

# BANCAJA 7 Fondo de Titulización de Activos

## Brief report

Date: 09/30/2016  
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	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	19,598.01 327,325,963.02 19.60%	100,000.00 1,670,200,000.00	Floating 3-M Euribor+0.180% 25.Feb/May/Aug/Nov	0.0000% 11/25/2016 0.000000 Gross 0.000000 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	11/25/2016 "Pass-Through" Securitized	AA-sf Aa2sf AA+sf	AAA Aaa AAA	
Series B ES0312886023	07/16/2004 399	37,615.03 15,008,396.97 37.62%	100,000.00 39,900,000.00	Floating 3-M Euribor+0.390% 25.Feb/May/Aug/Nov	0.0920% 11/25/2016 8.843711 Gross 7.163406 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Securitized	A-sf A2sf A+sf	A+ A2 A	
Series C ES0312886031	07/16/2004 238	37,611.08 8,951,437.04 37.61%	100,000.00 23,800,000.00	Floating 3-M Euribor+0.780% 25.Feb/May/Aug/Nov	0.4820% 11/25/2016 46.328493 Gross 37.526079 Net	11/25/2036 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Securitized	BBBsf Ba1sf BB+sf	BBB+ Baa2 BBB	
Series D ES0312886049	07/16/2004 161	37,620.87 6,056,960.07 37.62%	100,000.00 16,100,000.00	Floating 3-M Euribor+2.500% 25.Feb/May/Aug/Nov	2.2020% 11/25/2016 211.705176 Gross 171.481193 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		357,342,757.10	1,900,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)												
Series	Option	Average life	Years	% Monthly CPR (SMM)								
				0.17	0.25	0.34	0.42	0.51	0.60	0.69	0.78	
Series A2	With optional redemption *	% Annual equivalent CPR			2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00
		Date	07/24/2020	03/22/2020	01/11/2020	11/02/2019	08/27/2019	06/22/2019	06/06/2019	04/06/2019		
	Without optional redemption *	Final Maturity			5.25	4.75	4.51	4.25	4.00	3.75	3.50	3.50
		Date	11/25/2021	05/25/2021	02/25/2021	11/25/2020	08/25/2020	05/25/2020	05/25/2020	02/25/2020		
Series B	With optional redemption *	Average life			6.25	5.97	5.71	5.46	5.23	5.02	4.81	4.62
		Date	11/22/2022	08/12/2022	05/09/2022	02/08/2022	11/16/2021	08/30/2021	06/17/2021	04/09/2021		
	Without optional redemption *	Final Maturity			17.52	17.52	17.52	17.52	17.52	17.52	17.52	17.52
		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		
Series C	With optional redemption *	Average life			3.92	3.58	3.38	3.19	3.01	2.83	2.78	2.61
		Date	07/24/2020	03/22/2020	01/11/2020	11/02/2019	08/27/2019	06/22/2019	06/06/2019	04/06/2019		
	Without optional redemption *	Final Maturity			5.25	4.75	4.51	4.25	4.00	3.75	3.50	3.50
		Date	11/25/2021	05/25/2021	02/25/2021	11/25/2020	08/25/2020	05/25/2020	05/25/2020	02/25/2020		
Series D	With optional redemption *	Average life			3.92	3.58	3.38	3.19	3.01	2.83	2.78	2.61
		Date	07/24/2020	03/22/2020	01/11/2020	11/02/2019	08/27/2019	06/22/2019	06/06/2019	04/06/2019		
	Without optional redemption *	Final Maturity			5.25	4.75	4.51	4.25	4.00	3.75	3.50	3.50
		Date	11/25/2021	05/25/2021	02/25/2021	11/25/2020	08/25/2020	05/25/2020	05/25/2020	02/25/2020		

\* 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	
			Current	At issue date	Current	At issue date
Class A	91.60%	327,325,963.02	10.27%	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%	327,325,963.02		87.91%	1,670,200,000.00	
Series B	4.20%	15,008,396.97	6.07%	2.10%	39,900,000.00	2.82%
Series C	2.51%	8,951,437.04	3.56%	1.25%	23,800,000.00	1.57%
Series D	1.70%	6,056,960.07	1.86%	0.85%	16,100,000.00	0.72%
Issue of Bonds		357,342,757.10			1,900,000,000.00	
Reserve Fund	1.86%	6,650,000.00	0.72%		13,680,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	15,996,869.55	-0.298%	
Amortization Account		0.00	
Servicer ppal collect not yet credited		264,492.83	
Servicer ints collect not yet credited		22,494.53	
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		6,650,000.00	1.202%
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 📠 +34 91 411 84 68 🌐 www.edt-sg.com ✉ info@edt-sg.com  
Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

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Servicer  
 Bankia

Lead Managers  
 Bankia  
 BNP Paribas  
 Deutsche Bank  
 JP Morgan

Bond Underwriters and Placement Agents  
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 BNP Paribas  
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 JP Morgan  
 CDC Ivis Capital Markets  
 Fortis Bank  
 Banco Cooperativo  
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Bond Paying Agent  
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Subordinated Loan  
 Bankia

