



HIPOCAT 7 FTA Fondo de Titulización de Activos

The amounts are expressed in euros

Date of Constitution	08/06/2004	Managers	Caixa Catalunya, BBVA, Bear Stearns,
Issue Date	08/06/2004		JP Morgan Securities LTD, Nomura
Disbursement Date	14/06/2004		International PLC
Management Company	Gestion de Activos Titulizados, SGFT, SA	Originator / Servicer	Caixa Catalunya
Administrator	Caixa Catalunya	Swap Guarantee	
Guaranteed Interest C.	Caixa Catalunya	Paying Agent	Caixa d'Estalvis de Catalunya
Interest Swap	Caixa Catalunya	Secondary Market	AIAF
Subordinated Loan	Caixa Catalunya	Register of Book Securities	S.C.L.V. Espaclear
Lead Manager	Caixa Catalunya, JP Morgan Securities LTD, Bear Stearns	Depository	Caixa Catalunya
		Auditors	Deloitte & Touche

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

Class ISIN Code Priority/Type Redemp.	Principal Outstanding (Unit/Bonds/Total)			Coupon Type Frequency	Current Coupon Accrued period: 92 days Base: A / 360	Redemption		Moody's / S & P / Fitch Ibca	
	Current Factor	Current	Original			Final Maturity Frequency	Next	Current	Original
Serie A1		0,00€	100.000,00€	Floating	- %	-	-	Aaa	Aaa
ES0345783007	0,00%	1.600	1.600	EURIB.3M+0,06%	Date: 15-01-2010		-	AAA	AAA
Senior / Soft Bullet		0,00€	160.000.000,00€	15-1/4/7/10	Interests: -	15-1/4/7/10		AAA	AAA
Serie A2		44.015,00€	100.000,00€	Floating	0,912%	15-07-2036		Aaa	Aaa
ES0345783015	44,02%	11.483	11.483	EURIB.3M+0,17%	Date: 15-01-2010		15-01-2010	AAA	AAA
Senior / Pass-Through		505.424.245,00€	1.148.300.000,00€	15-1/4/7/10	Interests: 102,58 €	15-1/4/7/10		AAA	AAA
Serie B		85.627,12€	100.000,00€	Floating	0,992%	15-07-2036		Aa3	Aa3
ES0345783023	85,63%	217	217	EURIB.3M+0,25%	Date: 15-01-2010		15-01-2010	AA	AA
Mezzanine / Pass-Through		18.581.085,04€	21.700.000,00€	15-1/4/7/10	Interests: 217,07 €	15-1/4/7/10		AAA	AA
Serie C		85.627,12€	100.000,00€	Floating	1,142%	15-07-2036		A2	A2
ES0345783031	85,63%	420	420	EURIB.3M+0,40%	Date: 15-01-2010		15-01-2010	A+	A+
Mezzanine / Pass-Through		35.963.390,40€	42.000.000,00€	15-1/4/7/10	Interests: 249,90 €	15-1/4/7/10		AA	A
Serie D		85.627,12€	100.000,00€	Floating	1,542%	15-07-2036		Baa2	Baa2
ES0345783049	85,63%	280	280	EURIB.3M+0,80%	Date: 15-01-2010		15-01-2010	BBB	BBB
Subordinated / Pass-Through		23.975.593,60€	28.000.000,00€	15-1/4/7/10	Interests: 337,43 €	15-1/4/7/10		BBB+	BBB
Totals		583.944.314,04€	1.400.000.000,00€						



COLLATERAL: TYPE OF GROUPED ASSETS

Pool of Mortgage Loans (Floating Rate)			
General		Current	Constitution Date
Count Principal			
	Number	7.077	14.333
	Outstanding Balance	581.182.013,30 €	1.400.000.185,36 €
	Average Loan	81.888,86 €	97.668,40 €
	Minimum	338,55 €	25.016,46 €
	Maximum	386.951,55 €	452.015,91 €
Interest			
	Weighted Average	4,2941%	3,7912%
	Minimum	1,7120%	2,5020%
	Maximum	7,7800%	6,0000%
Remaining Maturity (Months)			
	Weighted Average	249,45	316,94
	Minimum	0,99	18,79
	Maximum	290,00	354,79
Index (Distribution)			
Tipo Activo CECA		0,16%	0,20%
Euribor 1 año		46,97%	41,43%
Préstamos Hipotecarios Cajas		2,10%	2,29%
Mibor 1 Año		0,90%	0,91%
Préstamos Hipotecarios Cajas TAE		49,86%	55,15%
Tipo Activo C.E.C.A TAE		0,00%	0,01%

PREPAYMENTS

	Current Month	Last 3 Months	Last 6 Months	Last 12 Months	Historical
Single Monthly Mortality (SMM)	0,2757%	0,4218%	0,5402%	0,6175%	1,0472%
Annual Equivalent (CPR)	3,2585%	4,9456%	6,2935%	7,1633%	11,8675%

GEOGRAPHIC DISTRIBUTION

	Current	Constitution Date
Catalunya	70,31	71,41
Madrid	9,20	9,37
Comunidad Valenciana	5,86	6,08
Baleares	0,51	0,43
Aragón	1,00	0,98
Andalucía	2,17	2,03
Murcia	2,10	2,07
Navarra	0,96	0,98
Rest of Autonomous Regions	7,89	6,66

