



Madrid, 25 de junio de 2007

Ref.: F.T.A. UCI 7

Estimados señores:

En relación al asunto de referencia, adjunto les remitimos la siguiente información periódica:

- Informe trimestral de los Bonos de Titulización.
- Informe trimestral de los Derechos de Crédito.
- Informe trimestral de origen y aplicación de fondos (caja).
- Tasas de Prepago históricas; y vida media residual de los Bonos de Titulización.

Atentamente,


Director General



DENOMINACION DEL FONDO:

FONDO DE TITULIZACION DE ACTIVOS : UCI 7

INFORMACION

CORRESPONDIENTE AL:

TRIMESTRE/SEMESTRE 19/03/2007-18/06/2007

AÑO:

2007

Personas que asumen la responsabilidad de esta información y cargos que ocupan:	Firma:
Ignacio Ortega Gavara-Director General	

I. DATOS GENERALES SOBRE EL FONDO

Fecha de Constitución del Fondo	24 de octubre de 2.001	Agencia de pago de Bonos	Santander Central Hispano	
Fecha de Desembolso BTA'S	30 de octubre de 2.001	Negociación Mercado	AIAF	
Fecha Final Amortización BTA'S	17 de marzo de 2.033	Agencia de Calificación	Moody's/ S & P España	
Sociedad Gestora	Santander de Titulización	Calificación	Inicial	Actual
Originador PH's	Unión de Créditos Inmobiliarios	Emisión principal	Aaa/AAA	Aaa/AAA
		Emisión subordinada	A2/A	A2/AA

II. VALORES EMITIDOS POR EL FONDO: BONOS DE TITULIZACION DE ACTIVOS

SERIES PRELACION CODIGO ISIN	Nº BTA'S	NOMINAL EN CIRCULACION			
		INICIAL	ACTUAL	%Act/In	
Serie A Preferente (ISIN=ES0338355003)	4.386	Nominal Unita	100.000,00 €	25.312,08 €	
		Nominal Total	438.600.000,00 €	111.018.782,88 €	25,31%
Serie B Subordinada (ISIN=ES0338355011)	164	Nominal Unita	100.000,00 €	47.386,06 €	
		Nominal Total	16.400.000,00 €	7.771.313,84 €	47,39%

AMORTIZACION E INTERESES BTH'S			
Actual		Próximo	
Fecha Amortización	18 de junio de 2.007	Fecha Próximo Cupón	17 de septiembre de 2.007
Periodo Actual			
Amortización devengada no pagada	0	Tipo de Interés	Serie A - 4,397%
Amortización Calendario	NO		Serie B - 4,847%
Amortización Serie A	1.177,34 €	Importe Bruto	Serie A - 284,43 €
Amortización Serie B	0,00 €	Próximo Cupón	Serie B - 586,96 €
Intereses Brutos Serie A	276,81 €	Importe Neto Próximo cupón	Serie A - 233,23 €
Intereses Brutos Serie B	574,45 €		Serie B - 481,31 €

III. VALORES ADQUIRIDOS POR EL FONDO: PARTICIPACIONES HIPOTECARIAS
(Participación en Préstamos Hipotecarios)

PRESTAMOS HIPOTECARIOS	A LA EMISION	SITUACION ACTUAL
Número de préstamos	7.938	2.931
Saldo Pendiente de Amortizar PH's	457.000.004,15 €	118.790.093,18 €
Importes Unitarios Préstamos Vivos	57.571,18 €	40.528,86 €
Tipo de Interés	5,00%	5,15%

TASAS DE AMORTIZACION ANTICIPADA	
Tasa mensual actual anualizada:	15,37%
Tasa últimos 12 meses anualizada:	15,84%
Tasa anualizada desde Constitución del Fondo	18,69%

