

Brief report

Date: 10/31/2012
Currency: EUR

Date of constitution
 10/10/2008

VAT Reg. no.
 V85543189

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

Originator
 Bancaja

Servicer
 Bancaja

Lead Manager and Suscriber
 Bancaja

Bond Paying Agent
 Banco Santander

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Banco Santander

Subordinated Loan
 Bancaja

Start-up Loan
 Bancaja

Swap
 JP MORGAN CHASE

Assets Custodian
 Bancaja

Fund Auditors
 Deloitte (ejercicios 2009 a actual)
 Ernst & Young (hasta ejercicio 2008)

Issued securities: Bonds

Bonds Issue									
Series ISIN Code	Issue date N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0372221004	10/14/2008 8,376	11,948.88 100,083,818.88 11.95%	100,000.00 837,600,000.00	Floating 3-M Euribor+0.300% 24.Mar/Jun/Sep/Dec	0.5330% 12/24/2012 16.098792 Gross 13.040022 Net	12/24/2050 Quarterly 24.Mar/Jun/Sep/Dec	12/24/2012 "Pass-Through"	A3sf	Aaa
Series B ES0372221012	10/14/2008 1,194	100,000.00 119,400,000.00 100.00%	100,000.00 119,400,000.00	Floating 3-M Euribor+0.600% 24.Mar/Jun/Sep/Dec	0.8330% 12/24/2012 210.563889 Gross 170.556750 Net	12/24/2050 Quarterly 24.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A3	A3
Series C ES0372221020	10/14/2008 1,430	100,000.00 143,000,000.00 100.00%	100,000.00 143,000,000.00	Floating 3-M Euribor+1.200% 24.Mar/Jun/Sep/Dec	1.4330% 12/24/2012 362.230556 Gross 293.406750 Net	12/24/2050 Quarterly 24.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Baa3	Baa3
Total		362,483,818.88 1,100,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)									
				0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
Series A	Final Maturity	Years	3.00	2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00		
		Date	09/24/2015	06/24/2015	03/24/2015	12/24/2014	09/24/2014	06/24/2014	03/24/2014	12/24/2013	09/24/2013	06/24/2013	
		Final Maturity	Years	3.00	2.75	2.50	2.25	2.00	1.75	1.50	1.25	1.00	
	Average life	Years	1.81	1.60	1.44	1.31	1.21	1.12	1.05	0.98	0.98		
		Date	07/15/2014	05/01/2014	03/04/2014	01/16/2014	12/09/2013	11/06/2013	10/11/2013	09/17/2013	09/17/2013		
		Final Maturity	Years	3.00	2.75	2.50	2.25	2.00	1.75	1.50	1.50		
Series B	Final Maturity	Years	6.50	6.00	5.50	5.00	4.50	4.25	4.00	3.75	3.50		
		Date	03/24/2019	09/24/2018	03/24/2018	09/24/2017	03/24/2017	12/24/2016	09/24/2016	06/24/2016	03/24/2016		
		Final Maturity	Years	6.50	6.00	5.50	5.00	4.50	4.25	4.00	3.75	3.50	
	Average life	Years	4.74	4.25	3.84	3.50	3.20	2.95	2.72	2.53	2.53		
		Date	06/20/2017	12/24/2016	07/28/2016	03/23/2016	12/05/2015	09/04/2015	06/14/2015	04/05/2015	04/05/2015		
		Final Maturity	Years	6.50	6.00	5.50	5.00	4.50	4.25	4.00	3.75	3.50	
Series C	Final Maturity	Years	10.58	9.81	9.11	8.48	7.91	7.39	6.92	6.50	6.50		
		Date	04/23/2023	07/14/2022	10/31/2021	03/15/2021	08/18/2020	02/11/2020	08/25/2019	03/22/2019	03/22/2019		
		Final Maturity	Years	10.58	9.81	9.11	8.48	7.91	7.39	6.92	6.50	6.50	
	Average life	Years	7.52	7.09	6.38	5.89	5.40	5.12	4.66	4.40	4.40		
		Date	05/08/2020	10/27/2019	02/10/2019	08/13/2018	02/15/2018	11/06/2017	05/21/2017	02/14/2017	02/14/2017		
		Final Maturity	Years	7.75	7.25	6.50	6.00	5.50	5.25	4.75	4.50	4.50	
Without optional redemption *	Final Maturity	Years	10.58	9.81	9.11	8.48	7.91	7.39	6.92	6.50	6.50		
	Date	04/23/2023	07/14/2022	10/31/2021	03/15/2021	08/18/2020	02/11/2020	08/25/2019	03/22/2019	03/22/2019			
	Final Maturity	Years	10.58	9.81	9.11	8.48	7.91	7.39	6.92	6.50	6.50		

* 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			At issue date		
		% CE			% CE	
Series A	27.61%	100,083,818.88	125.18%	76.15%	837,600,000.00	44.20%
Series B	32.94%	119,400,000.00	92.24%	10.85%	119,400,000.00	33.35%
Series C	39.45%	143,000,000.00	52.79%	13.00%	143,000,000.00	20.35%
Issue of Bonds		362,483,818.88			1,100,000,000.00	
Reserve Fund	52.79%	191,358,547.59		20.35%	223,850,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	200,405,904.30	0.228%	
Servicer ppal collect not yet credited	521,639.52		
Servicer ints collect not yet credited	71,747.66		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		223,850,000.00	1.733%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		1,000,000.00	

