BANCAJA 7 Fondo de Titulización de Activos

Brief report

Date: **10/31/2019**
Currency: **EUR**

Constitution date
07/12/2004

VAT Reg. no.
V84054840

Management Company
Europea de Titulización, S.G.F.T

Originator
Bankia

Servicer
Bankia

Lead Managers
Bancaja
BNP Paribas
Deutsche Bank
JP Morgan

Underwriters
Bancaja
BNP Paribas
CDC IXIS Capital Markets
Fortis Bank
Deutsche Bank
JP Morgan
Banco Cooperativo Español
Banco Pastor

Bond Paying Agent
BNP Paribas

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Citibank

Amortisation Account
Bankia

Subordinated Loan
Bankia

Start-up Loan
Bankia

Swap
Credit Suisse International

Assets Custodian
Bankia

Fund Auditor
KPMG Auditores

Issued securities: Residential Mortgages 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 / S&P Current	Original
Series A1 ES0312886007	07/16/2004 1,500		100,000.00 150,000,000.00	Floating 3-M Euribor+0.060% (+0.21% from 11/25/2005) 25.Feb/May/Aug/Nov	11/25/2019	11/25/2005 11/25/2036 25.Feb/May/Aug/Nov	Amortized	AAAsf Aaa (sf) AAA (sf)	AAA Aaa AAA
Series A2 ES0312886015	07/16/2004 16,702	12,844.16 214,523,160.32 12.84%	100,000.00 1,670,200,000.00	Floating 3-M Euribor+0.180% 25.Feb/May/Aug/Nov	0.0000% 11/25/2019 0.000000 Gross 0.000000 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	11/25/2019 "Pass-Through" Secuential	AAAsf Aa1 (sf) AAA (sf)	AAA Aaa AAA
Series B ES0312886023	07/16/2004 399	24,652.17 9,836,215.83 24.65%	100,000.00 39,900,000.00	Floating 3-M Euribor+0.390% 25.Feb/May/Aug/Nov	0.0000% 11/25/2019 0.000000 Gross 0.000000 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	A+sf A1 (sf) AA- (sf)	A+ A2 A
Series C ES0312886031	07/16/2004 238	24,649.58 5,866,600.04 24.65%	100,000.00 23,800,000.00	Floating 3-M Euribor+0.780% 25.Feb/May/Aug/Nov	0.3620% 11/25/2019 22.555735 Gross 18.270145 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	Asf Baa3 (sf) BBB- (sf)	BBB+ Baa2 BBB
Series D ES0312886049	07/16/2004 161	24,656.00 3,969,616.00 24.66%	100,000.00 16,100,000.00	Floating 3-M Euribor+2.500% 25.Feb/May/Aug/Nov	2.0820% 11/25/2019 129.760419 Gross 105.105939 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	BB+sf B1 (sf) B (sf)	BB+ Ba2 BB
Total		234,195,592.19	1.900.000.000,00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date