MOROSIDAD ACTUAL	Hasta 1 mes	De 1 a 6 meses	Mayor de 6 mes.
Deuda Vencida(Principal+Intereses)	44.716,99 €	23.226,61 €	4.553,09 €
Deuda Pendiente de vencimiento			118.760.320,72 €
Deuda Total	44.716,99 €	23.226,61 €	118.764.873,81 €



FONDO DE TITULIZACIÓN DE ACTIVOS

UCI7

INFORME TRIMESTRAL DE ORIGEN Y APLICACIÓN DE FONDOS

(CAJA)

Fecha: 18 de junio de 2.007

A.- ORIGEN: 6.793.591,30 €

a) *PRINCIPAL COBRADO*

1. AMORTIZACION DE PH'S: 5.163.808,90 €

b) *INTERESES COBRADOS*

1. INTERESES DE PH'S: 88.228,78 €

2. INTERESES DE REINVERSION: 1.543.332,58 €

c) *GASTOS JUDICIALES* -11.990,64 €

d) *DEVOLUCIÓN DE HACIENDA* 10.211,68

B.- APLICACIÓN: 6.793.591,30 €

1. GASTOS CORRIENTES: 9.835,16 €.

2. INTERESES DE BTA'S SERIE A: 1.214.088,66 €.

3. INTERESES DE BTA'S B: 94.209,80 €.

4. AMORTIZACION DE BTA'S : 5.163.823,84 €.

5. INTERES PRESTAMOS SUBORDINADO A: 52.557,74 €.

6. AMORTIZ. DE PRESTAMOS SUBORDINADO 219.461,88 €.

7. COMISIONES FIJA A FAVOR UCI: 6.000,00 €.

8. COMISION VARIABLE A FAVOR UCI 253.076,10 €

9. DISPOSICIONES DE FONDOS DE RESERVA -219.461,88 €.

PRINCIPAL Y SECUNDARIO:



C.- ESTADO DE LA CUENTA DE TESORERIA:

a) EN CONCEPTO DE FONDO DE RESERVA PRINCIPAL

1. SALDO ANTERIOR:	5.268.040,84 €.
2. UTILIZACION DEL PERIODO:	-219.461,88 €.
3. SALDO ACTUAL:	5.048.578,96 €.
TOTAL (A)	5.048.578,96 €