Collateral: SME Loans

General			
	Current	At constitution date	
Count	2,378	3,793	
Principal			
Principal outstanding	373,754,664.64	1,100,102,428.61	
Average loan	157,171.85	290,034.91	
Minimum	0.00	142.35	
Maximum	2,999,950.11	5,600,000.00	
Interest rate			
Weighted average (wac)	2.31%	5.71%	
Minimum	0.81%	4.65%	
Maximum	5.04%	9.39%	
Final maturity			
Weighted average (WARM) (months)	143	121	
Minimum	11/12/2012	11/02/2008	
Maximum	05/05/2047	05/05/2047	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	3.66%	19.89%	
1-year EURIBOR/MIBOR (Mortgage Market)	96.34%	80.08%	

Distribution by sector (CNAE 2009)			
	Current	At constitution date	
(F) - Building	20.56%	41.45%	
(L) - Real estate activities	29.70%	20.95%	
(C) - Manufacturing industry	5.94%	6.78%	
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	7.32%	6.04%	
(J) - Information and communications	11.00%	5.82%	
(M) - Professional, scientific and technical activities	7.98%	5.45%	
(I) - Catering trade	3.96%	3.52%	
(A) - Agriculture, stockbreeding, fishing and silviculture	1.88%	1.55%	
(Q) - Health Activities and Social Services	2.00%	1.51%	
(N) - Clerical activities and support services	2.20%	1.50%	
(S) - Other services	2.22%	1.28%	
(H) - Transport and storage	1.46%	1.15%	
(R) - Artistic, recreational and entertainment activities	1.30%	0.83%	
(K) - Financial and insurance activities	0.78%	0.70%	
(D) - Supply of electric power, gas, steam and air-conditioning	0.61%	0.40%	
(E) - Water supply, sanitation activities, waste management and depollution	0.18%	0.38%	
(P) - Education	0.74%	0.38%	
(B) - Extractive industries	0.19%	0.28%	

PYME 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)	0.61%	0.57%	0.76%	0.67%	0.91%
Annual Percentage Rate (CPR)	7.03%	6.67%	8.78%	7.73%	10.38%

Geographic distribution

	Current	At constitution date
Andalucia	5.64%	6.89%
Aragon	0.66%	1.10%
Asturias	0.14%	0.17%
Balearic Islands	5.62%	4.85%
Basque Country	0.86%	0.68%
Canary Islands	4.57%	3.90%
Cantabria	0.09%	0.06%
Castilla-La Mancha	2.52%	2.79%
Castilla-Leon	3.10%	3.24%
Catalonia	13.90%	10.69%
Extremadura	0.08%	0.63%
Galicia	1.57%	2.27%
La Rioja	0.33%	0.25%
Madrid	12.63%	9.37%
Murcia	1.67%	1.91%
Navarra	1.61%	1.83%
Valencia	45.03%	49.33%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
Delinquencies									
Up to 1 month	151	245,780.29	39,249.09	0.00	285,029.38	1.43	23,245,194.31	23,530,223.69	16.57
from > 1 to ≤ 2 months	75	138,819.94	41,641.98	0.00	180,461.92	0.91	10,812,327.71	10,992,789.63	7.74
from > 2 to ≤ 3 months	66	273,022.01	74,877.95	0.00	347,899.96	1.75	13,053,553.38	13,401,453.34	9.44
from > 3 to ≤ 6 months	97	477,356.30	132,557.97	0.00	609,914.27	3.07	12,383,278.65	12,993,192.92	9.15
from > 6 to < 12 months	101	1,219,197.77	433,170.51	0.00	1,652,368.28	8.32	19,545,304.10	21,197,672.38	14.93
from ≥ 12 to < 18 months	93	3,225,910.63	577,987.04	0.00	3,803,897.67	19.15	15,180,207.93	18,984,105.60	13.37
from ≥ 18 to < 24 months	67	2,427,523.68	839,885.17	0.00	3,267,408.85	16.45	17,309,416.45	20,576,825.30	14.49
from ≥ 2 years	132	8,441,375.72	1,279,222.05	0.00	9,720,597.77	48.93	10,590,224.67	20,310,822.44	14.30
Subtotal	782	16,448,986.34	3,418,591.76	0.00	19,867,578.10	100.00	122,119,507.20	141,987,085.30	100.00
Doubt debts (subjectives)									
from > 6 to < 12 months	5	300,928.88	5,729.16	0.00	306,658.04	30.67	0.00	306,658.04	30.67
from ≥ 18 to < 24 months	4	82,530.83	4,786.52	0.00	87,317.35	8.73	0.00	87,317.35	8.73
from ≥ 2 years	10	576,481.93	29,477.95	0.00	605,959.88	60.60	0.00	605,959.88	60.60
Subtotal	19	959,941.64	39,993.63	0.00	999,935.27	100.00	0.00	999,935.27	100.00
Total	801	17,408,927.98	3,458,585.39	0.00	20,867,513.37		122,119,507.20	142,987,020.57	

Additional information