

BANCAJA 7 Fondo de Titulización de Activos



Brief report

Date: 02/28/2005
 Currency: EUR

Date of constitution
 07/12/2004

VAT Reg. no.
 G84054840

Management Company
 Europa de Titulización S.G.F.T.

Originator
 Bancaja

Servicer
 Bancaja

Lead Managers
 Bancaja
 BNP Paribas
 Deutsche Bank
 JP Morgan

Bond Underwriters and Placement Agents
 Bancaja
 BNP Paribas
 Deutsche Bank
 JP Morgan
 CDC Ixis Capital Markets
 Fortis Bank
 Banco Cooperativo
 Banco Pastor

Bond Paying Agent
 Bancaja

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Bancaja

Amortisation Account
 Bancaja

Subordinated Loan
 Bancaja

Start-up Loan
 Bancaja

Swap
 Bancaja

Assets Custodian
 Bancaja

Fund Auditors
 Ernst&Young

Issued securities: Residential Mortgages 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	
		Current	Original			Final maturity (legal)	Next	Fitch / Moody's / S&P Current	Original
Series A1 ES0312886007	07/16/2004 1,500	100,000.00 150,000,000.00 100.00%	100,000.00 150,000,000.00	Floating 3-M Euribor + 0.060% (+0.21% from 11/25/2005) 25.Feb/May/Aug/Nov	2.1950% 05/25/2005 542.652778 Gross 461.254861 Net	11/25/2005 11/25/2036 25.Feb/May/Aug/Nov	11/25/2005 "Soft-Bullet" except certain circumstances	AAA Aaa AAA	AAA Aaa AAA
Series A2 ES0312886015	07/16/2004 16,702	100,000.00 1,670,200,000.00 100.00%	100,000.00 1,670,200,000.00	Floating 3-M Euribor + 0.180% 25.Feb/May/Aug/Nov	2.3150% 05/25/2005 572.319444 Gross 486.471527 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	02/25/2006 "Pass-Through" Secutorial	AAA Aaa AAA	AAA Aaa AAA
Series B ES0312886023	07/16/2004 399	100,000.00 39,900,000.00 100.00%	100,000.00 39,900,000.00	Floating 3-M Euribor + 0.390% 25.Feb/May/Aug/Nov	2.5250% 05/25/2005 624.236111 Gross 530.600694 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutorial	A+ A2 A	A+ A2 A
Series C ES0312886031	07/16/2004 238	100,000.00 23,800,000.00 100.00%	100,000.00 23,800,000.00	Floating 3-M Euribor + 0.780% 25.Feb/May/Aug/Nov	2.9150% 05/25/2005 720.652778 Gross 612.554861 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" deferred start / Secutorial	BBB+ Baa2 BBB	BBB+ Baa2 BBB
Series D ES0312886049	07/16/2004 161	100,000.00 16,100,000.00 100.00%	100,000.00 16,100,000.00	Floating 3-M Euribor + 2.500% 25.Feb/May/Aug/Nov	4.6350% 05/25/2005 1,145.875000 Gross 973.993750 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutorial	BB+ Ba2 BB	BB+ Ba2 BB
Total		1,900,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
		% Monthly CPR (SMM)								
		0,00	0,70	0,80	0,90	1,00	1,10	1,20	1,30	
		% Annual equivalent CPR								
		0,00	8,08	9,19	10,28	11,36	12,43	13,49	14,53	
Series A1	With optional redemption *	Average life	Years	0,74	0,74	0,74	0,74	0,74	0,74	0,74
		Date	11/22/2005	11/22/2005	11/22/2005	11/22/2005	11/22/2005	11/22/2005	11/22/2005	11/22/2005
	Final Maturity	Years	0,75	0,75	0,75	0,75	0,75	0,75	0,75	0,75
		Date	11/25/2005	11/25/2005	11/25/2005	11/25/2005	11/25/2005	11/25/2005	11/25/2005	11/25/2005
Series A2	Without optional redemption *	Average life	Years	0,74	0,74	0,74	0,74	0,74	0,74	0,74
		Date	11/22/2005	11/22/2005	11/22/2005	11/22/2005	11/22/2005	11/22/2005	11/22/2005	11/22/2005
	Final Maturity	Years	0,74	0,74	0,74	0,74	0,74	0,74	0,74	0,74
		Date	11/25/2005	11/25/2005	11/25/2005	11/25/2005	11/25/2005	11/25/2005	11/25/2005	11/25/2005
