BANCAJA 7 Fondo de Titulización de Activos

Brief report

Date: 04/30/2013
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 Ixis 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) Current	 Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	 Next	Rating Fitch / Moody´s / S&P 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	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 Quarterly 25.Feb/May/Aug/Nov	05/27/2013 "Pass-Through" Secuential	AA-sf Baa1sf 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- Ba2sf 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- B3sf 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 Caa3sf 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	5.63	4.88	4.35	3.88	3.47	3.16	2.88	2.69
			Date	10/12/2018	01/10/2018	06/30/2017	01/12/2017	08/14/2016	04/23/2016	01/12/2016	11/03/2015
		Final Maturity	Years	9.25	8.01	7.25	6.50	5.75	5.25	4.75	4.50
			Date	05/25/2022	02/25/2021	05/25/2020	08/25/2019	11/25/2018	05/25/2018	11/25/2017	08/25/2017
	Without optional redemption *	Average life	Years	6.41	5.67	5.06	4.54	4.12	3.75	3.45	3.18
			Date	07/23/2019	10/26/2018	03/16/2018	09/10/2017	04/07/2017	11/26/2016	08/05/2016	04/29/2016
		Final Maturity	Years	15.76	14.76	13.50	12.50	11.25	10.50	9.75	9.01
			Date	11/25/2028	11/25/2027	08/25/2026	08/25/2025	05/25/2024	08/25/2023	11/25/2022	02/25/2022
Series B	With optional redemption *	Average life	Years	9.25	8.01	7.25	6.50	5.75	5.25	4.75	4.50
			Date	05/25/2022	02/25/2021	05/25/2020	08/25/2019	11/25/2018	05/25/2018	11/25/2017	08/25/2017
		Final Maturity	Years	9.25	8.01	7.25	6.50	5.75	5.25	4.75	4.50
			Date	05/25/2022	02/25/2021	05/25/2020	08/25/2019	11/25/2018	05/25/2018	11/25/2017	08/25/2017
	Without optional redemption *	Average life	Years	16.79	15.66	14.59	13.55	12.53	11.55	10.69	9.93
			Date	12/05/2029	10/21/2028	09/26/2027	09/11/2026	09/01/2025	09/11/2024	11/02/2023	01/28/2023
		Final Maturity	Years	18.01	17.01	15.76	14.76	13.76	13.01	12.01	11.01
			Date	02/25/2031	02/25/2030	11/25/2028	11/25/2027	11/25/2026	02/25/2026	02/25/2025	02/25/2024
Series C	With optional redemption *	Average life	Years	9.25	8.01	7.25	6.50	5.75	5.25	4.75	4.50
			Date	05/25/2022	02/25/2021	05/25/2020	08/25/2019	11/25/2018	05/25/2018	11/25/2017	08/25/2017
		Final Maturity	Years	9.25	8.01	7.25	6.50	5.75	5.25	4.75	4.50
			Date	05/25/2022	02/25/2021	05/25/2020	08/25/2019	11/25/2018	05/25/2018	11/25/2017	08/25/2017
	Without optional redemption *	Average life	Years	18.75	17.95	16.99	15.97	15.00	14.07	13.15	12.28
			Date	11/20/2031	02/02/2031	02/15/2030	02/11/2029	02/21/2028	03/18/2027	04/18/2026	06/03/2025
		Final Maturity	Years	19.51	19.01	18.25	17.51	16.51	15.51	14.76	13.76
			Date	08/25/2032	02/25/2032	05/25/2031	08/25/2030	08/25/2029	08/25/2028	11/25/2027	11/25/2026
Series D	With optional redemption *	Average life	Years	9.25	53.31	91.76	126.52	157.60	185.26	210.46	233.48
			Date	05/24/2022	06/04/2066	11/07/2104	08/02/2139	08/24/2170	04/15/2198	06/23/2223	06/23/2246
		Final Maturity	Years	9.25	9.25	8.01	7.25	6.50	5.75	5.25	4.75
			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
	Without optional redemption *	Average life	Years	20.19	19.89	19.48	18.95	18.29	17.53	16.75	15.95
			Date	04/30/2033	01/10/2033	08/14/2032	02/01/2032	06/06/2031	09/03/2030	11/20/2029	02/02/2029
		Final Maturity	Years	21.01	21.01	21.01	21.01	21.01	21.01	21.01	21.01
			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

* 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		% CE	At issue date		% CE
Class A	90.84%	503,051,880.52	10.49%	95.80%	1,820,200,000.00	4.92%
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	2.82%
Series C	2.77%	15,314,605.04	3.19%	1.25%	23,800,000.00	1.57%
Series D	1.87%	10,362,576.63	1.32%	0.85%	16,100,000.00	0.72%
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 finantial operations (current)