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Date	Real outstanding	1,71% Prepayment vector	Remaining at the end of the month	Average Single monthly mortality	CPR	Monthly Single monthly mortality	CPR	Outstanding after prepayment
	455.000.009,8	100,00%	100,00%				15,84%	455.000.009,77
nov-01	454.098.295,1	98,29%	99,47%	0,53%	6,14%	0,53%	6,14%	446.333.880,21
dic-01	453.197.836,1	96,61%	98,71%	0,65%	7,51%	0,77%	8,86%	437.832.296,25
ene-02	452.292.919,8	94,96%	97,18%	0,95%	10,80%	1,54%	17,02%	429.486.718,89
feb-02	451.383.524,1	93,33%	96,20%	0,96%	10,97%	1,01%	11,50%	421.294.350,47
mar-02	450.469.627,0	91,74%	95,21%	0,98%	11,11%	1,03%	11,66%	413.252.442,75
abr-02	449.551.206,1	90,17%	94,12%	1,01%	11,42%	1,15%	12,94%	405.358.296,06
may-02	448.628.239,0	88,63%	92,93%	1,04%	11,82%	1,27%	14,17%	397.609.258,42
jun-02	447.700.703,2	87,11%	91,73%	1,07%	12,14%	1,29%	14,38%	390.002.724,77
jul-02	446.768.576,1	85,62%	90,36%	1,12%	12,64%	1,49%	16,52%	382.536.136,06
ago-02	445.831.834,9	84,16%	89,34%	1,12%	12,66%	1,14%	12,82%	375.206.978,54
sep-02	444.890.456,9	82,72%	88,43%	1,11%	12,56%	1,02%	11,53%	368.012.782,89
oct-02	443.944.419,1	81,31%	87,30%	1,13%	12,70%	1,27%	14,25%	360.951.123,49
nov-02	442.993.698,4	79,92%	86,61%	1,10%	12,42%	0,79%	9,07%	354.019.617,62
dic-02	442.038.271,7	78,55%	85,30%	1,13%	12,74%	1,51%	16,70%	347.215.924,75
ene-03	441.078.115,5	77,21%	84,32%	1,13%	12,75%	1,15%	13,00%	340.537.745,76
feb-03	440.113.206,6	75,89%	83,06%	1,15%	12,99%	1,49%	16,47%	333.982.822,23
mar-03	439.143.521,4	74,59%	81,87%	1,17%	13,17%	1,43%	15,90%	327.548.935,74
abr-03	438.169.036,3	73,31%	80,42%	1,20%	13,52%	1,77%	19,34%	321.233.907,17
may-03	437.191.389,7	72,06%	79,16%	1,22%	13,72%	1,56%	17,24%	315.036.793,82
jun-03	436.208.903,9	70,83%	77,48%	1,27%	14,20%	2,13%	22,78%	308.954.260,11
jul-03	435.221.554,7	69,62%	75,91%	1,30%	14,57%	2,02%	21,73%	302.984.241,46
ago-03	434.229.318,1	68,43%	74,07%	1,35%	15,10%	2,42%	25,45%	297.124.709,89
sep-03	433.232.170,0	67,26%	72,60%	1,38%	15,38%	1,99%	21,40%	291.373.673,37
oct-03	432.230.086,0	66,11%	70,78%	1,43%	15,87%	2,52%	26,35%	285.729.175,19
nov-03	431.227.554,7	64,98%	68,98%	1,47%	16,33%	2,54%	26,52%	280.192.225,73
dic-03	430.220.060,9	63,86%	67,18%	1,52%	16,77%	2,62%	27,25%	274.757.918,68
ene-04	429.207.580,0	62,77%	65,55%	1,55%	17,12%	2,43%	25,54%	269.424.401,50
feb-04	428.190.087,4	61,70%	64,28%	1,57%	17,25%	1,93%	20,86%	264.189.854,55
mar-04	427.167.558,1	60,64%	62,84%	1,59%	17,49%	2,23%	23,73%	259.052.490,48
abr-04	426.139.967,4	59,61%	61,78%	1,59%	17,52%	1,69%	18,50%	254.010.553,65
may-04	425.110.650,4	58,59%	60,60%	1,60%	17,63%	1,92%	20,75%	249.064.288,41
jun-04	424.076.238,4	57,59%	59,21%	1,62%	17,84%	2,29%	24,29%	244.209.974,35
