

BANCAJA 7 Fondo de Titulización de Activos



Brief report

Date: 02/29/2012
Currency: EUR

Date of constitution
07/12/2004

VAT Reg. no.
V84054840

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 Isis 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

Banco Santander

Amortisation Account

Bancaja

Subordinated Loan

Bancaja

Start-up Loan

Bancaja

Swap

Credit Suisse International

Assets Custodian

Bancaja

Fund Auditors

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

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	Current	Original
Series A1 ES0312886007	07/16/2004 1,500	0.00 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 25.Feb/May/Aug/Nov	Amortized	AAA Aaa AAA	
Series A2 ES0312886015	07/16/2004 16,702	33,529.34 560,007,036.68 33.53%	100,000.00 1,670,200,000.00	Floating 3-M Euribor+0.180% 25.Feb/May/Aug/Nov	1.1940% 05/25/2012 97.860967 Gross 79.267383 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	05/25/2012 "Pass-Through" Secuential	AAA Aa2sf AAA	AAA AAA
Series B ES0312886023	07/16/2004 399	64,353.84 25,677,182.16 64.35%	100,000.00 39,900,000.00	Floating 3-M Euribor+0.390% 25.Feb/May/Aug/Nov	1.4040% 05/25/2012 220.862379 Gross 178.898527 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	AA- A2 AA-sf	A+ A2 A
Series C ES0312886031	07/16/2004 238	64,347.08 15,314,605.04 64.35%	100,000.00 23,800,000.00	Floating 3-M Euribor+0.780% 25.Feb/May/Aug/Nov	1.7940% 05/25/2012 282.183395 Gross 228.568550 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	A- Baa2 BBB	BBB+ Baa2 BBB
Series D ES0312886049	07/16/2004 161	64,363.83 10,362,576.63 64.36%	100,000.00 16,100,000.00	Floating 3-M Euribor+2.500% 25.Feb/May/Aug/Nov	3.5140% 05/25/2012 552.870997 Gross 447.825508 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	BBB- Ba2 BB	BB+ Ba2 BB
Total		611,361,400.51 1,900,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)												
		% Monthly CPR (SMM)		% Annual equivalent CPR								
		Average life	Years	2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00	
Series A2	With optional redemption *	Average life	Years	6.64	5.76	5.06	4.45	3.98	3.55	3.23	2.94	
		Final Maturity	Years	10/18/2018	11/30/2017	03/22/2017	10/08/2016	02/19/2016	09/15/2015	05/22/2015	04/02/2015	
			Date	08/25/2022	05/25/2021	05/25/2020	05/25/2019	08/25/2018	11/25/2017	05/25/2017	11/25/2016	
			Date	08/25/2022	05/25/2021	05/25/2020	05/25/2019	08/25/2018	11/25/2017	05/25/2017	11/25/2016	
Series B	Without optional redemption *	Average life	Years	8.07	7.20	6.46	5.83	5.29	4.82	4.42	4.07	
		Final Maturity	Years	03/22/2020	09/05/2019	08/13/2018	12/26/2017	12/06/2017	12/24/2016	07/30/2016	03/24/2016	
			Date	08/25/2033	08/25/2033	08/25/2033	08/25/2033	08/25/2033	08/25/2033	08/25/2033	08/25/2033	
			Date	08/25/2033	08/25/2033	08/25/2033	08/25/2033	08/25/2033	08/25/2033	08/25/2033	08/25/2033	
Series C	With optional redemption *	Average life	Years	6.64	5.76	5.06	4.45	3.98	3.55	3.23	2.94	
		Final Maturity	Years	10/18/2018	11/30/2017	03/22/2017	10/08/2016	02/19/2016	09/15/2015	05/22/2015	04/02/2015	
			Date	08/25/2022	05/25/2021	05/25/2020	05/25/2019	08/25/2018	11/25/2017	05/25/2017	11/25/2016	
			Date	08/25/2022	05/25/2021	05/25/2020	05/25/2019	08/25/2018	11/25/2017	05/25/2017	11/25/2016	
Series D	Without optional redemption *	Average life	Years	8.07	7.20	6.46	5.84	5.30	4.83	4.43	4.08	
		Final Maturity	Years	03/24/2020	11/05/2019	08/15/2018	12/29/2017	06/15/2017	12/28/2016	03/08/2016	03/28/2016	
			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	
			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		At issue date		% CE
	% CE		% CE		
Class A	91.60%	560,007,036.68	9.61%	95.80%	1,820,200,000.00
Series A1	0.00%	0.00	7.89%		150,000,000.00
Series A2	91.60%	560,007,036.68	87.91%		1,670,200,000.00
Series B	4.20%	25,677,182.16	5.41%	2.10%	39,900,000.00
Series C	2.51%	15,314,605.04	2.90%	1.25%	23,800,000.00
Series D	1.70%	10,362,576.63	1.20%	0.85%	16,100,000.00
Issue of Bonds		611,361,400.51			1,900,000,000.00
Reserve Fund	1.20%	7,336,336.81	0.72%		13,680,000.00

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		7,895,041.41	1.014%
Amortisation Account		0.00	
Servicer ppal collect not yet credited		530,226.16	
Servicer ints collect not yet credited		155,798.62	
Liabilities		Balance	Interest
Subordinated Loan L/T	Available	6,901,386.36	4.014%
Subordinated Loan S/T		434,950.45	
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

