

HIPOCAT 7, Fondo de Titulización de Activos.

Information as at 30th November, 2004

<u>Date of Constitution</u>	8 th June, 2004	<u>Managers</u>	Caixa Catalunya – BBVA
<u>Management Company</u>	Gestión Activos Titulizados, SGFT,SA		Bear Stearns – JP Morgan
<u>Paying Agent</u>	Caixa Catalunya		Nomura International plc
<u>Guaranteed Interest C.</u>	Caixa Catalunya	<u>Originator / Servicer</u>	Caixa Catalunya
<u>Class A & B Interest Swap</u>	Caixa Catalunya	<u>Secondary Market</u>	AIAF
<u>Subordinated Loan</u>	Caixa Catalunya	<u>Register of Book Securities</u>	S.C.L.V
<u>Lead Manager</u>	Caixa Catalunya	<u>Depository</u>	Caixa Catalunya
	Caixa Catalunya – JP Morgan Securities – Bear Stearns	<u>Auditors</u>	Deloitte & Touche

MORTGAGE BACKED SECURITIES: ASSET SECURITISATION BONDS (STRUCTURE SENIOR / MEZZANINE)

Class ISIN Code Priority	Issue Date	Principal Outstanding (Unit/Nº Bond/Total)		Coupon Type	Current Coupon	Redemption		Moody's / S&P / Fitch	
		Current	Original			Final Maturity Frequency	Next	Current	Original
A1 ES0345783007 Senior	14/06/04	100.000,00 € 1.600 160.000.000,00	100.000,00 € 1.600 160.000.000,00	Floating EURIBOR 3 M + 0,06% 15-01 / 04 / 07 / 10	2,208% Date: 17/01/2005 Interest: 576,53 €	15/07/2005	15/07/2005	Aaa / AAA / AAA	Aaa / AAA / AAA
A2 ES0345783015 Senior	14/06/04	100.000,00 € 11.483 1.148.300.000,00	100.000,00 € 11.483 1.148.300.000,00	Floating EURIBOR 3 M + 0,17% 15-01 / 04 / 07 / 10	2,318% Date: 17/01/2005 Interest: 605,26 €	15/07/2036	To determine	Aaa / AAA / AAA	Aaa / AAA / AAA
B ES0345783023 Mazzanine	14/06/04	100.000,00 € 217 21.700.000,00	100.000,00 € 217 21.700.000,00	Floating EURIBOR 3 M + 0,25% 15-01 / 04 / 07 / 10	2,398% Date: 17/01/2005 Interest: 626,14 €	15/07/2036	To determine	Aa3 / AA / AA	Aa3 / AA / AA
C ES0345783031 Mazzanine	14/06/04	100.000,00 € 420 42.000.000,00	100.000,00 € 420 42.000.000,00	Floating EURIBOR 3 M + 0,40% 15-01 / 04 / 07 / 10	2,548% Date: 17/01/2005 Interest: 665,31 €	15/07/2036	To determine	A2 / A+ / A	A2 / A+ / A
D ES0345783049 Mazzanine	14/06/04	100.000,00 € 280 28.000.000,00	100.000,00 € 280 28.000.000,00	Floating EURIBOR 3 M + 0,80% 15-01 / 04 / 07 / 10	2,948% Date: 17/01/2005 Interest: 769,76 €	15/07/2036	To determine	Baa2 / BBB / BBB	Baa2 / BBB / BBB
Totals		1.400.000.000,00 €	1.400.000.000,00 €						

Average Life and Final Maturity According to Monthly Rates of Prepayment																	
	% MCPR	% CPR	Class A1 Bonds			Class A2 Bonds			Class B Bonds			Class C Bonds			Class D Bond		
			Aver age Life	% TIR ²	Final Maturity	Aver age Life	% TIR ²	Final Maturity	Aver age Life	% TIR ²	Final Maturity	Aver age Life	% TIR ²	Final Maturity	Aver age Life	% TIR ²	Final Maturity
With Op. Redemp.	0,8896	10,1683	1,08	2,23	15/07/2005	6,64	3,06	15/04/2019	9,97	3,25	15/04/2019	9,97	3,45	15/04/2019	9,97	3,81	15/04/2019
Without Op. Red.	0,8896	10,1683	1,08	2,23	15/07/2005	6,99	3,10	15/07/2036	10,63	3,30	15/07/2036	10,63	3,49	15/07/2036	10,63	3,85	15/07/2036
With Op. Redemp.	1,0799	12,2162	1,08	2,23	15/07/2005	5,87	2,99	16/10/2017	8,82	3,17	16/10/2017	8,82	3,37	16/10/2017	8,82	3,74	16/10/2017
Without Op. Red.	1,0799	12,2162	1,08	2,23	15/07/2005	6,23	3,03	15/07/2036	9,50	3,23	15/07/2036	9,50	3,42	15/07/2036	9,50	3,79	15/07/2036
With Op. Redemp.	1,3301	14,8437	1,08	2,23	15/07/2005	5,08	2,90	15/01/2016	7,60	3,08	15/01/2016	7,60	3,27	15/01/2016	7,60	3,64	15/01/2016
Without Op. Red.	1,3301	14,8437	1,08	2,23	15/07/2005	5,45	2,96	15/07/2036	8,29	3,15	15/07/2036	8,29	3,34	15/07/2036	8,29	3,71	15/07/2036
With Op. Redemp.	1,5054	16,6421	1,08	2,23	15/07/2005	4,65	2,85	15/01/2015	6,92	3,01	15/01/2015	6,92	3,21	15/01/2015	6,92	3,58	15/01/2015
Without Op. Red.	1,5054	16,6421	1,08	2,23	15/07/2005	5,00	2,91	15/07/2036	7,59	3,09	15/07/2036	7,59	3,29	15/07/2036	7,59	3,65	15/07/2036