jul-04	423.036.706,0	56,60%	57,95%	1,64%	18,00%	2,12%	22,72%	239.445.948,99
ago-04	421.992.027,9	55,63%	56,71%	1,65%	18,14%	2,13%	22,81%	234.770.579,40
sep-04	420.942.178,7	54,68%	55,91%	1,65%	18,07%	1,41%	15,67%	230.182.261,62
oct-04	419.887.132,7	53,75%	55,05%	1,64%	18,04%	1,54%	16,95%	225.679.420,24
nov-04	418.830.885,5	52,83%	54,16%	1,64%	18,04%	1,63%	17,93%	221.262.632,16
dic-04	417.769.409,8	51,93%	53,13%	1,65%	18,10%	1,89%	20,48%	216.928.190,81
ene-05	416.702.679,9	51,04%	51,99%	1,66%	18,23%	2,15%	22,96%	212.674.604,66
feb-05	415.630.669,6	50,16%	50,76%	1,68%	18,40%	2,36%	24,88%	208.500.408,73
mar-05	414.553.352,9	49,31%	49,86%	1,68%	18,43%	1,78%	19,36%	204.404.164,08
abr-05	413.470.703,5	48,46%	48,95%	1,69%	18,46%	1,82%	19,78%	200.384.457,40
may-05	412.384.735,2	47,64%	47,96%	1,69%	18,54%	2,04%	21,90%	196.440.872,39
jun-05	411.293.391,4	46,82%	46,86%	1,71%	18,68%	2,29%	24,30%	192.571.045,19
jul-05	410.196.645,5	46,02%	45,78%	1,72%	18,81%	2,30%	24,37%	188.773.637,21
ago-05	409.094.470,7	45,23%	44,90%	1,73%	18,85%	1,93%	20,85%	185.047.333,74
sep-05	407.986.840,1	44,46%	44,18%	1,72%	18,82%	1,58%	17,44%	181.390.843,45
oct-05	406.873.726,7	43,70%	43,41%	1,72%	18,83%	1,76%	19,18%	177.802.898,03
nov-05	405.764.904,7	42,95%	42,39%	1,74%	18,96%	2,35%	24,81%	174.286.461,67
dic-05	404.650.594,0	42,22%	41,56%	1,74%	19,00%	1,95%	21,04%	170.835.977,48
ene-06	403.530.767,4	41,50%	40,78%	1,74%	19,03%	1,88%	20,34%	167.450.246,49
feb-06	402.405.397,8	40,79%	39,92%	1,75%	19,10%	2,10%	22,52%	164.128.091,13
mar-06	401.274.457,5	40,09%	39,18%	1,75%	19,11%	1,85%	20,06%	160.868.354,80
abr-06	400.137.919,1	39,40%	38,45%	1,75%	19,14%	1,88%	20,33%	157.669.901,53
may-06	399.002.357,0	38,73%	37,72%	1,76%	19,16%	1,89%	20,47%	154.534.172,65
jun-06	397.861.173,8	38,07%	36,83%	1,77%	19,27%	2,37%	25,00%	151.457.440,35
jul-06	396.714.341,8	37,42%	35,92%	1,78%	19,39%	2,46%	25,84%	148.438.630,04
ago-06	395.561.833,0	36,78%	35,44%	1,77%	19,32%	1,36%	15,14%	145.476.686,34
sep-06	394.403.619,2	36,15%	34,99%	1,76%	19,23%	1,27%	14,18%	142.570.572,69
oct-06	393.239.672,3	35,53%	34,57%	1,75%	19,14%	1,19%	13,38%	139.719.271,06
nov-06	392.077.715,4	34,92%	33,95%	1,76%	19,15%	1,80%	19,55%	136.924.488,62
dic-06	390.910.006,7	34,33%	33,32%	1,76%	19,16%	1,85%	20,05%	134.182.456,94
ene-07	389.736.517,9	33,74%	32,75%	1,76%	19,16%	1,72%	18,83%	131.492.213,32
feb-07	388.557.220,4	33,16%	32,48%	1,74%	19,01%	0,83%	9,47%	128.852.812,28
mar-07	387.372.085,3	32,59%	32,00%	1,74%	18,97%	1,47%	16,31%	126.263.325,24
abr-07	386.181.083,8	32,04%	31,64%	1,73%	18,88%	1,12%	12,60%	123.722.840,22
may-07	384.991.895,4	31,49%	31,38%	1,71%	18,74%	0,81%	9,32%	121.232.888,95