CURRENT DELINQUENCY

Aging	Number Mortgage Participations	Mature Debt			Remaining Debt to Mature	Total Debt		% Loan to Value ⁽¹⁾
		Principal	Interest and Others	Totals		Principal	%	
Up to 30 days	152	25.194,45 €	24.973,31 €	50.167,76 €	12.724.158,70 €	12.749.353,15 €	55,68%	69,1349%
From 1 to 2 months	74	28.730,10 €	46.751,34 €	75.481,44 €	6.790.217,70 €	6.818.947,80 €	29,78%	72,9667%
From 2 to 3 months	31	18.663,61 €	33.932,83 €	52.596,44 €	2.907.482,18 €	2.926.145,79 €	12,78%	75,2752%
From 3 to 6 months	4	2.893,83 €	6.965,33 €	9.859,16 €	398.328,44 €	401.222,27 €	1,75%	79,5815%
Totals	261	75.481,99 €	112.622,81 €	188.104,80 €	22.820.187,02 €	22.895.669,01 €	100,00 %	71,1625 %

⁽¹⁾ Valuations exclusively for mortgage participations.

CURRENT DOUBTFULLY LOANS OR IN FORECLOSE PROCEDURE

Aging	Number Mortgage Participations	Mature Debt			Remaining Debt to Mature	Total Debt		% Loan to Value ⁽¹⁾
		Principal	Interest and Others	Totals		Principal	%	
Up to 30 days	3	97,51 €	129,18 €	226,69 €	334.570,33 €	334.667,84 €	6,22%	79,3302%
From 1 to 2 months	1	369,29 €	1.561,70 €	1.930,99 €	286.749,52 €	287.118,81 €	5,34%	58,4158%
From 3 to 6 months	19	17.573,43 €	32.763,32 €	50.336,75 €	2.022.489,17 €	2.040.062,60 €	37,91%	76,3206%
From 6 to 12 months	21	11.973,38 €	33.819,14 €	45.792,52 €	1.876.671,80 €	1.888.645,18 €	35,10%	75,9475%
From 12 to 18 months	8	7.573,42 €	15.231,34 €	22.804,76 €	823.122,10 €	830.695,52 €	15,44%	73,5701%
Totals	52	37.587,03 €	83.504,68 €	121.091,71 €	5.343.602,92 €	5.381.189,95 €	100,00 %	74,7228 %

⁽¹⁾ Valuation exclusively for mortgage participations.

CREDIT ENHANCEMENT

Current				At Issue Date		
	% Notes	Nominal	% CE	% Notes	Nominal	% CE
Serie A1	0,00%	0,00€	0,00%	11,43%	160.000.000,00€	8,45%
Serie A2	86,55%	505.424.245,00€	17,79%	82,02%	1.148.300.000,00€	8,45%
Serie B	3,18%	18.581.085,04€	14,61%	1,55%	21.700.000,00€	6,90%
Serie C	6,16%	35.963.390,40€	8,45%	3,00%	42.000.000,00€	3,90%
Serie D	4,11%	23.975.593,60€	4,35%	2,00%	28.000.000,00€	1,90%
Totals		583.944.314,04 €			1.400.000.000,00 €	
Reserve Funds	4,35%	25.386.203,83€		1,90%	26.600.000,00€	

OTHER FINANCIAL OPERATIONS (Current)

	Balance	Interest
Assets		
Guaranteed Interest C.	28.850.359,22 €	0,74%
Treasury account (Paying Ag)	0,00 €	0,00%
Repayment account	0,00 €	0,00%
Principal WithHolding Account	0,00 €	0,00%
Treasury account - IRS Collateral	0,00 €	0,00%
Liquidity Line (Limit)	81.746.912,09 €	0,74%
Liabilities		
Subordinated Loan	19.930.348,76 €	0,74%
Loan Contract for Initial Expenses	0,00 €	0,00%
Amount of the Liquidity Line	0,00 €	0,00%
Generalitat Guarantee	0,00 €	0,00%

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OTHER INFORMATION

	Current	At Issue Date
Cumulative outstanding losses	136.921,23€	0,00 €
Cumulative outstanding Write-Off	5.010.677,78 €	0,00 €
Cumulative outstanding Write-Off recovery	2.578.882,25 €	0,00 €
Principal Outstanding With arrears > 90 days / Principal Outstanding	0,9949%	0,0000%
Weighted Average of LTV Distribution ⁽¹⁾	69,8725%	82,2239%

"FORBEARANCE PERIOD" INFORMATION

Principal Outstanding of Forbearance Period	41.741.525,64 €
Interest	1.319.065,52 €
Ratio: (Outstanding FP + Interest) / Total Outstanding	7,4091%

INTERESTS SWAP

	Notional Principal	Interest
Swap		
Receiving	To be determined	1,614577%
Paying	To be determined	To be determined

ACQUISITION ADDITIONAL CREDIT RIGHTS

Last acquisition

Date

Number of additional credit rights 0

Principal of additional credit rights

Acumulative acquisition

Number of additional credit rights 0

Principal of additional credit rights

Next acquisitionThe last expected maturity date of the credit rights

ADDITIONAL INFORMATION:

Management Company: Gestión de Activos Titulizados, SGFT, S.A.
Official Register: Comisión Nacional del Mercado de Valoresc/ Fontanella 5-7, Barcelona Tel. 93 484 73 36 - FAX: 93 484 73 41 info@gat-sgft.com www.gat.sgft.info
Passeig de Gràcia 16, Barcelona

INFORMATION CONTENT RESPONSABILITY:

Gestión de Activos Titulizados, SGFT, S.A.

THE EXECUTIVE DIRECTOR