

## MBS BANCAJA 7 Fondo de Titulización de Activos

### Cartera de Activos Titulizados / Portfolio of Securitised Assets

#### Distribución Geográfica por Comunidades / Geographical Distribution by Regions

Activos / Assets: Préstamos hipotecarios (CTHs) / Mortgage loans

Fecha / Date: 31/12/2011

Divisa / Currency: EUR

|                                         | Saldo Vivo de Principal<br>Outstanding Principal Balance |        |                  |        | Principal Vencido Impagado<br>Overdue Principal |        |                  |        | Principal Pendiente Vencimiento<br>Outstanding Principal |        |                  |        | %CLTV Media Ponderada<br>Weighted Average % CLTV |          |
|-----------------------------------------|----------------------------------------------------------|--------|------------------|--------|-------------------------------------------------|--------|------------------|--------|----------------------------------------------------------|--------|------------------|--------|--------------------------------------------------|----------|
| Comunidades<br>Regions                  | Num.                                                     | %      | Importe / Amount | %      | Num.                                            | %      | Importe / Amount | %      | Num.                                                     | %      | Importe / Amount | %      | SVP / OPB                                        | PPV / OP |
| Andalucía / Andalucía                   | 611                                                      | 11,95  | 98.438.681,97    | 11,87  | 17                                              | 6,97   | 6.411,86         | 2,04   | 611                                                      | 11,97  | 98.432.270,11    | 11,87  | 87,230                                           | 87,225   |
| Aragón / Aragon                         | 35                                                       | 0,68   | 5.389.589,90     | 0,65   | 3                                               | 1,23   | 1.645,35         | 0,52   | 35                                                       | 0,69   | 5.387.944,55     | 0,65   | 86,245                                           | 86,219   |
| Asturias / Asturias                     | 44                                                       | 0,86   | 5.961.259,82     | 0,72   | 3                                               | 1,23   | 814,39           | 0,26   | 44                                                       | 0,86   | 5.960.445,43     | 0,72   | 87,348                                           | 87,335   |
| Canarias / Canary Islands               | 252                                                      | 4,93   | 38.622.293,52    | 4,66   | 6                                               | 2,46   | 30.737,00        | 9,80   | 251                                                      | 4,92   | 38.591.556,52    | 4,65   | 87,522                                           | 87,573   |
| Cantabria / Cantabria                   | 23                                                       | 0,45   | 4.454.396,13     | 0,54   | 0                                               | 0,00   | 0,00             | 0,00   | 23                                                       | 0,45   | 4.454.396,13     | 0,54   | 89,729                                           | 89,729   |
| Castilla y León / Castilla-Leon         | 149                                                      | 2,92   | 21.399.946,94    | 2,58   | 11                                              | 4,51   | 5.105,45         | 1,63   | 149                                                      | 2,92   | 21.394.841,49    | 2,58   | 85,623                                           | 85,601   |
| Castilla-La Mancha / Castilla-La Mancha | 132                                                      | 2,58   | 21.346.661,10    | 2,57   | 4                                               | 1,64   | 3.563,93         | 1,14   | 132                                                      | 2,59   | 21.343.097,17    | 2,57   | 88,374                                           | 88,359   |
| Cataluña / Catalonia                    | 522                                                      | 10,21  | 115.816.699,15   | 13,96  | 14                                              | 5,74   | 12.417,45        | 3,96   | 522                                                      | 10,22  | 115.804.281,70   | 13,96  | 88,135                                           | 88,125   |
| Comunidad Valenciana / Valencia         | 2.359                                                    | 46,16  | 344.670.036,60   | 41,55  | 146                                             | 59,84  | 232.554,85       | 74,12  | 2.356                                                    | 46,14  | 344.437.481,75   | 41,53  | 81,814                                           | 81,800   |
| Extremadura / Extremadura               | 52                                                       | 1,02   | 5.772.273,17     | 0,70   | 2                                               | 0,82   | 2.480,01         | 0,79   | 52                                                       | 1,02   | 5.769.793,16     | 0,70   | 83,574                                           | 83,529   |
| Galicia / Galicia                       | 83                                                       | 1,62   | 10.903.616,33    | 1,31   | 7                                               | 2,87   | 3.937,87         | 1,26   | 83                                                       | 1,63   | 10.899.678,46    | 1,31   | 85,208                                           | 85,177   |
| Islas Baleares / Balearic Islands       | 265                                                      | 5,18   | 48.995.109,67    | 5,91   | 7                                               | 2,87   | 3.179,46         | 1,01   | 264                                                      | 5,17   | 48.991.930,21    | 5,91   | 85,301                                           | 85,298   |
| La Rioja / La Rioja                     | 13                                                       | 0,25   | 1.300.156,53     | 0,16   | 0                                               | 0,00   | 0,00             | 0,00   | 13                                                       | 0,25   | 1.300.156,53     | 0,16   | 85,293                                           | 85,293   |
| Madrid / Madrid                         | 355                                                      | 6,95   | 72.397.145,98    | 8,73   | 10                                              | 4,10   | 4.398,24         | 1,40   | 355                                                      | 6,95   | 72.392.747,74    | 8,73   | 85,965                                           | 85,961   |
| Murcia / Murcia                         | 155                                                      | 3,03   | 22.528.209,40    | 2,72   | 10                                              | 4,10   | 4.510,99         | 1,44   | 155                                                      | 3,04   | 22.523.698,41    | 2,72   | 81,767                                           | 81,747   |
| Navarra / Navarra                       | 25                                                       | 0,49   | 4.270.502,99     | 0,51   | 2                                               | 0,82   | 1.347,96         | 0,43   | 25                                                       | 0,49   | 4.269.155,03     | 0,51   | 89,050                                           | 89,021   |
| País Vasco / Basque Country             | 36                                                       | 0,70   | 7.363.503,78     | 0,89   | 2                                               | 0,82   | 646,50           | 0,21   | 36                                                       | 0,71   | 7.362.857,28     | 0,89   | 89,799                                           | 89,791   |
| Total :                                 | 5.111                                                    | 100,00 | 829.630.082,98   | 100,00 | 244                                             | 100,00 | 313.751,31       | 100,00 | 5.106                                                    | 100,00 | 829.316.331,67   | 100,00 |                                                  |          |
| Media Ponderada / Weighted Average :    |                                                          |        |                  |        |                                                 |        |                  |        |                                                          |        |                  |        |                                                  |          |
| Media Simple / Average :                |                                                          |        | 162.322,46       |        |                                                 |        | 1.285,87         |        |                                                          |        | 162.419,96       |        | 84,720                                           | 84,712   |
| Mínimo / Minimum :                      |                                                          |        | 1.064,72         |        |                                                 |        | 0,07             |        |                                                          |        | 6.728,94         |        | 81,568                                           | 81,531   |
| Máximo / Maximum :                      |                                                          |        | 750.255,57       |        |                                                 |        | 44.949,21        |        |                                                          |        | 750.255,57       |        | 0,625                                            | 0,000    |
|                                         |                                                          |        |                  |        |                                                 |        |                  |        |                                                          |        |                  |        | 100,000                                          | 100,000  |