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jun-07	383.796.820,5	118.790.093,18	30,95%	30,95%	Average 1,71%	18,69%	Monthly 1,38%	15,37%	118.790.093,18
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Titulización

Santander Central Hispano

DEAL 455.000.000
 MEZZ. DECLINN 4,38213 7%
 MEZZ. STOPS DECLINN 0,75%
 VIDA RESIDUAL DESDE 10/06/2007 SERIE A SERIE B

2,62 2,64

FECHA				SERIE A		SERIE B	
	PRINCIPAL AVAILABLE	SENIOR NOTES	MEZZANIE NOTES	PRINCIPAL	VIDA MEDIA	PRINCIPAL	VIDA MEDIA
			455000000				
		438.600.000	16.400.000				
10/11/2001	0	438.600.000	16.400.000	0	0	0	0
10/12/2001	1 17.167.714	438.600.000	16.400.000	17.167.714	-34.472.768.757	0	0
10/01/2002	1 0	421.432.286	16.400.000	0	0	0	0
10/02/2002	1 0	421.432.286	16.400.000	0	0	0	0
10/03/2002	1 24.579.853	421.432.286	16.400.000	24.579.853	-47.144.158.998	0	0
10/04/2002	1 0	396.852.433	16.400.000	0	0	0	0
10/05/2002	1 0	396.852.433	16.400.000	0	0	0	0
10/06/2002	1 23.249.718	396.852.433	16.400.000	23.249.718	-42.453.985.042	0	0
10/07/2002	1 0	373.602.715	16.400.000	0	0	0	0
10/08/2002	1 0	373.602.715	16.400.000	0	0	0	0
10/09/2002	1 21.989.942	373.602.715	16.400.000	21.989.942	-38.130.559.209	0	0
10/10/2002	1 0	351.612.773	16.400.000	0	0	0	0
10/11/2002	1 0	351.612.773	16.400.000	0	0	0	0
10/12/2002	1 20.796.858	351.612.773	16.400.000	20.796.858	-34.169.237.929	0	0
10/01/2003	1 0	330.815.915	16.400.000	0	0	0	0
10/02/2003	1 0	330.815.915	16.400.000	0	0	0	0
10/03/2003	1 19.666.989	330.815.915	16.400.000	19.666.989	-30.542.833.930	0	0
10/04/2003	1 0	311.148.926	16.400.000	0	0	0	0
10/05/2003	1 0	311.148.926	16.400.000	0	0	0	0
10/06/2003	1 18.594.676	311.148.926	16.400.000	18.594.676	-27.166.821.097	0	0
10/07/2003	1 0	292.554.250	16.400.000	0	0	0	0
10/08/2003	1 0	292.554.250	16.400.000	0	0	0	0
10/09/2003	1 17.580.587	292.554.250	16.400.000	17.580.587	-24.067.823.248	0	0
10/10/2003	1 0	274.973.664	16.400.000	0	0	0	0
10/11/2003	1 0	274.973.664	16.400.000	0	0	0	0
10/12/2003	1 16.615.755	274.973.664	16.400.000	16.615.755	-21.234.934.499	0	0
10/01/2004	1 0	258.357.909	16.400.000	0	0	0	0
10/02/2004	1 0	258.357.909	16.400.000	0	0	0	0
10/03/2004	1 15.705.428	258.357.909	16.400.000	15.705.428	-18.642.343.265	0	0
10/04/2004	1 0	242.652.481	16.400.000	0	0	0	0
10/05/2004	1 0	242.652.481	16.400.000	0	0	0	0
10/06/2004	1 14.842.516	242.652.481	16.400.000	14.418.869	-15.788.661.508	423.647	-463.893.659
10/07/2004	1 0	228.233.612	15.976.353	0	0	0	0
10/08/2004	1 0	228.233.612	15.976.353	0	0	0	0
10/09/2004	1 14.027.713	228.233.612	15.976.353	13.110.012	-13.149.341.928	917.701	-920.453.935
10/10/2004	1 0	215.123.600	15.058.652	0	0	0	0
10/11/2004	1 0	215.123.600	15.058.652	0	0	0	0
10/12/2004	1 13.254.071	215.123.600	15.058.652	12.386.982	-11.296.927.649	867.089	-790.784.935
10/01/2005	1 0	202.736.618	14.191.563	0	0	0	0
10/02/2005	1 0	202.736.618	14.191.563	0	0	0	0
10/03/2005	1 12.524.027	202.736.618	14.191.563	11.704.698	-9.621.261.651	819.329	-673.488.316
10/04/2005	1 0	191.031.920	13.372.234	0	0	0	0
10/05/2005	1 0	191.031.920	13.372.234	0	0	0	0
10/06/2005	1 11.833.119	191.031.920	13.372.234	11.058.990	-8.073.062.426	774.129	-565.114.370
10/07/2005	1 0	179.972.930	12.598.105	0	0	0	0
10/08/2005	1 0	179.972.930	12.598.105	0	0	0	0
10/09/2005	1 11.180.202	179.972.930	12.598.105	10.448.787	-6.666.325.897	731.415	-466.642.813
10/10/2005	1 0	169.524.144	11.866.690	0	0	0	0