Series B	With optional redemption *	Average life	Years	12,17	6,42	5,97	5,56	5,22	4,94	4,65
		Date	04/25/2017	07/27/2011	12/02/2011	09/17/2010	05/15/2010	01/31/2010	10/20/2009	07/26/2009
	Final Maturity	Years	23,50	15,25	14,24	13,24	12,50	12,00	11,24	10,75
		Date	08/25/2028	05/25/2020	05/25/2019	05/25/2018	08/25/2017	02/25/2017	05/25/2016	11/25/2015
Series C	Without optional redemption *	Average life	Years	12,45	6,85	6,41	6,01	5,66	5,35	5,07
		Date	03/08/2017	01/01/2012	07/22/2011	01/03/2011	10/24/2010	01/07/2010	03/20/2010	12/17/2009
	Final Maturity	Years	29,01	29,01	29,01	29,01	29,01	29,01	29,01	29,01
		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	18,22	10,18	9,47	8,82	8,27	7,82	7,35
		Date	12/05/2023	04/30/2015	08/14/2014	12/18/2013	01/06/2013	12/18/2012	01/07/2012	02/16/2012
	Final Maturity	Years	23,50	15,25	14,24	13,24	12,50	12,00	11,24	10,75
		Date	08/25/2028	05/25/2020	05/25/2019	05/25/2018	08/25/2017	02/25/2017	05/25/2016	11/25/2015
Series A1	Without optional redemption *	Average life	Years	18,75	11,01	10,32	9,68	9,12	8,61	8,15
		Date	11/21/2023	02/28/2016	06/19/2015	10/30/2014	07/04/2014	03/10/2013	04/18/2013	11/19/2012
	Final Maturity	Years	29,25	29,25	29,25	29,25	29,25	29,25	29,25	29,25
		Date	05/25/2034	05/25/2034	05/25/2034	05/25/2034	05/25/2034	05/25/2034	05/25/2034	05/25/2034
Series A2	With optional redemption *	Average life	Years	18,22	10,18	9,47	8,82	8,27	7,82	7,35
		Date	12/05/2023	04/30/2015	08/14/2014	12/18/2013	01/06/2013	12/18/2012	01/07/2012	02/16/2012
	Final Maturity	Years	23,50	15,25	14,24	13,24	12,50	12,00	11,24	10,75
		Date	08/25/2028	05/25/2020	05/25/2019	05/25/2018	08/25/2017	02/25/2017	05/25/2016	11/25/2015
Series B	Without optional redemption *	Average life	Years	18,75	11,01	10,32	9,68	9,12	8,61	8,15
		Date	11/21/2023	02/28/2016	06/19/2015	10/30/2014	07/04/2014	03/10/2013	04/18/2013	11/19/2012
	Final Maturity	Years	29,25	29,25	29,25	29,25	29,25	29,25	29,25	29,25
		Date	05/25/2034	05/25/2034	05/25/2034	05/25/2034	05/25/2034	05/25/2034	05/25/2034	05/25/2034
Series C	With optional redemption *	Average life	Years	18,22	10,18	9,47	8,82	8,27	7,82	7,35
		Date	12/05/2023	04/30/2015	08/14/2014	12/18/2013	01/06/2013	12/18/2012	01/07/2012	02/16/2012
	Final Maturity	Years	23,50	15,25	14,24	13,24	12,50	12,00	11,24	10,75
		Date	08/25/2028	05/25/2020	05/25/2019	05/25/2018	08/25/2017	02/25/2017	05/25/2016	11/25/2015
Series D	Without optional redemption *	Average life	Years	18,75	11,01	10,32	9,68	9,12	8,61	8,15
		Date	11/21/2023	02/28/2016	06/19/2015	10/30/2014	07/04/2014	03/10/2013	04/18/2013	11/19/2012
	Final Maturity	Years	29,25	29,25	29,25	29,25	29,25	29,25	29,25	29,25
		Date	05/25/2034	05/25/2034	05/25/2034	05/25/2034	05/25/2034	05/25/2034	05/25/2034	05/25/2034

* Optional clean up call when the amount 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		% CE		
Class A	95.80%	1,820,200,000.00	4.92%	95.80%	1,820,200,000.00
Series A1	7.89%	150,000,000.00	7.89%	150,000,000.00	
Series A2	87.91%	1,670,200,000.00	87.91%	1,670,200,000.00	
Series B	2.10%	39,900,000.00	2.82%	2.10%	39,900,000.00
Series C	1.25%	23,800,000.00	1.57%	1.25%	23,800,000.00
Series D	0.85%	16,100,000.00	0.72%	0.85%	16,100,000.00
Issue of Bonds		1,900,000,000.00			1,900,000,000.00
Reserve Fund	0.72%	13,680,000.00	0.72%		13,680,000.00

