

# BANCAJA 7 Fondo de Titulización de Activos



## Brief report

Date: 02/28/2013  
 Currency: EUR

Date of constitution  
 07/12/2004

VAT Reg. no.  
 V84054840

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 Isis Capital Markets  
 Fortis Bank  
 Banco Cooperativo  
 Banco Pastor

Bond Paying Agent

Barclays Bank PLC

Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

Treasury Account

Barclays Bank PLC

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	Amortized	AAA Aaa AAA	
Series A2 ES0312886015	07/16/2004 16,702	30,119.26 503,051,880.52 30.12%	100,000.00 1,670,200,000.00	Floating 3-M Euribor+0.180% 25.Feb/May/Aug/Nov	0.4000% 05/27/2013 30.453918 Gross 24.058595 Net	11/25/2036 05/27/2013 Quarterly 25.Feb/May/Aug/Nov	05/27/2013 "Pass-Through" Secuential	AA-sf A3sf AA-sf	AAA Aaa AAA
Series B ES0312886023	07/16/2004 399	62,850.51 25,077,353.49 62.85%	100,000.00 39,900,000.00	Floating 3-M Euribor+0.390% 25.Feb/May/Aug/Nov	0.6100% 05/27/2013 96.911995 Gross 76.560476 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	AA- Baa1sf 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	1.0000% 05/27/2013 162.655119 Gross 128.497544 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	2.7200% 05/27/2013 442.537089 Gross 349.604300 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	BBsf Caa1sf BB	BB+ Ba2 BB
Total		553,806,415.68	1,900,000,000.00						

### Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

		% Monthly CPR (SMM)									
		0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44		
	% Annual equivalent CPR	2,00	4,00	6,00	8,00	10,00	12,00	14,00	16,00		
Series A2	With optional redemption *	Average life	Years	5.66	4.88	4.33	3.85	3.43	3.11	2.83	2.56
	Final Maturity	Years	Date	10/22/2018	01/11/2018	06/25/2017	01/01/2017	07/31/2016	04/05/2016	12/23/2015	09/16/2015
Series B	Without optional redemption *	Average life	Years	6.45	5.68	5.04	4.51	4.07	3.69	3.37	3.10
	Final Maturity	Years	Date	08/06/2019	10/29/2018	03/11/2018	08/29/2017	03/20/2017	11/03/2016	07/09/2016	03/31/2016
Series C	With optional redemption *	Average life	Years	9.25	8.01	7.25	6.50	5.75	5.25	4.75	4.25
	Final Maturity	Years	Date	05/25/2022	02/25/2021	05/25/2020	08/25/2019	11/25/2018	05/25/2018	11/25/2017	05/25/2017
Series D	Without optional redemption *	Average life	Years	16.82	15.69	14.60	13.54	12.50	11.52	10.64	9.87
	Final Maturity	Years	Date	12/19/2029	10/29/2028	09/29/2027	09/08/2026	08/23/2025	08/29/2024	10/15/2023	01/07/2023
Series A2	With optional redemption *	Average life	Years	9.25	8.01	7.25	6.50	5.75	5.25	4.75	4.25