Titulización

Santander Central Hispano

DEAL		455.000.000		
MEZZ. DECLINN	4,38213	7%		
MEZZ. STOPS DECLINN		0,75%		
VIDA RESIDUAL DESDE		10/06/2007	SERIE A	SERIE B
			2,62	2,64

				SERIE A		SERIE B		
	PRINCIPAL	SENIOR	MEZZANIE	PRINCIPAL	VIDA	PRINCIPAL	VIDA	
10/11/2005 1	0	169.524.144	11.866.690	0	0	0	0	0
10/12/2005 1	10.554.866	169.524.144	11.866.690	9.864.361	-5.395.805.312	690.505	-377.706.372	0
10/01/2006 1	0	159.659.783	11.176.185	0	0	0	0	0
10/02/2006 1	0	159.659.783	11.176.185	0	0	0	0	0
10/03/2006 1	9.967.623	159.659.783	11.176.185	9.315.535	-4.257.199.593	652.087	-298.003.972	0
10/04/2006 1	0	150.344.248	10.524.097	0	0	0	0	0
10/05/2006 1	0	150.344.248	10.524.097	0	0	0	0	0
10/06/2006 1	9.410.914	150.344.248	10.524.097	8.795.247	-3.210.265.210	615.667	-224.718.565	0
10/07/2006 1	0	141.549.001	9.908.430	0	0	0	0	0
10/08/2006 1	0	141.549.001	9.908.430	0	0	0	0	0
10/09/2006 1	8.886.868	141.549.001	9.908.430	8.305.484	-2.267.397.074	581.384	-158.717.795	0
10/10/2006 1	0	133.243.517	9.327.046	0	0	0	0	0
10/11/2006 1	0	133.243.517	9.327.046	0	0	0	0	0
10/12/2006 1	8.388.116	133.243.517	9.327.046	7.839.361	-1.426.763.615	548.755	-99.873.453	0
10/01/2007 1	0	125.404.156	8.778.291	0	0	0	0	0
10/02/2007 1	0	125.404.156	8.778.291	0	0	0	0	0
10/03/2007 1	7.919.132	125.404.156	8.778.291	7.401.058	-680.897.305	518.074	-47.662.811	0
10/04/2007 1	0	118.003.099	8.260.217	0	0	0	0	0
10/05/2007 1	0	118.003.099	8.260.217	0	0	0	0	0
10/06/2007 1	7.473.232	118.003.099	8.260.217	6.984.329	0	488.903	0	0
10/07/2007 1	0	111.018.770	7.771.314	0	0	0	0	0
10/08/2007 1	0	111.018.770	7.771.314	0	0	0	0	0
10/09/2007 1	7.054.001	111.018.770	7.771.314	6.592.524	606.512.214	461.477	42.455.855	0
10/10/2007 1	0	104.426.245	7.309.837	0	0	0	0	0
10/11/2007 1	0	104.426.245	7.309.837	0	0	0	0	0
10/12/2007 1	6.652.297	104.426.245	7.309.837	6.217.100	1.137.729.365	435.197	79.641.056	0
10/01/2008 1	0	98.209.145	6.874.640	0	0	0	0	0
10/02/2008 1	0	98.209.145	6.874.640	0	0	0	0	0
10/03/2008 1	6.276.397	98.209.145	6.874.640	5.865.792	1.607.226.897	410.605	112.505.883	0
10/04/2008 1	0	92.343.354	6.464.035	0	0	0	0	0
10/05/2008 1	0	92.343.354	6.464.035	0	0	0	0	0
10/06/2008 1	5.916.434	92.343.354	6.464.035	5.529.378	2.023.752.345	387.056	141.662.664	0
10/07/2008 1	0	86.813.976	6.076.978	0	0	0	0	0
10/08/2008 1	0	86.813.976	6.076.978	0	0	0	0	0
10/09/2008 1	5.580.393	86.813.976	6.076.978	5.215.321	2.388.617.023	365.072	167.203.192	0
10/10/2008 1	0	81.598.655	5.711.906	0	0	0	0	0
10/11/2008 1	0	81.598.655	5.711.906	0	0	0	0	0
10/12/2008 1	5.257.305	81.598.655	5.711.906	4.913.369	2.697.439.542	343.936	188.820.768	0
10/01/2009 1	0	76.685.286	5.367.970	0	0	0	0	0
10/02/2009 1	0	76.685.286	5.367.970	0	0	0	0	0
10/03/2009 1	4.956.821	76.685.286	5.367.970	4.632.543	2.960.195.235	324.278	207.213.666	0
10/04/2009 1	0	72.052.742	5.043.692	0	0	0	0	0
10/05/2009 1	0	72.052.742	5.043.692	0	0	0	0	0
10/06/2009 1	4.670.409	72.052.742	5.043.692	4.364.868	3.190.718.358	305.541	223.350.285	0
10/07/2009 1	0	67.687.874	4.738.151	0	0	0	0	0
10/08/2009 1	0	67.687.874	4.738.151	0	0	0	0	0
10/09/2009 1	4.403.290	67.687.874	4.738.151	4.115.224	3.386.829.645	288.066	237.078.075	0
10/10/2009 1	0	63.572.650	4.450.086	0	0	0	0	0
10/11/2009 1	0	63.572.650	4.450.086	0	0	0	0	0
10/12/2009 1	4.148.835	63.572.650	4.450.086	3.877.416	3.543.957.832	271.419	248.077.048	0
10/01/2010 1	0	59.695.234	4.178.666	0	0	0	0	0
10/02/2010 1	0	59.695.234	4.178.666	0	0	0	0	0



