

# MBS BANCAJA 7 Fondo de Titulización de Activos

## Cartera de Activos Titulizados / Portfolio of Securitised Assets

### Distribución Geográfica por Comunidades / Geographical Distribution by Regions

Activos / Assets: Préstamos hipotecarios (CTHs) / Mortgage loans

Fecha / Date: 31/12/2012

Divisa / Currency: EUR

| Comunidades<br>Regions                      | Saldo Vivo de Principal<br>Outstanding Principal Balance |               |                       |               | Principal Vencido Impagado<br>Overdue Principal |               |                     |               | Principal Pendiente Vencimiento<br>Outstanding Principal |               |                       |               | %CLTV Media Ponderada<br>Weighted Average % CLTV |                |
|---|--|---------------|-----------------------|---------------|---|---------------|---------------------|---------------|--|---------------|-----------------------|---------------|--|----------------|
|   | Num.   | %             | Importe / Amount      | %             | Num.  | %             | Importe / Amount    | %             | Num.   | %             | Importe / Amount      | %             | SVP / OPB  | PPV / OP       |
| Andalucía / Andalucía                       | 559  | 11,31         | 87.880.477,27         | 11,24         | 61  | 8,52          | 108.203,09          | 9,70          | 558  | 11,30         | 87.772.274,18         | 11,25         | 85,706   | 85,702         |
| Aragón / Aragón                             | 35   | 0,71          | 5.252.450,83          | 0,67          | 2   | 0,28          | 653,06              | 0,06          | 35   | 0,71          | 5.251.797,77          | 0,67          | 84,193   | 84,181         |
| Asturias / Asturias                         | 43   | 0,87          | 5.677.226,81          | 0,73          | 6   | 0,84          | 3.964,50            | 0,36          | 43   | 0,87          | 5.673.262,31          | 0,73          | 85,559   | 85,492         |
| Canarias / Canary Islands                   | 241  | 4,88          | 36.154.402,21         | 4,63          | 51  | 7,12          | 40.136,77           | 3,60          | 241  | 4,88          | 36.114.265,44         | 4,63          | 85,990   | 85,905         |
| Cantabria / Cantabria                       | 23   | 0,47          | 4.340.720,42          | 0,56          | 0   | 0,00          | 0,00                | 0,00          | 23   | 0,47          | 4.340.720,42          | 0,56          | 87,555   | 87,555         |
| Castilla y León / Castilla-Leon             | 145  | 2,93          | 20.389.339,55         | 2,61          | 11  | 1,54          | 12.524,21           | 1,12          | 145  | 2,94          | 20.376.815,34         | 2,61          | 83,985   | 83,932         |
| Castilla-La Mancha / Castilla-La Mancha     | 129  | 2,61          | 20.300.004,33         | 2,60          | 16  | 2,23          | 25.521,46           | 2,29          | 129  | 2,61          | 20.274.482,87         | 2,60          | 86,809   | 86,712         |
| Cataluña / Catalonia                        | 510  | 10,32         | 110.908.418,51        | 14,19         | 110   | 15,36         | 164.549,41          | 14,74         | 510  | 10,33         | 110.743.869,10        | 14,19         | 86,817   | 86,684         |
| Comunidad Valenciana / Valencia             | 2.298  | 46,49         | 325.195.966,01        | 41,60         | 352   | 49,16         | 638.343,66          | 57,20         | 2.294  | 46,47         | 324.557.622,35        | 41,58         | 79,974   | 79,879         |
| Extremadura / Extremadura                   | 48   | 0,97          | 5.242.594,93          | 0,67          | 5   | 0,70          | 7.343,59            | 0,66          | 48   | 0,97          | 5.235.251,34          | 0,67          | 81,654   | 81,511         |
| Galicia / Galicia                           | 83   | 1,68          | 10.608.148,27         | 1,36          | 14  | 1,96          | 16.463,35           | 1,48          | 83   | 1,68          | 10.591.684,92         | 1,36          | 83,252   | 83,117         |
| Islas Baleares / Balearic Islands           | 263  | 5,32          | 47.323.262,51         | 6,05          | 23  | 3,21          | 31.470,33           | 2,82          | 262  | 5,31          | 47.291.792,18         | 6,06          | 83,485   | 83,434         |
| La Rioja / La Rioja                         | 13   | 0,26          | 1.264.783,19          | 0,16          | 1   | 0,14          | 150,55              | 0,01          | 13   | 0,26          | 1.264.632,64          | 0,16          | 83,277   | 83,268         |
| Madrid / Madrid                             | 347  | 7,02          | 69.059.362,77         | 8,84          | 33  | 4,61          | 41.528,24           | 3,72          | 347  | 7,03          | 69.017.834,53         | 8,84          | 84,339   | 84,288         |
| Murcia / Murcia                             | 146  | 2,95          | 20.907.824,87         | 2,67          | 25  | 3,49          | 18.364,84           | 1,65          | 146  | 2,96          | 20.889.460,03         | 2,68          | 80,214   | 80,147         |
| Navarra / Navarra                           | 24   | 0,49          | 3.933.802,26          | 0,50          | 2   | 0,28          | 3.189,04            | 0,29          | 24   | 0,49          | 3.930.613,22          | 0,50          | 87,709   | 87,634         |
| País Vasco / Basque Country                 | 36   | 0,73          | 7.196.872,45          | 0,92          | 4   | 0,56          | 3.573,12            | 0,32          | 36   | 0,73          | 7.193.299,33          | 0,92          | 87,870   | 87,822         |
| <b>Total :</b>                              | <b>4.943</b>   | <b>100,00</b> | <b>781.635.657,19</b> | <b>100,00</b> | <b>716</b>                                      | <b>100,00</b> | <b>1.115.979,22</b> | <b>100,00</b> | <b>4.937</b>   | <b>100,00</b> | <b>780.519.677,97</b> | <b>100,00</b> |  |                |
| <b>Media Ponderada / Weighted Average :</b> |  |               |                       |               |   |               |                     |               |  |               |                       |               | <b>83,038</b>                                    | <b>82,959</b>  |
| <b>Media Simple / Average :</b>             |  |               | <b>158.129,81</b>     |               |   |               | <b>1.558,63</b>     |               |  |               | <b>158.095,94</b>     |               | <b>79,432</b>                                    | <b>79,311</b>  |
| <b>Mínimo / Minimum :</b>                   |  |               | <b>37,56</b>          |               |   |               | <b>1,81</b>         |               |  |               | <b>37,56</b>          |               | <b>0,051</b>                                     | <b>0,000</b>   |
| <b>Máximo / Maximum :</b>                   |  |               | <b>734.721,77</b>     |               |   |               | <b>60.848,60</b>    |               |  |               | <b>734.721,77</b>     |               | <b>100,000</b>                                   | <b>100,000</b> |