	Final Maturity	Years	Date	05/25/2022	02/25/2021	05/25/2020	08/25/2019	11/25/2018	05/25/2018	11/25/2017	05/25/2017
Series B	Without optional redemption *	Average life	Years	18.77	17.97	17.00	15.97	14.99	14.04	13.11	12.22
	Final Maturity	Years	Date	11/28/2031	02/09/2031	02/10/2030	02/10/2029	02/16/2028	03/08/2027	04/04/2026	05/13/2025
Series C	With optional redemption *	Average life	Years	9.25	8.01	7.25	6.50	5.75	5.25	4.75	4.25
	Final Maturity	Years	Date	05/25/2022	02/25/2021	05/25/2020	08/25/2019	11/25/2018	05/25/2018	11/25/2017	05/25/2017
Series D	Without optional redemption *	Average life	Years	20.20	19.90	19.49	18.95	18.28	17.52	16.72	15.91
	Final Maturity	Years	Date	05/03/2033	01/12/2033	08/16/2032	02/01/2032	06/04/2031	08/29/2030	11/11/2029	01/20/2029
Series A2	With optional redemption *	Average life	Years	9.25	8.01	7.25	6.50	5.75	5.25	4.75	4.25
	Final Maturity	Years	Date	05/25/2022	02/25/2021	05/25/2020	08/25/2019	11/25/2018	05/25/2018	11/25/2017	05/25/2017
Series B	Without optional redemption *	Average life	Years	18.77	17.97	17.00	15.97	14.99	14.04	13.11	12.22
	Final Maturity	Years	Date	08/25/2032	02/25/2032	05/25/2031	08/25/2030	08/25/2029	08/25/2028	08/25/2027	11/25/2026
Series C	With optional redemption *	Average life	Years	9.25	8.01	7.25	6.50	5.75	5.25	4.75	4.25
	Final Maturity	Years	Date	05/24/2022	06/04/2066	11/07/2104	08/02/2139	08/24/2170	04/15/2198	06/23/2223	03/23/2246
Series D	Without optional redemption *	Average life	Years	20.20	19.90	19.49	18.95	18.28	17.52	16.72	15.91
	Final Maturity	Years	Date	05/25/2022	05/25/2022	02/25/2021	05/25/2020	08/25/2019	11/25/2018	05/25/2018	11/25/2017
Series A2	With optional redemption *	Average life	Years	9.25	8.01	7.25	6.50	5.75	5.25	4.75	4.25
	Final Maturity	Years	Date	05/25/2022	02/25/2021	05/25/2020	08/25/2019	11/25/2018	05/25/2018	11/25/2017	05/25/2017
Series B	Without optional redemption *	Average life	Years	20.20	19.90	19.49	18.95	18.28	17.52	16.72	15.91
	Final Maturity	Years	Date	05/03/2033	01/12/2033	08/16/2032	02/01/2032	06/04/2031	08/29/2030	11/11/2029	01/20/2029
Series C	With optional redemption *	Average life	Years	9.25	8.01	7.25	6.50	5.75	5.25	4.75	4.25
	Final Maturity	Years	Date	05/25/2022	02/25/2021	05/25/2020	08/25/2019	11/25/2018	05/25/2018	11/25/2017	05/25/2017
Series D	Without optional redemption *	Average life	Years	20.20	19.90	19.49	18.95	18.28	17.52	16.72	15.91
	Final Maturity	Years	Date	05/03/2033	01/12/2033	08/16/2032	02/01/2032	06/04/2031	08/29/2030	11/11/2029	01/20/2029

