

Brief report

Date: 05/31/2007
Currency: EUR

Date of constitution
 07/12/2004

VAT Reg. no.
 G84054840

Management Company
 Europea 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 N° 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	0.00 0.00	100,000.00 150,000,000.00	Floating 3-M Euribor+0.060% (+0.21% from 11/25/2005) 25.Feb/May/Aug/Nov		11/25/2005 11/25/2036	Amortized	AAA Aaa AAA	AAA Aaa AAA	
Series A2 ES0312886015	07/16/2004 16,702	59,435.05 992,684,205.10 59.44%	100,000.00 1,670,200,000.00	Floating 3-M Euribor+0.180% 25.Feb/May/Aug/Nov	4.2660% 08/27/2007 662.047022 Gross 562.739969 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	08/27/2007 "Pass-Through" Secuential	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	4.4760% 08/27/2007 1,168.733333 Gross 993.423333 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	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	4.8660% 08/27/2007 1,270.566667 Gross 1,079.981667 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	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	6.5860% 08/27/2007 1,719.677778 Gross 1,461.726111 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	BB+ Baa2 BB	BB+ Baa2 BB	
Total		1,072,484,205.10 1,900,000,000.00								

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)									
				10.00	12.00	14.00	16.00	18.00	20.00	22.00	24.00		
Series A2	Final Maturity	Years	Date	0.81	0.69	0.64	0.56	0.53	0.47	0.45	0.43		
				03/20/2008	08/02/2008	01/21/2008	12/23/2007	11/12/2007	11/17/2007	10/11/2007	04/11/2007		
	Final Maturity	Years	Date	1.49	1.24	1.24	0.99	0.99	0.74	0.74	0.74		
				11/25/2008	08/25/2008	08/25/2008	05/25/2008	05/25/2008	02/25/2008	02/25/2008	02/25/2008		
	Final Maturity	Years	Date	0.86	0.73	0.63	0.56	0.52	0.48	0.45	0.43		
				08/04/2008	02/19/2008	01/16/2008	12/21/2007	06/12/2007	11/23/2007	11/13/2007	04/11/2007		
Final Maturity	Years	Date	25.00	21.00	18.25	11.24	20.00	2.49	2.49	0.49			
			05/25/2032	05/25/2028	08/25/2025	08/25/2018	08/25/2018	05/25/2027	11/25/2009	11/25/2007			
Series B	Final Maturity	Years	Date	0.91	0.80	0.75	0.67	0.65	0.57	0.57	0.56		
				04/28/2008	03/16/2008	02/28/2008	01/30/2008	01/21/2008	12/28/2007	12/24/2007	12/20/2007		
	Final Maturity	Years	Date	1.49	1.24	1.24	0.99	0.99	0.74	0.74	0.74		
				11/25/2008	08/25/2008	08/25/2008	05/25/2008	05/25/2008	02/25/2008	02/25/2008	02/25/2008		
	Final Maturity	Years	Date	1.07	0.93	0.84	0.77	0.71	0.67	0.64	0.61		
				06/24/2008	05/05/2008	03/31/2008	05/03/2008	02/14/2008	01/30/2008	01/18/2008	08/01/2008		
Final Maturity	Years	Date	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00			
			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	Final Maturity	Years	Date	0.91	0.80	0.75	0.67	0.65	0.58	0.57	0.56		
				04/28/2008	03/16/2008	02/28/2008	01/30/2008	01/21/2008	12/28/2007	12/24/2007	12/20/2007		
	Final Maturity	Years	Date	1.49	1.24	1.24	0.99	0.99	0.74	0.74	0.74		
				11/25/2008	08/25/2008	08/25/2008	05/25/2008	05/25/2008	02/25/2008	02/25/2008	02/25/2008		
	Final Maturity	Years	Date	1.07	0.93	0.84	0.77	0.71	0.67	0.64	0.61		
				06/24/2008	05/05/2008	03/31/2008	05/03/2008	02/14/2008	01/30/2008	01/18/2008	08/01/2008		
Final Maturity	Years	Date	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00			
			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 D	Final Maturity	Years	Date	0.91	0.80	0.75	0.67	0.65	0.58	0.57	0.56		
				04/28/2008	03/16/2008	02/28/2008	01/30/2008	01/21/2008	12/28/2007	12/24/2007	12/20/2007		
	Final Maturity	Years	Date	1.49	1.24	1.24	0.99	0.99	0.74	0.74	0.74		
				11/25/2008	08/25/2008	08/25/2008	05/25/2008	05/25/2008	02/25/2008	02/25/2008	02/25/2008		
	Final Maturity	Years	Date	1.07	0.93	0.84	0.77	0.71	0.67	0.64	0.61		
				06/24/2008	05/05/2008	03/31/2008	05/03/2008	02/14/2008	01/30/2008	01/18/2008	08/01/2008		
Final Maturity	Years	Date	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00			
			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 outstanding balance of the securitised assets is less than 15 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)					
Class	Current	At issue date		% CE	% CE
		% CE	% CE		
Class A	92.56%	992,684,205.10	8.72%	95.80%	1,820,200,000.00
Series A1	0.00%	0.00	7.89%		150,000,000.00
Series A2	92.56%	992,684,205.10	87.91%		1,670,200,000.00
Series B	3.72%	39,900,000.00	5.00%	2.10%	39,900,000.00
Series C	2.22%	23,800,000.00	2.78%	1.25%	23,800,000.00
Series D	1.50%	16,100,000.00	1.28%	0.85%	16,100,000.00
Issue of Bonds		1,072,484,205.10			1,900,000,000.00
Reserve Fund	1.28%	13,680,000.00	0.72%		13,680,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	16,613,495.09	4.086%	
Amortization Account		0.00	
Servicer ppal collect not yet credited	3,877,949.10		
Servicer ints collect not yet credited	667,959.78		
Liabilities	Available	Balance	Interest
Start-up Loan		751,392.82	6.086%
Subordinated Loan		13,680,000.00	8.986%