			% Monthly CPR (SMM)	0,17	0,25	0,34	0,43	0,51	0,60	0,69	0,78
			% Annual equivalent CPR	2,00	3,00	4,00	5,00	6,00	7,00	8,00	9,00
Series A2	With optional redemption *	Average life	Years	1.58	1.57	1.37	1.36	1.35	1.14	1.13	1.13
			Date	03/25/2021	03/20/2021	01/05/2021	01/02/2021	12/30/2020	10/15/2020	10/13/2020	10/11/2020
		Final Maturity	Years	1.75	1.75	1.50	1.50	1.50	1.25	1.25	1.25
			Date	05/25/2021	05/25/2021	02/25/2021	02/25/2021	02/25/2021	11/25/2020	11/25/2020	11/25/2020
	Without optional redemption *	Average life	Years	5.34	5.13	4.93	4.75	4.57	4.40	4.24	4.09
			Date	12/26/2024	10/10/2024	07/30/2024	05/23/2024	03/20/2024	01/18/2024	11/21/2023	09/27/2023
		Final Maturity	Years	14.51	14.51	14.51	14.51	14.51	14.51	14.51	14.51
			Date	02/25/2034	02/25/2034	02/25/2034	02/25/2034	02/25/2034	02/25/2034	02/25/2034	02/25/2034
Series B	With optional redemption *	Average life	Years	1.58	1.57	1.37	1.36	1.35	1.14	1.13	1.13
			Date	03/25/2021	03/20/2021	01/05/2021	01/02/2021	12/30/2020	10/15/2020	10/13/2020	10/11/2020
		Final Maturity	Years	1.75	1.75	1.50	1.50	1.50	1.25	1.25	1.25
			Date	05/25/2021	05/25/2021	02/25/2021	02/25/2021	02/25/2021	11/25/2020	11/25/2020	11/25/2020
	Without optional redemption *	Average life	Years	5.34	5.13	4.93	4.75	4.57	4.40	4.24	4.09
			Date	12/26/2024	10/10/2024	07/30/2024	05/23/2024	03/20/2024	01/18/2024	11/21/2023	09/27/2023
		Final Maturity	Years	14.51	14.51	14.51	14.51	14.51	14.51	14.51	14.51
			Date	02/25/2034	02/25/2034	02/25/2034	02/25/2034	02/25/2034	02/25/2034	02/25/2034	02/25/2034
Series C	With optional redemption *	Average life	Years	1.58	1.57	1.37	1.36	1.35	1.14	1.13	1.13
			Date	03/25/2021	03/20/2021	01/05/2021	01/02/2021	12/30/2020	10/15/2020	10/13/2020	10/11/2020
		Final Maturity	Years	1.75	1.75	1.50	1.50	1.50	1.25	1.25	1.25
			Date	05/25/2021	05/25/2021	02/25/2021	02/25/2021	02/25/2021	11/25/2020	11/25/2020	11/25/2020
	Without optional redemption *	Average life	Years	5.34	5.13	4.93	4.75	4.57	4.40	4.24	4.09
			Date	12/26/2024	10/10/2024	07/30/2024	05/23/2024	03/20/2024	01/18/2024	11/21/2023	09/27/2023
		Final Maturity	Years	14.51	14.51	14.51	14.51	14.51	14.51	14.51	14.51
			Date	02/25/2034	02/25/2034	02/25/2034	02/25/2034	02/25/2034	02/25/2034	02/25/2034	02/25/2034
Series D	With optional redemption *	Average life	Years	1.58	1.57	1.37	1.36	1.35	1.14	1.13	1.13
			Date	03/25/2021	03/20/2021	01/05/2021	01/02/2021	12/30/2020	10/15/2020	10/13/2020	10/11/2020
		Final Maturity	Years	1.75	1.75	1.50	1.50	1.50	1.25	1.25	1.25
			Date	05/25/2021	05/25/2021	02/25/2021	02/25/2021	02/25/2021	11/25/2020	11/25/2020	11/25/2020
	Without optional redemption *	Average life	Years	5.34	5.13	4.93	4.75	4.57	4.40	4.24	4.09
			Date	12/26/2024	10/10/2024	07/30/2024	05/23/2024	03/20/2024	01/18/2024	11/21/2023	09/27/2023
		Final Maturity	Years	14.51	14.51	14.51	14.51	14.51	14.51	14.51	14.51
			Date	02/25/2034	02/25/2034	02/25/2034	02/25/2034	02/25/2034	02/25/2034	02/25/2034	02/25/2034

* 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 delinquency and default assumptions of the securitised assets: 0%

Credit enhancement and financial operations

Credit enhancement (CE)

		Current	% CE		At issue date	% CE
Class A	91.60%	214,523,160.32	11.25%	95.80%	1,820,200,000.00	4.92%
Series A1	0.00%	0.00		7.89%	150,000,000.00	
Series A2	91.60%	214,523,160.32		87.91%	1,670,200,000.00	
Series B	4.20%	9,836,215.83	7.05%	2.10%	39,900,000.00	2.82%
Series C	2.51%	5,866,600.04	4.54%	1.25%	23,800,000.00	1.57%
Series D	1.70%	3,969,616.00	2.84%	0.85%	16,100,000.00	0.72%
Issue of Bonds		234,195,592.19			1,900,000,000.00	
Reserve Fund	2.84%	6,650,000.00		0.72%	13,680,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		15,889,185.34	-0.418%
Amortization Account		0.00	
Servicer ppal collect not yet credited		167,688.48	
Servicer ints collect not yet credited		9,176.61	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan L/T		6,650,000.00	1.082%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
Swap collateralized amount	**Amount**	**Credited**	
CSA *	0.00		
Cash		0.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

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

BANCAJA 7 Fondo de Titulización de Activos

Brief report

Date: **10/31/2019**
Currency: **EUR**

Constitution date
07/12/2004

VAT Reg. no.
V84054840

Management Company
Europea de Titulización, S.G.F.T

Originator
Bankia

Servicer
Bankia

Lead Managers
Bancaja
BNP Paribas
Deutsche Bank
JP Morgan

Underwriters
Bancaja
BNP Paribas
CDC IXIS Capital Markets
Fortis Bank
Deutsche Bank
JP Morgan
Banco Cooperativo Español
Banco Pastor

Bond Paying Agent
BNP Paribas

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Citibank

Amortisation Account
Bankia

Subordinated Loan
Bankia

Start-up Loan
Bankia

Swap
Credit Suisse International

Assets Custodian
Bankia

Fund Auditor
KPMG Auditores

Collateral: Residential mortgage loans (PTCs)

