

Brief report

Date: 05/31/2017
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	29,080.59 137,405,787.75 29.08%	100,000.00 472,500,000.00	Floating 3-M Euribor+0.300% 23.Feb/May/Aug/Nov	0.0000% 0.000000 Gross 0.000000 Net	05/23/2063 Quarterly 23.Feb/May/Aug/Nov	08/23/2017 "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	0.3690% 08/23/2017 94.300000 Gross 76.383000 Net	05/23/2063 Quarterly 23.Feb/May/Aug/Nov	08/23/2017 "Pass-Through" Secuential	n.c. Caa2	n.c. Caa2
Total		539,905,787.75	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	3.09	2.60	2.24	1.97	1.76	1.58	1.45	1.33
		Final Maturity	Years	06/22/2020	12/26/2019	08/17/2019	05/10/2019	02/22/2019	12/22/2018	11/01/2018	09/20/2018
	Without optional redemption *	Average life	Years	3.09	2.60	2.24	1.97	1.76	1.58	1.45	1.33
		Final Maturity	Years	05/23/2023	08/23/2022	11/23/2021	05/23/2021	11/23/2020	08/23/2020	02/23/2020	11/23/2019
	With optional redemption *	Average life	Years	06/22/2020	12/26/2019	08/17/2019	05/10/2019	02/22/2019	12/22/2018	11/01/2018	09/20/2018
		Final Maturity	Years	05/23/2023	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	16.19	14.67	13.32	12.13	11.06	10.16	9.39	8.65
		Final Maturity	Years	07/28/2033	01/19/2032	09/15/2030	07/05/2029	06/11/2028	07/16/2027	10/10/2026	01/12/2026
	Without optional redemption *	Average life	Years	17.06	15.61	14.32	13.18	12.17	11.27	10.47	9.76
		Final Maturity	Years	06/10/2034	12/27/2032	09/13/2031	07/23/2030	07/19/2029	08/26/2028	11/08/2027	02/21/2027
	With optional redemption *	Average life	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
		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	25.45%	137,405,787.75	82.65%	54.00%	472,500,000.00
Series B	74.55%	402,500,000.00	8.10%	46.00%	402,500,000.00
Issue of Bonds		539,905,787.75			875,000,000.00
Reserve Fund	8.10%	43,750,000.00		5.00%	43,750,000.00

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		55,221,162.73	0.000%
Servicer ppal collect not yet credited		39,515.54	
Servicer ints collect not yet credited		9,629.79	
Liabilities		Available	Balance
Subordinated Loan L/T			43,750,000.00
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		4,136	5,250
Principal			
Principal outstanding		554,978,960.46	875,009,974.62
Average loan		134,182.53	166,668.57
Minimum		0.00	235.41
Maximum		645,546.13	771,995.90
Interest rate			
Weighted average (wac)		0.88%	2.49%
Minimum		0.29%	1.26%
Maximum		2.67%	5.00%
Final maturity			
Weighted average (WARM) (months)		336	299
Minimum		09/05/2017	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	% Pool % LTV
0.01 - 10%		0.08	6.45
10.01 - 20%		0.37	15.93
20.01 - 30%		1.10	25.67
30.01 - 40%		1.78	36.00
40.01 - 50%		2.94	45.40
50.01 - 60%		4.76	55.44
60.01 - 70%		14.96	66.28
70.01 - 80%		38.03	75.33
80.01 - 90%		31.57	83.31
90.01 - 100%		4.41	94.91
Weighted average (WALT)		74.01	86.50
Minimum		0.00	0.19
Maximum		100.00	100.00

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)	0.16%	0.17%	0.18%	0.16%	0.29%
Annual Percentage Rate (CPR)	1.93%	2.06%	2.12%	1.95%	3.46%

Geographic distribution

	Current	At constitution date
Andalucia	11.81%	11.70%
Aragon	0.68%	0.64%
Asturias	0.75%	0.70%
Balearic Islands	6.24%	5.93%
Basque Country	1.03%	0.87%
Canary Islands	4.60%	4.55%
Cantabria	0.62%	0.52%
Castilla-La Mancha	2.68%	2.58%
Castilla-Leon	2.82%	2.54%
Catalonia	13.97%	13.92%
Extremadura	0.69%	0.70%
Galicia	1.47%	1.30%
La Rioja	0.19%	0.16%
Madrid	9.43%	8.64%
Murcia	2.44%	2.65%
Navarra	0.57%	0.50%
Valencia	40.03%	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	82	20,396.90	7,611.53	0.00	28,008.43	0.70	11,543,403.76	11,571,412.19	23.29	71.65
from > 1 to ≤ 2 months	24	14,014.70	4,793.50	0.00	18,808.20	0.47	3,202,059.51	3,220,867.71	6.48	71.94
from > 2 to ≤ 3 months	17	17,573.30	5,937.94	0.00	23,511.24	0.59	2,240,134.22	2,263,645.46	4.56	74.99
from > 3 to ≤ 6 months	17	26,884.30	10,576.54	0.00	37,460.84	0.94	2,513,727.40	2,551,188.24	5.14	75.73
from > 6 to < 12 months	24	87,589.97	29,122.33	0.00	116,712.30	2.92	3,119,472.80	3,236,185.10	6.51	70.62
from ≥ 12 to < 18 months	17	75,567.68	31,880.64	0.00	107,448.32	2.69	2,102,073.43	2,209,521.75	4.45	73.45
from ≥ 18 to < 24 months	10	65,572.28	30,247.22	0.00	95,819.50	2.40	1,404,532.30	1,500,351.80	3.02	79.28
from ≥ 2 years	127	2,138,443.66	1,426,557.31	0.00	3,565,000.97	89.29	19,558,275.22	23,123,276.19	46.55	90.23
Subtotal	318	2,446,042.79	1,546,727.01	0.00	3,992,769.80	100.00	45,683,678.64	49,676,448.44	100.00	79.96
<i>Doubt debts (subjectives)</i>										
Up to 1 month	4	326,797.20	696.56	0.00	327,493.76	4.10	0.00	327,493.76	4.10	29.07
from > 1 to ≤ 2 months	3	197,172.69	515.99	0.00	197,688.68	2.48	0.00	197,688.68	2.48	30.92
from > 2 to ≤ 3 months	3	140,256.34	547.53	0.00	140,803.87	1.76	0.00	140,803.87	1.76	29.59
from > 3 to ≤ 6 months	3	293,806.11	1,509.38	0.00	295,315.49	3.70	0.00	295,315.49	3.70	33.71
from > 6 to < 12 months	8	470,428.13	5,705.22	0.00	476,133.35	5.97	0.00	476,133.35	5.97	29.28
from ≥ 12 to < 18 months	9	805,841.34	13,825.74	0.00	819,667.08	10.27	0.00	819,667.08	10.27	51.24
from ≥ 18 to < 24 months	7	663,797.02	13,830.13	0.00	677,627.15	8.49	0.00	677,627.15	8.49	57.04
from ≥ 2 years	53	4,821,442.12	223,480.10	0.00	5,044,922.22	63.22	0.00	5,044,922.22	63.22	54.44
Subtotal	90	7,719,540.95	260,110.65	0.00	7,979,651.60	100.00	0.00	7,979,651.60	100.00	47.50
Total	408	10,165,583.74	1,806,837.66	0.00	11,972,421.40		45,683,678.64	57,656,100.04		73.05