Additional information

BANCAJA 7 Fondo de Titulización de Activos

Brief report

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 07/12/2004

VAT Reg. no.
 G84054840

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 Europea de Titulización S.G.F.T

Originator
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Servicer
 Bancaja

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 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
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Amortisation Account
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Subordinated Loan
 Bancaja

Start-up Loan
 Bancaja

Swap
 Bancaja

Assets Custodian
 Bancaja

Fund Auditors
 Ernst&Young

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	14,634	22,332	
Principal			
Principal outstanding	1,066,690,864.28	1,900,030,732.91	
Average loan	72,891.27	85,081.08	
Minimum	0.00	16.21	
Maximum	415,421.20	443,266.52	
Interest rate			
Weighted average (wac)	4.70%	3.19%	
Minimum	3.39%	2.00%	
Maximum	10.38%	10.75%	
Final maturity			
Weighted average (WARM) (months)	242	279	
Minimum	06/02/2007	08/05/2004	
Maximum	03/17/2034	03/17/2034	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	0.94%	1.06%	
6-month EURIBOR/MIBOR	0.00%	0.00%	
1-year EURIBOR/MIBOR	0.39%	0.47%	
1-year EURIBOR/MIBOR (Mortgage Market)	97.05%	96.44%	
Mortgage Market: Savings Banks	1.33%	1.56%	
Mortgage Market: All Institutions	0.03%	0.02%	
Savings Banks Lending Rate (CECA Indicator)	0.25%	0.43%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.33	7.13	0.08	7.95
10.01 - 20%	1.61	15.89	0.65	16.15
20.01 - 30%	4.23	25.54	1.92	25.78
30.01 - 40%	7.29	35.58	4.12	35.60
40.01 - 50%	11.75	45.50	7.76	45.46
50.01 - 60%	17.46	55.26	12.47	55.23
60.01 - 70%	27.25	65.31	20.41	65.74
70.01 - 80%	23.66	73.70	38.50	75.89
80.01 - 90%	6.41	84.01	10.88	84.92
90.01 - 100%			3.20	92.29
Weighted average (WALTV)	59.57		67.33	
Minimum	0.00		0.02	
Maximum	89.31		94.68	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.19%	1.39%	1.38%	1.34%	1.33%
Annual Percentage Rate (CPR)	13.34%	15.49%	15.40%	14.92%	14.85%

Geographic distribution		
	Current	At constitution date
Andalucia	3.99%	4.32%
Aragon	0.49%	0.54%
Asturias	0.04%	0.05%
Balearic Islands	4.21%	4.29%
Basque Country	2.05%	1.79%
Canary Islands	7.40%	7.41%
Cantabria	0.04%	0.02%
Castilla-La Mancha	2.48%	2.60%
Castilla-Leon	1.81%	1.72%
Catalonia	8.47%	9.28%
Extremadura	0.08%	0.06%
Galicia	1.22%	1.14%
La Rioja	0.33%	0.32%
Madrid	15.76%	15.92%
Melilla		0.00%
Murcia	2.70%	2.64%
Navarra	1.20%	1.23%
Valencia	47.72%	46.65%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Up to 1 month	656	113,197.71	98,171.63	0.00	211,369.34	29.26	49,366,955.03	49,578,324.37	70.81	55.57
1 to 2 months	158	62,020.97	72,503.06	0.00	134,524.03	18.62	12,703,574.07	12,838,098.10	18.34	58.83
2 to 3 months	46	24,608.24	35,804.84	0.00	60,413.08	8.36	3,488,187.15	3,548,600.23	5.07	56.66
3 to 6 months	18	16,240.04	26,039.06	0.00	42,279.10	5.85	1,517,214.27	1,559,493.37	2.23	56.26
6 to 12 months	11	25,912.05	26,942.50	0.00	52,854.55	7.32	812,676.27	865,530.82	1.24	48.28
12 to 18 months	6	22,022.45	34,229.48	0.00	56,251.93	7.79	641,231.71	697,483.64	1.00	71.68
18 to 24 months	6	56,461.13	35,585.31	0.00	92,046.44	12.74	451,194.22	543,240.66	0.78	64.58
Over 2 years	5	33,605.38	39,072.76	0.00	72,678.14	10.06	315,857.06	388,535.20	0.55	60.95
Total	906	354,067.97	368,348.64	0.00	722,416.61		69,296,889.78	70,019,306.39		56.32

Each range includes the beginning but not the ending time

Additional information