

Brief report

Date: 03/31/2016
 Currency: EUR

Date of constitution
 07/12/2004

VAT Reg. no.
 V84054840

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

Originator
 Bankia

Servicer
 Bankia

Lead Managers
 Bankia

BNP Paribas

Deutsche Bank

JP Morgan

Bond Underwriters and Placement Agents

Bankia

BNP Paribas

Deutsche Bank

JP Morgan

CDC Ivis Capital Markets

Fortis Bank

Banco Cooperativo

Banco Pastor

Bond Paying Agent

BNP Paribas

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Citibank

Amortisation Account
 Bankia

Subordinated Loan
 Bankia

Start-up Loan
 Bankia

Swap
 Credit Suisse International

Assets Custodian
 Bankia

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 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 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	20,907.73 349,200,906.46 20.91%	100,000.00 1,670,200,000.00	Floating 3-M Euribor+0.180% 25.Feb/May/Aug/Nov	0.0000% 05/25/2016 0.000000 Gross 0.000000 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	05/25/2016 "Pass-Through" Securitized	AA-sf Aa2sf AA+sf	AAA Aaa AAA	
Series B ES0312886023	07/16/2004 399	40,128.82 16,011,399.18 40.13%	100,000.00 39,900,000.00	Floating 3-M Euribor+0.390% 25.Feb/May/Aug/Nov	0.1900% 05/25/2016 19,061190 Gross 15.439564 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Securitized	AA- A2sf A+sf	A+ A2 A	
Series C ES0312886031	07/16/2004 238	40,124.60 9,549,654.80 40.12%	100,000.00 23,800,000.00	Floating 3-M Euribor+0.780% 25.Feb/May/Aug/Nov	0.5800% 05/25/2016 58.180670 Gross 47.126343 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Securitized	A- Ba1sf BB+sf	BBB+ Baa2 BBB	
Series D ES0312886049	07/16/2004 161	40,135.05 6,461,743.05 40.14%	100,000.00 16,100,000.00	Floating 3-M Euribor+2.500% 25.Feb/May/Aug/Nov	2.3000% 05/25/2016 230.776538 Gross 186.928996 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Securitized	BBsf B3sf B-sf	BB+ Baa2 BB	
Total		381,223,703.49	1,900,000,000.00							

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

Series	Hypothesis	Average life	Final Maturity	% Monthly CPR (SMM)									
				0.17	0.25	0.34	0.42	0.51	0.60	0.69	0.78		
Series A2	% Annual equivalent CPR	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00				
	With optional redemption *	4.20	3.99	3.67	3.47	3.28	3.10	2.93	2.76				
	Final Maturity	05/08/2020	02/19/2020	10/24/2019	08/14/2019	06/06/2019	04/01/2019	01/28/2019	11/27/2018				
	Date	11/25/2021	08/25/2021	02/25/2021	11/25/2020	08/25/2020	05/25/2020	02/25/2020	11/25/2019				
Series B	Without optional redemption *	6.43	6.13	5.86	5.60	5.36	5.13	4.92	4.72				
	Final Maturity	07/29/2022	04/12/2022	01/02/2022	09/30/2021	07/04/2021	04/12/2021	01/25/2021	11/14/2020				
	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	11/25/2021	08/25/2021	02/25/2021	11/25/2020	08/25/2020	05/25/2020	02/25/2020	11/25/2019				
Series C	With optional redemption *	4.20	3.99	3.67	3.47	3.28	3.10	2.93	2.76				
	Final Maturity	05/08/2020	02/19/2020	10/24/2019	08/14/2019	06/06/2019	04/01/2019	01/28/2019	11/27/2018				
	Date	11/25/2021	08/25/2021	02/25/2021	11/25/2020	08/25/2020	05/25/2020	02/25/2020	11/25/2019				
	Date	07/29/2022	04/12/2022	01/02/2022	09/30/2021	07/04/2021	04/12/2021	01/25/2021	11/14/2020				
Series D	Without optional redemption *	6.43	6.13	5.86	5.60	5.36	5.13	4.92	4.72				
	Final Maturity	07/29/2022	04/12/2022	01/02/2022	09/30/2021	07/04/2021	04/12/2021	01/25/2021	11/14/2020				
	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	11/25/2021	08/25/2021	02/25/2021	11/25/2020	08/25/2020	05/25/2020	02/25/2020	11/25/2019				

* 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)						
Class	Current	At issue date		% CE	% CE	% CE
		% CE	% CE			
Class A	91.60%	349,200,906.46	10.15%	95.80%	1,820,200,000.00	4.92%
Series A1	0.00%	0.00		7.89%	150,000,000.00	
Series A2	91.60%	349,200,906.46		87.91%	1,670,200,000.00	
Series B	4.20%	16,011,399.18	5.95%	2.10%	39,900,000.00	2.82%
Series C	2.51%	9,549,654.80	3.44%	1.25%	23,800,000.00	1.57%
Series D	1.70%	6,461,743.05	1.74%	0.85%	16,100,000.00	0.72%
Issue of Bonds		381,223,703.49			1,900,000,000.00	
Reserve Fund	1.74%	6,650,000.00	0.72%		13,680,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	16,603,350.10	0.0000%	
Amortization Account		0.00	
Servicer ppal collect not yet credited		573,692.12	
Servicer ints collect not yet credited		29,753.24	
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		6,650,000.00	1.3000%
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

BANCAJA 7 Fondo de Titulización de Activos

Brief report

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

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Servicer
Bankia

Lead Managers
Bankia
BNP Paribas
Deutsche Bank
JP Morgan

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

Bond Paying Agent
BNP Paribas

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Iberclear

Treasury Account
Citibank

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Start-up Loan
Bankia

Swap
Credit Suisse International

Assets Custodian
Bankia

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Ernst & Young (hasta ejercicio 2008)