Titulización

Santander Central Hispano

DEAL		455.000.000		
MEZZ. DECLINN	4,38213	7%		
MEZZ. STOPS DECLINN		0,75%	SERIE A	SERIE B
VIDA RESIDUAL DESDE		10/06/2007		

2,62

2,64

				SERIE A		SERIE B	
	PRINCIPAL	SENIOR	MEZZANIE	PRINCIPAL	VIDA	PRINCIPAL	VIDA
10/03/2010 1	3.911.092	59.695.234	4.178.666	3.655.227	3.669.847.422	255.866	256.889.320
10/04/2010 1	0	56.040.008	3.922.801	0	0	0	0
10/05/2010 1	0	56.040.008	3.922.801	0	0	0	0
10/06/2010 1	3.679.675	56.040.008	3.922.801	3.438.949	3.769.087.827	240.726	263.836.148
10/07/2010 1	0	52.601.059	3.682.074	0	0	0	0
10/08/2010 1	0	52.601.059	3.682.074	0	0	0	0
10/09/2010 1	3.465.956	52.601.059	3.682.074	3.196.382	3.797.301.257	269.574	320.254.083
10/10/2010 1	0	49.404.678	3.412.500	0	0	0	0
10/11/2010 1	0	49.404.678	3.412.500	0	0	0	0
10/12/2010 1	3.262.387	49.404.678	3.412.500	3.262.387	4.172.592.886	0	0
10/01/2011 1	0	46.142.291	3.412.500	0	0	0	0
10/02/2011 1	0	46.142.291	3.412.500	0	0	0	0
10/03/2011 1	3.073.277	46.142.291	3.412.500	3.073.277	4.207.316.107	0	0
10/04/2011 1	0	43.069.014	3.412.500	0	0	0	0
10/05/2011 1	0	43.069.014	3.412.500	0	0	0	0
10/06/2011 1	46.481.524	43.069.014	3.412.500	43.069.014	62.923.829.190	3.412.500	4.985.662.500

UCI 7 F.T.A.