Simulation Total Cash-Flow for each Bond According to Prepayment												
	% MCPR	% CPR	Class A1 Bonds		Class A2 Bonds		Class B Bonds		Class C Bonds		Class D Bond	
			Principal	Total Interest ³	Principal	Total Interest ³	Principal	Total Interest ³	Principal	Total Interest ³	Principal	Total Interest ³
With Op. Redemp.	0,8896	10,1683	100.000,00	2.397,66	100.000,00	20.525,94	100.000,00	32.774,16	100.000,00	34.676,41	100.000,00	38.335,09
Without Op. Red.	0,8896	10,1683	100.000,00	2.397,66	100.000,00	21.988,50	100.000,00	35.579,46	100.000,00	37.590,84	100.000,00	41.507,50
With Op. Redemp.	1,0799	12,2162	100.000,00	2.397,66	100.000,00	17.693,70	100.000,00	28.218,40	100.000,00	29.920,86	100.000,00	33.136,28
Without Op. Red.	1,0799	12,2162	100.000,00	2.397,66	100.000,00	19.179,26	100.000,00	31.071,86	100.000,00	32.882,90	100.000,00	36.366,88
With Op. Redemp.	1,3301	14,8437	100.000,00	2.397,66	100.000,00	14.825,83	100.000,00	23.501,85	100.000,00	24.990,89	100.000,00	27.741,23
Without Op. Red.	1,3301	14,8437	100.000,00	2.397,66	100.000,00	16.316,11	100.000,00	26.367,42	100.000,00	27.963,64	100.000,00	30.988,25
With Op. Redemp.	1,5054	16,6421	100.000,00	2.397,66	100.000,00	13.277,57	100.000,00	20.908,97	100.000,00	22.275,47	100.000,00	24.767,51
Without Op. Red.	1,5054	16,6421	100.000,00	2.397,66	100.000,00	14.729,85	100.000,00	23.702,63	100.000,00	25.172,91	100.000,00	27.934,06

M.C.P.R : Monthly Constant Prepayment Rate, C.P.R.: Annual Constant Prepayment Rate

Hypothesis WAFF 0,40% and WALs 20%. Additionally, there exist other variables which are subject to continuous changes that affect the average life and the duration of the bonds (mainly: interest rate of the mortgage portfolio, prepayment, interest rate of the bonds of the three series, and the option of prepayment by the issuing bank). These variables and their hypothetical initial values are detailed in the Fund Floatation Information Leaflet. For the drafting of this document, actual and past values of the said variables have been used. However, it has been deemed appropriate to apply the Term Structure Interest Rates dated 30/11/04 so as to reflect more accurately variables that affect the dynamic parameters of the bonds.

1 Amortisation, at the discretion of the management company, provided the remaining balance of the principal of the mortgage loans is less than 10% of the initial amount and all the payment obligations arising from the bonds can be paid and cancelled in full.

² Without statutory deduction for tax purposes, stated in years. Tax regulations: 1) Individuals or legal Entities resident in Spain. a) Income Tax: RD 3/2004 and RD 214/99 b) Corporate Tax: RD 537/97, RD 4/2004. 2) Individuals or legal Entities non-resident in Spain: RD 5/2004

³ Without statutory deduction. ⁴ At the time of the date of amortisation.