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	8,147	22,332	
Principal			
Principal outstanding	381,784,066.18	1,900,030,732.91	
Average loan	46,861.92	85,081.08	
Minimum	0.00	16.21	
Maximum	262,594.89	443,266.52	
Interest rate			
Weighted average (wac)	1.02%	3.19%	
Minimum	0.30%	2.00%	
Maximum	2.68%	10.75%	
Final maturity			
Weighted average (WARM) (months)	162	279	
Minimum	04/01/2016	08/05/2004	
Maximum	03/19/2034	03/17/2034	
Index (principal outstanding distribution)			
1-month EURIBOR/MIBOR	0.00%	0.01%	
3-month EURIBOR/MIBOR	0.74%	1.06%	
6-month EURIBOR/MIBOR	0.00%	0.00%	
1-year EURIBOR/MIBOR	0.00%	0.47%	
1-year EURIBOR/MIBOR (Mortgage Market)	98.22%	96.44%	
Mortgage Market: Savings Banks	0.00%	1.56%	
Mortgage Market: All Institutions	1.04%	0.02%	
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.43%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	2.09	7.15	0.08	7.95
10.01 - 20%	7.35	15.49	0.66	16.20
20.01 - 30%	13.38	25.71	1.91	25.81
30.01 - 40%	21.67	34.93	4.12	35.60
40.01 - 50%	25.89	45.20	7.77	45.47
50.01 - 60%	23.96	54.26	12.49	55.25
60.01 - 70%	5.67	62.69	20.38	65.75
70.01 - 80%			38.52	75.90
80.01 - 90%			10.87	84.94
90.01 - 100%			3.18	92.30
Weighted average (WALTV)	40.55		67.33	
Minimum	0.00		0.02	
Maximum	66.90		94.68	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.44%	0.39%	0.44%	0.38%	0.66%
Annual Percentage Rate (CPR)	5.19%	4.60%	5.14%	4.52%	7.65%

Geographic distribution		
	Current	At constitution date
Andalucía	4.46%	4.32%
Aragón	0.57%	0.54%
Asturias	0.04%	0.05%
Balearic Islands	4.86%	4.29%
Basque Country	2.27%	1.79%
Canary Islands	8.45%	7.41%
Cantabria	0.05%	0.02%
Castilla-La Mancha	2.64%	2.60%
Castilla-León	1.40%	1.72%
Catalonia	9.66%	9.28%
Extremadura	0.08%	0.06%
Galicia	1.17%	1.14%
La Rioja	0.34%	0.32%
Madrid	17.41%	15.92%
Melilla		0.00%
Murcia	2.96%	2.64%
Navarra	0.95%	1.23%
Valencia	42.70%	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	242	56,685.95	8,522.71	0.00	65,208.66	2.51	12,746,602.02	12,811,810.68	43.17	37.61
from > 1 to ≤ 2 months	51	25,590.93	4,254.39	0.00	29,845.32	1.15	2,579,068.56	2,608,913.88	8.79	34.13
from > 2 to ≤ 3 months	41	42,863.97	5,343.56	0.00	48,207.53	1.86	2,132,307.42	2,180,514.95	7.35	35.21
from > 3 to ≤ 6 months	21	29,564.15	5,073.35	0.00	34,637.50	1.33	1,002,035.39	1,036,672.89	3.49	40.49
from > 6 to < 12 months	23	69,423.73	13,922.48	0.00	83,346.21	3.21	1,475,162.84	1,558,509.05	5.25	46.65
from ≥ 12 to < 18 months	15	68,115.64	15,204.60	0.00	83,320.24	3.21	855,420.51	938,740.75	3.16	48.18
from ≥ 18 to < 24 months	20	206,294.71	35,731.55	0.00	242,026.26	9.32	1,244,334.33	1,486,360.59	5.01	37.09
from ≥ 2 years	112	1,544,956.32	464,925.45	0.00	2,009,881.77	77.41	5,048,848.78	7,058,730.55	23.78	48.39
Subtotal	525	2,043,495.40	552,978.09	0.00	2,596,473.49	100.00	27,083,779.85	29,680,253.34	100.00	39.92
Doubt debts (subjectives)										
from > 1 to ≤ 2 months	1	3,189.86	22.88	0.00	3,212.74	0.56	0.00	3,212.74	0.56	4.43
from > 2 to ≤ 3 months	1	4,707.77	39.98	0.00	4,747.75	0.83	0.00	4,747.75	0.83	8.02
from > 3 to ≤ 6 months	1	24,290.28	167.66	0.00	24,457.94	4.29	0.00	24,457.94	4.29	26.74
from > 6 to < 12 months	2	11,883.96	121.54	0.00	12,005.50	2.11	0.00	12,005.50	2.11	7.30
from ≥ 12 to < 18 months	6	97,716.03	2,105.00	0.00	99,821.03	17.52	0.00	99,821.03	17.52	18.36
from ≥ 18 to < 24 months	5	191,016.14	4,205.79	0.00	195,221.93	34.27	0.00	195,221.93	34.27	26.26
from ≥ 2 years	14	216,349.90	13,850.54	0.00	230,200.44	40.41	0.00	230,200.44	40.41	12.31
Subtotal	30	549,153.94	20,513.39	0.00	569,667.33	100.00	0.00	569,667.33	100.00	16.07
Total	555	2,592,649.34	573,491.48	0.00	3,166,140.82		27,083,779.85	30,249,920.67		38.84