FONDO RESERVA PRINCIPAL	9.100.000,00 € (2,00%)	5.048.578,96 € (4,25%)
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ACTIVO: PARTICIPACIONES HIPOTECARIAS

CARACTERÍSTICAS GENERALES			
CONCEPTOS	30-10-01	18-06-07	
Nº DE PRESTAMOS DE LA CARTERA	7.938	2.931	
SALDO VIVO	455.000.009,77 €	118.790.093,18 €	
TIPO DE INTERÉS DE LAS PH'S	6,12 %	5,15 %	
L.T.V.	63,97 %	51,17 %	
% PRESTAMOS QUE SUPEREN EL 80% L.T.V.	5,68 %	0,29 %	
Nº DE PRESTAMOS QUE SUPEREN EL 80% L.T.V.	471	6	

AMORTIZACIONES ANTICIPADAS

(% sobre saldo vivo)

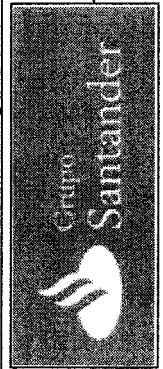
MESES	TASA		TASA MEDIA	
	Mensual	Annualizada	Mensual	Annualizada
DICIEMBRE 2006	1,85	20,05	1,76	19,16
MARZO 2007	1,47	16,31	1,74	18,97
JUNIO 2007	1,38	15,37	1,71	18,69

MOROSIDAD DE LA CARTERA A 18 DE JUNIO DE 2.007

CONCEPTOS	HASTA 30 DÍAS	MAS DE 30 DÍAS
Nº DE RECIBOS EN MORA	161	108
IMPORTE	44.716,99 €	27.779,70 €

MEJORA CREDITICIA

CONCEPTOS	30-10-01	18-06-07
EMISIÓN SUBORDINADA	16.400.000,00 € (3,60%)	7.771.313,84 € (6,54%)



PASIVO: BONOS DE TITULIZACION DE ACTIVOS

EMISION PRINCIPAL SERIE A		
CONCEPTOS	30-10-01	18-06-07
NÚMERO DE BONOS	4.386	4.386
SALDO VIVO TOTAL	438.600.000,00 €	111.018.782,88 €
SALDO VIVO UNITARIO	100.000,00 €	25.312,08 €
TIPO DE INTERÉS APLICABLE	EURIBOR+0,25 pb	EURIBOR 3M+0,25 pb
TIPO DE INTERÉS NOMINAL	3,847 %	4,397 %
RATING (S&P-Moody's)	AAA/Aaa	AAA/Aaa
AMORTIZACION	PASS - THROUGH	
VIDA RESIDUAL (años)	6,3	2,62

EMISION SUBORDINADA SERIE B

CONCEPTOS	30-10-01	18-06-07
NÚMERO DE BONOS	164	164
SALDO VIVO TOTAL	16.400.000,00 €	7.771.313,84 €
SALDO VIVO UNITARIO	100.000,00 €	49.445,94 €
TIPO DE INTERÉS APLICABLE	EURIBOR 3M+ 0,70 pb	EURIBOR 3M+0,70 pb
TIPO DE INTERÉS NOMINAL	4,297 %	4,847 %
RATING (S&P-Moody's)	A/A2	A/A2
AMORTIZACION		
VIDA RESIDUAL	9,9	2,64

PRESTAMO SUBORDINADO

CONCEPTOS	30-10-01	18-06-07
SALDO VIVO TOTAL	10.947.000,00 €	5.050.750,64 €
TIPO DE INTERES	4,93 %	4,15 %