07/21/2029	08/25/2028	11/05/2027	02/16/2027
	Without optional redemption *	Average life	Years	42.52	42.52	42.52	42.52	42.52	42.52	42.52	42.52
		Final Maturity	Years	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			At issue date	
		% CE			% CE
Series A	26.74%	146,875,869.00	81.22%	54.00%	472,500,000.00
Series B	73.26%	402,500,000.00	7.96%	46.00%	402,500,000.00
Issue of Bonds		549,375,869.00			875,000,000.00
Reserve Fund	7.96%	43,750,000.00	5.00%		43,750,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	61,133,644.38	0.000%	
Servicer ppal collect not yet credited	279,038.91		
Servicer ints collect not yet credited	34,551.23		
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	4,146	5,250	
Principal			
Principal outstanding	558,357,009.56	875,009,974.62	
Average loan	134,673.66	166,668.57	
Minimum	0.00	235.41	
Maximum	647,359.54	771,995.90	
Interest rate			
Weighted average (wac)	0.88%	2.49%	
Minimum	0.29%		
Maximum	2.67%	5.00%	
Final maturity			
Weighted average (WARM) (months)	337	299	
Minimum	05/05/2017	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%	0.08	6.37	0.00
10.01 - 20%	0.35	15.63	0.13
20.01 - 30%	1.12	25.58	0.40
30.01 - 40%	1.70	35.83	0.83
40.01 - 50%	2.94	45.35	0.89
50.01 - 60%	4.77	55.45	2.05
60.01 - 70%	14.69	66.31	4.89
70.01 - 80%	37.46	75.33	7.30
80.01 - 90%	32.48	83.39	38.68
90.01 - 100%	4.40	94.95	44.83
Weighted average (WALTV)	74.16		86.50
Minimum	0.00		0.19
Maximum	100.00		100.00

Additional information

MBS BANCAJA 7 Fondo de Titulización de Activos



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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.15%	0.14%	0.16%	0.18%	0.29%
Annual Percentage Rate (CPR)	1.78%	1.71%	1.94%	2.14%	3.47%

Geographic distribution

	Current	At constitution date
Andalucia	11.77%	11.70%
Aragon	0.68%	0.64%
Asturias	0.74%	0.70%
Balearic Islands	6.22%	5.93%
Basque Country	1.02%	0.87%
Canary Islands	4.63%	4.55%
Cantabria	0.62%	0.52%
Castilla-La Mancha	2.67%	2.58%
Castilla-Leon	2.81%	2.54%
Catalonia	13.94%	13.92%
Extremadura	0.69%	0.70%
Galicia	1.47%	1.30%
La Rioja	0.19%	0.16%
Madrid	9.40%	8.64%
Murcia	2.45%	2.65%
Navarra	0.57%	0.50%
Valencia	40.14%	42.11%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
<i>Delinquencies</i>										
Up to 1 month	80	19,043.78	6,325.45	0.00	25,369.23	0.62	11,626,811.39	11,652,180.62	22.36	73.11
from > 1 to ≤ 2 months	29	18,236.53	6,268.41	0.00	24,504.94	0.60	4,516,110.19	4,540,615.13	8.71	72.89
from > 2 to ≤ 3 months	20	18,715.67	7,253.13	0.00	25,968.80	0.64	2,703,614.13	2,729,582.93	5.24	77.40
from > 3 to ≤ 6 months	16	25,433.74	9,392.17	0.00	34,825.91	0.86	2,245,854.89	2,280,680.80	4.38	76.21
from > 6 to < 12 months	27	94,221.62	32,692.90	0.00	126,914.52	3.13	3,445,175.74	3,572,090.26	6.85	70.92
from ≥ 12 to < 18 months	15	66,351.44	28,490.19	0.00	94,841.63	2.34	1,897,164.62	1,992,006.25	3.82	74.33
from ≥ 18 to < 24 months	10	73,887.14	32,395.05	0.00	106,282.19	2.62	1,475,770.90	1,582,053.09	3.04	77.68
from ≥ 2 years	131	2,165,434.79	1,456,127.69	0.00	3,621,562.48	89.20	20,151,632.88	23,773,195.36	45.61	90.19
Subtotal	328	2,481,324.71	1,578,944.99	0.00	4,060,269.70	100.00	48,062,134.74	52,122,404.44	100.00	80.44
<i>Doubt debts (subjectives)</i>										
Up to 1 month	6	462,922.45	333.50	0.00	463,255.95	5.86	0.00	463,255.95	5.86	28.62
from > 1 to ≤ 2 months	3	140,256.34	393.80	0.00	140,650.14	1.78	0.00	140,650.14	1.78	29.55
from > 2 to ≤ 3 months	1	120,508.88	468.97	0.00	120,977.85	1.53	0.00	120,977.85	1.53	42.45
from > 3 to ≤ 6 months	3	277,959.88	1,406.29	0.00	279,366.17	3.53	0.00	279,366.17	3.53	34.01
from > 6 to < 12 months	8	402,114.86	5,109.28	0.00	407,224.14	5.15	0.00	407,224.14	5.15	27.14
from ≥ 12 to < 18 months	10	959,277.90	15,729.25	0.00	975,007.15	12.32	0.00	975,007.15	12.32	54.36
from ≥ 18 to < 24 months	6	590,741.45	13,665.53	0.00	604,406.98	7.64	0.00	604,406.98	7.64	56.57
from ≥ 2 years	52	4,704,992.01	215,447.52	0.00	4,920,439.53	62.19	0.00	4,920,439.53	62.19	54.14
Subtotal	89	7,658,773.77	252,554.14	0.00	7,911,327.91	100.00	0.00	7,911,327.91	100.00	47.51
Total	417	10,140,098.48	1,831,499.13	0.00	11,971,597.61		48,062,134.74	60,033,732.35		73.71