\* 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	90.84%	503,051,880.52	10.49%	95.80%	1,820,200,000.00
Series A1	0.00%	0.00		7.89%	150,000,000.00
Series A2	90.84%	503,051,880.52		87.91%	1,670,200,000.00
Series B	4.53%	25,077,353.49	5.96%	2.10%	39,900,000.00
Series C	2.77%	15,314,605.04	3.19%	1.25%	23,800,000.00
Series D	1.87%	10,362,576.63	1.32%	0.85%	16,100,000.00
Issue of Bonds		553,806,415.68			1,900,000,000.00
Reserve Fund	1.32%	7,336,336.81	0.72%		13,680,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	8,391,282.14	0.220%	
Amortization Account	0.00		
Servicer ppal collect not yet credited	608,353.08		
Servicer ints collect not yet credited	89,782.32		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		7,336,336.81	2.820%
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

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 Bancaja

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**Collateral: Residential mortgage loans**

General			
	Current	At constitution date	
Count	9,876	22,332	
Principal			
Principal outstanding	554,527,833.22	1,900,030,732.91	
Average loan	56,149.03	85,081.08	
Minimum	0.00	16.21	
Maximum	355,159.53	443,266.52	
Interest rate			
Weighted average (wac)	1.80%	3.19%	
Minimum	0.69%	2.00%	
Maximum	8.67%	10.75%	
Final maturity			
Weighted average (WARM) (months)	188	279	
Minimum	03/01/2013	08/05/2004	
Maximum	03/19/2034	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	0.24%	0.47%	
1-year EURIBOR/MIBOR (Mortgage Market)	97.75%	96.44%	
Mortgage Market: Savings Banks	1.11%	1.56%	
Mortgage Market: All Institutions	0.04%	0.02%	
Savings Banks Lending Rate (CECA Indicator)	0.02%	0.43%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.10	6.77	0.08	7.95
10.01 - 20%	4.41	15.95	0.65	16.15
20.01 - 30%	9.21	25.48	1.92	25.78
30.01 - 40%	14.00	35.08	4.12	35.60
40.01 - 50%	22.24	45.19	7.76	45.46
50.01 - 60%	25.26	55.22	12.47	55.23
60.01 - 70%	19.68	63.79	20.41	65.74
70.01 - 80%	4.10	72.76	38.50	75.89
80.01 - 90%			10.88	84.92
90.01 - 100%			3.20	92.29
Weighted average (WALTV)	47.57		67.33	
Minimum	0.00		0.02	
Maximum	76.69		94.68	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.20%	0.30%	0.26%	0.28%	0.78%
Annual Percentage Rate (CPR)	2.38%	3.53%	3.04%	3.34%	8.94%

Geographic distribution		
	Current	At constitution date
Andalucía	4.23%	4.32%
Aragón	0.55%	0.54%
Asturias	0.06%	0.05%
Balearic Islands	4.45%	4.29%
Basque Country	2.21%	1.79%
Canary Islands	8.11%	7.41%
Cantabria	0.04%	0.02%
Castilla-La Mancha	2.53%	2.60%
Castilla-León	1.54%	1.72%
Catalonia	9.08%	9.28%
Extremadura	0.06%	0.06%
Galicia	1.21%	1.14%
La Rioja	0.31%	0.32%
Madrid	16.87%	15.92%
Melilla		0.00%
Murcia	3.00%	2.64%
Navarra	1.11%	1.23%
Valencia	44.63%	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	474	124,804.33	39,154.91	0.00	163,959.24	8.35	30,522,314.43	30,686,273.67	52.87	42.96
from > 1 to ≤ 2 months	131	80,199.09	27,272.74	0.00	107,471.83	5.47	8,546,755.68	8,654,227.51	14.91	44.62
from > 2 to ≤ 3 months	60	44,603.08	19,337.67	0.00	63,940.75	3.26	3,760,094.97	3,824,035.72	6.59	51.98
from > 3 to ≤ 6 months	59	90,326.35	30,601.64	0.00	120,927.99	6.16	3,301,862.16	3,422,790.15	5.90	44.63
from > 6 to < 12 months	79	218,973.81	85,395.39	0.00	304,369.20	15.50	4,443,003.27	4,747,372.47	8.18	43.46
from ≥ 12 to < 18 months	43	162,690.47	84,536.18	0.00	247,226.65	12.59	2,546,616.57	2,793,843.22	4.81	47.71
from ≥ 18 to < 24 months	11	92,763.85	47,695.05	0.00	140,458.90	7.15	890,416.46	1,030,875.36	1.97	51.22
from ≥ 24 months	52	465,814.88	350,069.15	0.00	815,884.03	41.54	2,068,593.06	2,884,477.09	4.97	43.47
Subtotal	909	1,280,175.86	684,062.73	0.00	1,964,238.59	100.00	56,079,656.60	58,043,895.19	100.00	44.22
<i>Doubt debts (subjectives)</i>										
from > 6 to < 12 months	2	2,328.37	296.19	0.00	2,624.56	2.67	0.00	2,624.56	2.67	0.76
from ≥ 12 to < 18 months	2	20,286.15	694.54	0.00	20,980.69	21.35	0.00	20,980.69	21.35	12.76
from ≥ 18 to < 24 months	2	4,755.80	1,792.68	0.00	6,548.48	6.66	0.00	6,548.48	6.66	1.94
from ≥ 24 months	3	63,864.56	4,245.67	0.00	68,110.23	69.31	0.00	68,110.23	69.31	15.62
Subtotal	9	91,234.88	7,029.08	0.00	98,263.96	100.00	0.00	98,263.96	100.00	7.66
Total	918	1,371,410.74	691,091.81	0.00	2,062,502.55		56,079,656.60	58,142,159.15		43.86