Other financial operations (current)		
Assets	Balance	Interest
Treasury Account	16,126,165.94	2.135%
Amortization Account	181,202,830.28	2.135%
Servicer ppal collect not yet credited	7,170,039.53	
Servicer ints collect not yet credited	963,451.66	
Liabilities	Available	Balance
Start-up Loan	1,502,785.72	4.135%
Subordinated Loan	13,680,000.00	7.935%

Europa de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.
 Only the information communicated by Europa de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

Additional information

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Bancaja

Fund Auditors
Ernst&Young

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	20,752	22,332	
Principal			
Principal outstanding	1,709,970,341.03	1,900,030,732.91	
Average loan	82,400.27	85,081.08	
Minimum	2.34	16.21	
Maximum	435,987.14	443,266.52	
Interest rate			
Weighted average (wac)	3.23%	3.19%	
Minimum	2.38%	2.00%	
Maximum	10.75%	10.75%	
Final maturity			
Weighted average (WARM) (months)	271	279	
Minimum	03/04/2005	08/05/2004	
Maximum	03/17/2034	03/17/2034	
Index (distribution)			
3-month EURIBOR/MIBOR	1.07%	1.06%	
6-month EURIBOR/MIBOR	0.00%	0.00%	
1-year EURIBOR/MIBOR	0.44%	0.47%	
1-year EURIBOR/MIBOR (Mortgage Market)	96.54%	96.44%	
Mortgage Market: Savings Banks	1.52%	1.56%	
Mortgage Market: All Institutions	0.03%	0.02%	
Savings Banks Lending Rate (CECA Indicator)	0.39%	0.43%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.13	7.62	0.08	7.95
10.01 - 20%	0.85	16.11	0.65	16.15
20.01 - 30%	2.41	25.73	1.92	25.78
30.01 - 40%	4.87	35.56	4.12	35.60
40.01 - 50%	8.48	45.42	7.76	45.46
50.01 - 60%	13.32	55.27	12.47	55.23
60.01 - 70%	21.44	65.55	20.41	65.74
70.01 - 80%	35.78	75.17	38.50	75.89
80.01 - 90%	10.47	84.63	10.88	84.92
90.01 - 100%	2.23	91.60	3.20	92.29
Weighted average (WALTV)	65.58		67.33	
Minimum	0.00		0.02	
Maximum	93.49		94.68	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.18%	1.19%	1.16%		1.07%
Annual equivalente (CPR)	13.27%	13.43%	13.04%		12.16%

Geographic distribution		
	Current	At constitution date
Andalucia	4.30%	4.32%
Aragon	0.57%	0.54%
Asturias	0.04%	0.05%
Balearic Islands	4.38%	4.29%
Basque Country	1.78%	1.79%
Canary Islands	7.59%	7.41%
Cantabria	0.02%	0.02%
Castilla-La Mancha	2.59%	2.60%
Castilla-Leon	1.74%	1.72%
Catalonia	9.38%	9.28%
Extremadura	0.07%	0.06%
Galicia	1.14%	1.14%
La Rioja	0.32%	0.32%
Madrid	15.89%	15.92%
Melilla	0.00%	0.00%
Murcia	2.64%	2.64%
Navarra	1.19%	1.23%
Valencia	46.35%	46.65%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Up to 1 month	1,240	233,205.27	148,392.14	0.00	381,597.41	51.97	104,638,461.90	105,020,059.31	79.91	62.84
1 to 2 months	205	61,313.95	70,377.99	0.00	151,691.94	20.66	17,222,844.48	17,374,536.42	13.22	64.61
2 to 3 months	61	33,357.40	33,141.96	0.00	66,499.36	9.06	4,632,042.49	4,698,541.85	3.58	67.93
3 to 6 months	35	42,150.09	42,429.94	0.00	84,580.03	11.52	3,276,941.02	3,361,521.05	2.56	71.92
6 to 12 months	9	29,537.02	20,371.87	0.00	49,908.89	6.80	910,667.03	960,575.92	0.73	57.21
Total	1,550	419,563.73	314,713.90	0.00	734,277.63		130,680,956.92	131,415,234.55		63.40