Assets		Balance	Interest
Treasury Account		19,560,459.55	0.220%
Amortization Account		0.00	
Servicer ppal collect not yet credited		654,022.30	
Servicer ints collect not yet credited		86,613.82	
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
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 Fax +34 91 411 84 68 www.edt-sg.com info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com

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Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	9,776	22,332
Principal		
Principal outstanding	544,677,186.34	1,900,030,732.91
Average loan	55,715.75	85,081.08
Minimum	0.00	16.21
Maximum	352,704.20	443,266.52
Interest rate		
Weighted average (wac)	1.67%	3.19%
Minimum	0.70%	2.00%
Maximum	8.00%	10.75%
Final maturity		
Weighted average (WARM) (months)	187	279
Minimum	05/01/2013	08/05/2004
Maximum	03/19/2034	03/17/2034
Index (principal outstanding distribution)		
3-month EURIBOR/MIBOR	0.83%	1.06%
6-month EURIBOR/MIBOR	0.00%	0.00%
1-year EURIBOR/MIBOR	0.24%	0.47%
1-year EURIBOR/MIBOR (Mortgage Market)	97.77%	96.44%
Mortgage Market: Savings Banks	1.10%	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%	1.12	6.72	0.08	7.95
10.01 - 20%	4.55	15.96	0.65	16.15
20.01 - 30%	9.38	25.46	1.92	25.78
30.01 - 40%	14.10	35.09	4.12	35.60
40.01 - 50%	22.91	45.15	7.76	45.46
50.01 - 60%	25.28	55.28	12.47	55.23
60.01 - 70%	18.87	63.70	20.41	65.74
70.01 - 80%	3.79	72.50	38.50	75.89
80.01 - 90%			10.88	84.92
90.01 - 100%			3.20	92.29
Weighted average (WALTV)		47.23		67.33
Minimum		0.00		0.02
Maximum		76.18		94.68

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.35%	0.25%	0.29%	0.28%	0.77%
Annual Percentage Rate (CPR)	4.09%	2.95%	3.41%	3.35%	8.83%

Geographic distribution

	Current	At constitution date
Andalucia	4.23%	4.32%
Aragon	0.55%	0.54%
Asturias	0.06%	0.05%
Balearic Islands	4.47%	4.29%
Basque Country	2.21%	1.79%
Canary Islands	8.09%	7.41%
Cantabria	0.04%	0.02%
Castilla-La Mancha	2.54%	2.60%
Castilla-Leon	1.54%	1.72%
Catalonia	9.12%	9.28%
Extremadura	0.06%	0.06%
Galicia	1.19%	1.14%
La Rioja	0.32%	0.32%
Madrid	16.91%	15.92%
Melilla		0.00%
Murcia	3.00%	2.64%
Navarra	1.10%	1.23%
Valencia	44.57%	46.65%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	435	118,143.24	32,126.84	0.00	150,270.08	7.51	29,080,717.62	29,230,987.70	53.93	43.54
from > 1 to ≤ 2 months	108	61,830.38	18,883.06	0.00	80,713.44	4.03	7,452,511.79	7,533,225.23	13.90	44.94
from > 2 to ≤ 3 months	48	47,145.45	14,110.36	0.00	61,255.81	3.06	2,990,847.19	3,052,103.00	5.63	47.37
from > 3 to ≤ 6 months	47	59,283.90	18,521.55	0.00	77,805.45	3.89	2,323,211.05	2,401,016.50	4.43	46.87
from > 6 to < 12 months	73	236,233.84	82,112.54	0.00	318,346.38	15.90	4,394,937.74	4,713,284.12	8.70	44.43
from ≥ 12 to < 18 months	44	174,974.15	79,851.83	0.00	254,825.98	12.73	2,457,889.79	2,712,715.77	5.01	46.53
from ≥ 18 to < 24 months	17	133,454.69	59,595.03	0.00	193,049.72	9.64	1,226,296.53	1,419,346.25	2.62	47.78
from ≥ 2 years	54	507,080.14	358,480.86	0.00	865,561.00	43.24	2,269,578.93	3,135,139.93	5.78	45.18
Subtotal	826	1,338,145.79	663,682.07	0.00	2,001,827.86	100.00	52,195,990.64	54,197,818.50	100.00	44.49
Doubt debts (subjectives)										
from ≥ 12 to < 18 months	4	22,614.52	1,056.29	0.00	23,670.81	24.03	0.00	23,670.81	24.03	4.65
from ≥ 2 years	5	68,620.36	6,233.42	0.00	74,853.78	75.97	0.00	74,853.78	75.97	9.68
Subtotal	9	91,234.88	7,289.71	0.00	98,524.59	100.00	0.00	98,524.59	100.00	7.68
Total	835	1,429,380.67	670,971.78	0.00	2,100,352.45		52,195,990.64	54,296,343.09		44.11

Additional information
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