General

	Current	At constitution date
Count	6,125	22,332
Principal		
Principal outstanding	231,346,269.98	1,900,030,732.91
Average loan	37,770.82	85,081.08
Minimum	0.00	16.21
Maximum	208,246.11	443,266.52
Interest rate		
Weighted average (wac)	0.72%	3.19%
Minimum	0.07%	2.00%
Maximum	2.28%	10.75%
Final maturity		
Weighted average (WARM) (months)	132	279
Minimum	11/01/2019	08/05/2004
Maximum	03/19/2034	03/17/2034
Index (principal outstanding distribution)		
1-month EURIBOR/MIBOR	0.00%	0.01%
3-month EURIBOR/MIBOR	0.64%	1.06%
6-month EURIBOR/MIBOR	0.00%	0.00%
1-year EURIBOR/MIBOR	0.00%	0.47%
1-year EURIBOR/MIBOR (Mortgage Market)	98.54%	96.44%
Mortgage Market: Savings Banks	0.00%	1.56%
Mortgage Market: All Institutions	0.83%	0.02%
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.43%

LTV Distribution

	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	3.46	7.10	0.08	7.95
10.01 - 20%	15.15	15.75	0.66	16.20
20.01 - 30%	19.79	25.51	1.91	25.81
30.01 - 40%	28.58	34.86	4.12	35.60
40.01 - 50%	29.01	44.21	7.77	45.47
50.01 - 60%	4.01	51.66	12.49	55.26
60.01 - 70%			20.38	65.75
70.01 - 80%			38.52	75.90
80.01 - 90%			10.87	84.94
90.01 - 100%			3.19	92.30
Weighted average (WALTV)		32.54		67.34
Minimum		0.00		0.02
Maximum		54.49		94.68

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.26%	0.25%	0.26%	0.31%	0.58%
Annual Percentage Rate (CPR)	3.05%	2.99%	3.04%	3.71%	6.72%

Geographic distribution

	Current	At constitution date
Andalucia	4.90%	4.32%
Aragon	0.65%	0.54%
Asturias	0.02%	0.05%
Balearic Islands	4.85%	4.29%
Basque Country	2.34%	1.79%
Canary Islands	9.32%	7.41%
Cantabria	0.05%	0.02%
Castilla-La Mancha	2.72%	2.60%
Castilla-Leon	1.28%	1.72%
Catalonia	10.53%	9.28%
Extremadura	0.04%	0.06%
Galicia	1.17%	1.14%
La Rioja	0.27%	0.32%
Madrid	18.19%	15.92%
Melilla		0.00%
Murcia	3.07%	2.64%
Navarra	0.75%	1.23%
Valencia	39.85%	46.65%

Current delinquency

Aging	Assets	Overdue debt: Principal	Interest	Other	Total	%	Outstanding debt	Total debt	%	% Total debt / Appraisal Value
Delinquencies										
Up to 1 month	149	42,803.12	3,943.83	0.00	46,746.95	1.56	6,848,229.59	6,894,976.54	40.19	30.27
from > 1 to = 2 months	36	19,485.32	1,818.90	0.00	21,304.22	0.71	1,566,205.41	1,587,509.63	9.25	30.85
from > 2 to = 3 months	17	15,913.62	1,762.70	0.00	17,676.32	0.59	881,521.41	899,197.73	5.24	37.94
from > 3 to = 6 months	14	13,716.56	1,065.59	0.00	14,782.15	0.49	271,851.70	286,633.85	1.67	20.87
from > 6 to < 12 months	16	56,626.48	3,395.12	0.00	60,021.60	2.01	520,082.76	580,104.36	3.38	23.98
from = 12 to < 18 months	14	59,704.20	4,890.65	0.00	64,594.85	2.16	474,806.67	539,401.52	3.14	35.10
from = 18 to < 24 months	4	14,776.35	1,725.35	0.00	16,501.70	0.55	99,719.74	116,221.44	0.68	25.86
from ≥ 2 years	111	2,307,167.41	440,531.98	0.00	2,747,699.39	91.92	3,505,871.58	6,253,570.97	36.45	44.05
Subtotal	361	2,530,193.06	459,134.12	0.00	2,989,327.18	100.00	14,168,288.86	17,157,616.04	100.00	34.13
Doubt debts (subjectives)										
from ≥ 2 years	27	616,281.39	35,045.34	0.00	651,326.73	100.00	0.00	651,326.73	100.00	19.85
Subtotal	27	616,281.39	35,045.34	0.00	651,326.73	100.00	0.00	651,326.73	100.00	19.85
Total	388	3,146,474.45	494,179.46	0.00	3,640,653.91		14,168,288.86	17,808,942.77		

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