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Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	10,425	22,332
Principal		
Principal outstanding	613,209,475.53	1,900,030,732.91
Average loan	58,821.05	85,081.08
Minimum	0.00	16.21
Maximum	367,680.78	443,266.52
Interest rate		
Weighted average (wac)	2.93%	3.19%
Minimum	1.66%	2.00%
Maximum	6.32%	10.75%
Final maturity		
Weighted average (WARM) (months)	196	279
Minimum	03/01/2012	08/05/2004
Maximum	03/15/2034	03/17/2034
Index (principal outstanding distribution)		
3-month EURIBOR/MIBOR	0.84%	1.06%
6-month EURIBOR/MIBOR	0.00%	0.00%
1-year EURIBOR/MIBOR	0.29%	0.47%
1-year EURIBOR/MIBOR (Mortgage Market)	97.63%	96.44%
Mortgage Market: Savings Banks	1.16%	1.56%
Mortgage Market: All Institutions	0.04%	0.02%
Savings Banks Lending Rate (CECA Indicator)	0.04%	0.43%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.91	6.83	0.08	7.95
10.01 - 20%	3.88	15.73	0.65	16.15
20.01 - 30%	8.07	25.56	1.92	25.78
30.01 - 40%	13.36	35.35	4.12	35.60
40.01 - 50%	18.96	45.30	7.76	45.46
50.01 - 60%	24.56	55.02	12.47	55.23
60.01 - 70%	23.62	64.15	20.41	65.74
70.01 - 80%	6.64	73.75	38.50	75.89
80.01 - 90%			10.88	84.92
90.01 - 100%			3.20	92.29
Weighted average (WALTV)	49.61			67.33
Minimum	0.00			0.02
Maximum	79.39			94.68

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.23%	0.36%	0.32%	0.28%	0.84%
Annual Percentage Rate (CPR)	2.76%	4.20%	3.80%	3.31%	9.64%

Geographic distribution		
	Current	At constitution date
Andalucía	4.15%	4.32%
Aragón	0.53%	0.54%
Asturias	0.06%	0.05%
Balearic Islands	4.38%	4.29%
Basque Country	2.19%	1.79%
Canary Islands	7.94%	7.41%
Cantabria	0.04%	0.02%
Castilla-La Mancha	2.55%	2.90%
Castilla-León	1.59%	1.72%
Catalonia	8.87%	9.28%
Extremadura	0.06%	0.06%
Galicia	1.22%	1.14%
La Rioja	0.32%	0.32%
Madrid	16.50%	15.92%
Melilla		0.00%
Murcia	2.96%	2.64%
Navarra	1.17%	1.23%
Valencia	45.49%	46.65%

Current delinquency										
Aging	Assets	Overdue debt				Total	%	Outstanding debt	Total debt	% Total debt / Appraisal Value
		Principal	Interest	Other	Total					
<i>Delinquencies</i>										
Up to 1 month	445	105,865.56	42,807.14	0.00	148,672.70	9.77	29,908,219.32	30,056,892.02	52.56	47.23
from > 1 to ≤ 2 months	143	85,709.75	42,201.12	0.00	127,910.87	8.41	11,311,916.81	11,439,827.68	20.00	50.55
from > 2 to ≤ 3 months	67	62,748.44	30,508.74	0.00	93,257.18	6.13	4,947,796.16	5,041,053.34	8.01	49.57
from > 3 to ≤ 6 months	48	61,520.77	35,834.24	0.00	97,355.01	6.40	3,337,403.29	3,434,758.30	6.81	51.56
from > 6 to < 12 months	30	77,007.52	52,448.99	0.00	129,456.51	8.51	2,245,043.00	2,374,499.51	4.15	54.38
from ≥ 12 to < 18 months	13	72,149.46	21,469.62	0.00	93,619.08	6.15	603,655.62	697,274.70	1.22	49.74
from ≥ 18 to < 24 months	21	104,351.65	77,281.05	0.00	181,632.70	11.94	1,097,672.30	1,279,305.00	2.24	38.04
from ≥ 24 to < 36 months	47	320,547.76	328,620.75	0.00	649,168.51	42.68	2,216,186.86	2,865,355.37	5.01	49.85
Subtotal	814	889,900.91	631,171.65	0.00	1,521,072.56	100.00	55,667,893.36	57,188,965.92	100.00	48.47
<i>Doubt debts (subjectives)</i>										
from > 1 to ≤ 2 months	1	20,286.15	140.26	0.00	20,426.41	9.11	0.00	20,426.41	9.11	22.64
from > 3 to ≤ 6 months	1	0.00	19.99	0.00	19.99	0.01	0.00	19.99	0.01	0.03
from > 6 to < 12 months	4	102,466.98	6,191.74	0.00	108,658.72	48.46	0.00	108,658.72	48.46	11.55
from ≥ 12 to < 18 months	5	90,723.79	4,377.29	0.00	95,101.08	42.42	0.00	95,101.08	42.42	12.82
Subtotal	11	213,476.92	10,729.28	0.00	224,206.20	100.00	0.00	224,206.20	100.00	12.22
Total	825	1,103,377.83	641,900.93	0.00	1,745,278.76		55,667,893.36	57,413,172.12		47.92