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

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	7,912	22,332	
Principal			
Principal outstanding	357,813,248.70	1,900,030,732.91	
Average loan	45,224.12	85,081.08	
Minimum	0.00	16.21	
Maximum	255,208.60	443,266.52	
Interest rate			
Weighted average (wac)	0.91%	3.19%	
Minimum	0.20%	2.00%	
Maximum	2.41%	10.75%	
Final maturity			
Weighted average (WARM) (months)	157	279	
Minimum	10/05/2016	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)	98.24%	96.44%	
Mortgage Market: Savings Banks	0.00%	1.56%	
Mortgage Market: All Institutions	1.02%	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%	2.45	7.01	0.08	7.95
10.01 - 20%	7.38	15.50	0.66	16.20
20.01 - 30%	15.39	25.74	1.91	25.81
30.01 - 40%	21.67	34.88	4.12	35.60
40.01 - 50%	26.72	45.01	7.77	45.47
50.01 - 60%	22.49	53.89	12.49	55.25
60.01 - 70%	3.90	62.01	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)	39.40		67.33	
Minimum	0.00		0.02	
Maximum	65.22		94.68	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.34%	0.25%	0.31%	0.37%	0.65%
Annual Percentage Rate (CPR)	4.01%	3.01%	3.63%	4.39%	7.49%

Geographic distribution		
	Current	At constitution date
Andalucía	4.52%	4.32%
Aragón	0.58%	0.54%
Asturias	0.03%	0.05%
Balearic Islands	4.86%	4.29%
Basque Country	2.30%	1.79%
Canary Islands	8.53%	7.41%
Cantabria	0.05%	0.02%
Castilla-La Mancha	2.68%	2.60%
Castilla-León	1.40%	1.72%
Catalonia	9.75%	9.28%
Extremadura	0.08%	0.06%
Galicia	1.18%	1.14%
La Rioja	0.33%	0.32%
Madrid	17.51%	15.92%
Melilla		0.00%
Murcia	2.92%	2.64%
Navarra	0.91%	1.23%
Valencia	42.38%	46.65%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
<b>Delinquencies</b>										
Up to 1 month	228	58,917.57	8,152.28	0.00	67,069.85	2.57	12,505,357.13	12,572,426.98	46.03	35.76
from > 1 to ≤ 2 months	52	29,301.85	3,756.07	0.00	33,057.92	1.27	2,628,019.55	2,661,077.47	9.74	34.84
from > 2 to ≤ 3 months	24	18,349.87	2,151.72	0.00	20,501.59	0.79	875,375.60	895,877.19	3.28	31.42
from > 3 to ≤ 6 months	30	39,880.54	5,546.04	0.00	45,426.58	1.74	1,324,950.82	1,370,377.40	5.02	38.23
from > 6 to < 12 months	11	33,153.11	3,265.92	0.00	36,419.03	1.40	405,975.00	442,394.03	1.62	33.99
from ≥ 12 to < 18 months	17	98,273.84	18,727.30	0.00	117,001.14	4.49	1,222,867.28	1,339,868.42	4.91	49.89
from ≥ 18 to < 24 months	13	78,783.48	15,227.62	0.00	94,011.10	3.61	585,879.31	679,890.41	2.49	47.70
from ≥ 2 years	113	1,740,322.06	453,917.89	0.00	2,194,239.95	84.14	5,154,831.48	7,349,071.43	26.91	45.88
Subtotal	488	2,096,982.32	510,744.84	0.00	2,607,727.16	100.00	24,703,256.17	27,310,983.33	100.00	38.65
<b>Doubt debts (subjectives)</b>										
Up to 1 month	1	2,863.42	0.00	0.00	2,863.42	0.49	0.00	2,863.42	0.49	2.84
from > 1 to ≤ 2 months	1	2,661.38	64.87	0.00	2,726.25	0.47	0.00	2,726.25	0.47	2.02
from > 2 to ≤ 3 months	2	39,345.94	107.12	0.00	39,453.06	6.74	0.00	39,453.06	6.74	20.51
from > 3 to ≤ 6 months	2	65,272.84	239.26	0.00	65,512.10	11.19	0.00	65,512.10	11.19	24.06
from ≥ 18 to < 24 months	5	97,246.49	2,615.31	0.00	99,861.80	17.06	0.00	99,861.80	17.06	22.02
from ≥ 2 years	12	357,908.62	16,983.99	0.00	374,892.61	64.05	0.00	374,892.61	64.05	22.29
Subtotal	23	565,298.69	20,010.55	0.00	585,309.24	100.00	0.00	585,309.24	100.00	20.64
Total	511	2,662,281.01	530,755.39	0.00	3,193,036.40		24,703,256.17	27,896,292.57		37.96