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COLLATERAL: MORTGAGE PARTICIPATIONS AND MORTGAGE TRANSMISSION CERTIFIES

General			Pool of Mortgage Loans and Mortgage Transmission Certifies				
			Current	Constitution Date			
Count			13.403	14.333			
Principal:	Total Outstanding		1.298.338.661,66	1.399.881.240,37			
	Average Loan		96.869,26	97.668,40			
	Minimum		4.000,17	25.016,46			
	Maximum		443.853,47	452.015,91			
Interest Rate:	Weighted Average (WAC)		3,5504%	3,7912%			
	Minimum		2,5550%	2,5020%			
	Maximum		6,0000%	6,0000%			
Remaining Maturity (Months)	Weighted Average (WARM)		311,3034	316,9551			
	Minimum		13,0103	18,7926			
	Maximum		349,0103	354,7926			
Index (Distribution)	Euribor 1 año		17,5628%	17,1760%			
	IRPH Cajas		2,1014%	2,2919%			
	IRPH Cajas – TAE		79,2259%	79,4113%			
	Mibor 1 año		0,9102%	0,9107%			
	CECA		0,1975%	0,2008%			
	CECA – TAE		0,0022%	0,0093%			

Prepayments					
	Current Month	Last 3 Months	Last 6 Months	Last 12 Months	Historical
Single Monthly Mortality (SMM)	1,3301%	1,0939%	-	-	1,0799%
Annual Equivalent (CPR)	14,8437%	12,3649%	-	-	12,2162%

Mortgage Part. And Mortgage Transmission Certifies Geographical Distribution		
	Current	Constitution Date
Cataluña	71,5745%	71,4072%
Comunidad Valenciana	5,9786%	6,0753%
Madrid	9,2918%	9,3700%
Baleares	0,4134%	0,4265%
Andalucía	1,9993%	2,0303%
Rest of Autonomous Regions	10,7424%	10,6908%

Current Delinquency								
Aging	Number of MP and MTC	Mature Debt			Remaining Debt to Mature	Total Debt		% Loan to Value ⁽¹⁾
		Principal	Interest and others	Totals		Principal	%	
From 31 to 60 days	393	48.599,41	37.550,77	86.150,18	36.026.639,26	36.075.238,67	76,99%	83,1752%
From 61 to 90 days	94	25.968,74	33.859,95	59.828,69	7.904.499,65	7.930.468,39	16,93%	83,1001%
From 91 to 180 days	34	15.848,47	24.510,47	40.358,94	2.626.695,46	2.642.543,93	5,64%	75,0894%
From 181 to 365 days	4	2.177,40	3.902,73	6.080,13	205.003,99	207.181,39	0,44%	83,3885%
Totals	525	92.594,02	99.823,92	192.417,94	46.762.838,36	46.855.432,38	100,00%	82,6580%

CURRENT DOUBTFULLY LOANS (Mortgage Participation and Mortgage Transmission Certifies in Foreclose Procedure)								
From 31 to 60 days	-	-	-	-	-	-	-	-
From 61 to 90 days	-	-	-	-	-	-	-	-
From 91 to 180 days	-	-	-	-	-	-	-	-
From 181 to 365 days	-	-	-	-	-	-	-	-
Totals	-	-	-	-	-	-	-	-

Credit Enhancement	Current		At Issue Date		Other Financial Operations (Current)		
Outstanding Principal of B+C+D	6,55 % < 13,10%		6,55 % < 13,10%		Assets	Balance	Interest
With regard to Total					Guaranteed Invest. Account	62.786.597,53	2,148%
Outstanding of all Bonds					Repayment Account	67.109.901,22	2,148%
Outstanding Principal of C+D	5,00 % < 10,00%		5,00 % < 10,00%		Liquidity Line (Limit)	98.000.000,00	2,134%
With regard to Total					Liabilities	Balance	Interest
Outstanding of all Bonds					Subordinated Loan	28.637.161,62	2,148%
Outstanding Principal of D	2,00 % < 4,00%		2,00 % < 4,00%				
With regard to Total							
Outstanding of all Bonds							
Reserve Fund	26.600.000,00	1,9000%	26.600.000,00	1,9000%	Interest Swaps	Notional Principal	Interest
					Swap		
					Receiving	To determine	2,98616857%
					Paying	To determine	To determine

Other Information	Current		At Issue Date	
Principal Outstanding With arrears>90 days / Principal Outstanding	0,21902%		0,0000%	
Weighted Average of LTV Distribution(1)	81,2139%		82,2239%	

ADDITIONAL INFORMATION:

MANAGEMENT COMPANY: GESTIÓN ACTIVOS TITULIZADOS, SA, SGFT - C/ FONTANELLA 5 - 7 – BARCELONA – TEL. 93.484.73.36 – FAX: 93.484.73.41
HTTP://WWW.GAT-SGFT.COM

OFFICIAL REGISTER: COMISIÓN NACIONAL MERCADO DE VALORES - PASSEIG DE GRÀCIA 16 – BARCELONA.

INFORMATION CONTENT RESPONSABILITY:

GESTIÓN ACTIVOS TITULIZADOS, SA, SGFT

The Executive Director