



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.	Banco Santander	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: 90 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: 15-04-2010			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		42.758,76€	100.000,00€	Floating	0,854%	15-07-2036		Aaa	Aaa
ES0345783015	42,76%	11.483	11.483	EURIB.3M+0,17%	Date: 15-04-2010			AAA	AAA
Senior / Pass-Through		490.998.841,08€	1.148.300.000,00€	15-1/4/7/10	Interests: 91,29 €	15-1/4/7/10		AAA	AAA
Serie B		83.183,20€	100.000,00€	Floating	0,934%	15-07-2036		Aa3	Aa3
ES0345783023	83,18%	217	217	EURIB.3M+0,25%	Date: 15-04-2010			AA+	AA
Mezzanine / Pass-Through		18.050.754,40€	21.700.000,00€	15-1/4/7/10	Interests: 194,23 €	15-1/4/7/10		AAA	AA
Serie C		83.183,20€	100.000,00€	Floating	1,084%	15-07-2036		A2	A2
ES0345783031	83,18%	420	420	EURIB.3M+0,40%	Date: 15-04-2010			AA-	A+
Mezzanine / Pass-Through		34.936.944,00€	42.000.000,00€	15-1/4/7/10	Interests: 225,43 €	15-1/4/7/10		AA	A
Serie D		83.183,20€	100.000,00€	Floating	1,484%	15-07-2036		Baa2	Baa2
ES0345783049	83,18%	280	280	EURIB.3M+0,80%	Date: 15-04-2010			BBB+	BBB
Subordinated / Pass-Through		23.291.296,00€	28.000.000,00€	15-1/4/7/10	Interests: 308,61 €	15-1/4/7/10		BBB+	BBB
Totals		567.277.835,48€	1.400.000.000,00€						

COLLATERAL: TYPE OF GROUPED ASSETS

Pool of Mortgage Loans (Floating Rate)		
General	Current	Constitution Date
Count Principal		
Number	6.871	14.333
Outstanding Balance	554.632.973,95 €	1.400.000.185,36 €
Average Loan	80.449,77 €	97.668,40 €
Minimum	365,50 €	25.016,46 €
Maximum	381.679,44 €	452.015,91 €
Interest		
Weighted Average	3,0852%	3,7912%
Minimum	1,3810%	2,5020%
Maximum	5,8900%	6,0000%
Remaining Maturity (Months)		
Weighted Average	244,80	316,94
Minimum	2,00	18,79
Maximum	285,04	354,79
Index (Distribution)		
Tipo Activo CECA	0,16%	0,20%
Euribor 1 año	46,75%	41,43%
Préstamos Hipotecarios Cajas	2,13%	2,29%
Mibor 1 Año	0,89%	0,91%
Préstamos Hipotecarios Cajas TAE	50,06%	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)	0,3884%	0,5421%	0,5776%	0,6187%	1,0102%
Annual Equivalent (CPR)	4,5622%	6,3148%	6,7152%	7,1772%	11,4713%

GEOGRAPHIC DISTRIBUTION

	Current	Constitution Date
Catalunya	70,37	71,41
Madrid	9,14	9,37
Comunidad Valenciana	5,82	6,08
Baleares	0,52	0,43
Aragón	0,98	0,98
Andalucía	2,17	2,03
Murcia	2,10	2,07
Navarra	0,94	0,98
Rest of Autonomous Regions	7,96	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	133	25.830,15 €	18.833,07 €	44.663,22 €	11.915.398,60 €	11.941.228,75 €	56,73%	72,5454%
From 1 to 2 months	65	25.830,31 €	30.180,98 €	56.011,29 €	5.610.811,13 €	5.636.641,44 €	26,78%	75,4461%
From 2 to 3 months	25	18.410,33 €	22.606,77 €	41.017,10 €	2.518.248,16 €	2.536.658,49 €	12,05%	69,9557%
From 3 to 6 months	10	9.157,25 €	12.694,63 €	21.851,88 €	926.236,81 €	935.394,06 €	4,44%	79,6717%
Totals	233	79.228,04 €	84.315,45 €	163.543,49 €	20.970.694,70 €	21.049.922,74 €	100,00 %	73,2662 %

⁽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	%	
From 3 to 6 months	3	3.170,01 €	4.803,19 €	7.973,20 €	333.863,46 €	337.033,47 €	10,73%	82,5951%
From 6 to 12 months	17	13.882,97 €	25.278,32 €	39.161,29 €	1.800.356,03 €	1.814.239,00 €	57,74%	79,4431%
From 12 months to 2 years	12	6.913,91 €	18.596,49 €	25.510,40 €	984.105,68 €	991.019,59 €	31,54%	73,4722%
Totals	32	23.966,89 €	48.678,00 €	72.644,89 €	3.118.325,17 €	3.142.292,06 €	100,00 %	77,7615 %

⁽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%	490.998.841,08€	17,92%	82,02%	1.148.300.000,00€	8,45%
Serie B	3,18%	18.050.754,40€	14,74%	1,55%	21.700.000,00€	6,90%
Serie C	6,16%	34.936.944,00€	8,58%	3,00%	42.000.000,00€	3,90%
Serie D	4,11%	23.291.296,00€	4,48%	2,00%	28.000.000,00€	1,90%
Totals	567.277.835,48 €			1.400.000.000,00 €		
Reserve Funds	4,48%	25.386.203,83€		1,90%	26.600.000,00€	
Reserve Funds	4,48%	25.386.203,83€		1,90%	26.600.000,00€	

OTHER FINANCIAL OPERATIONS (Current)

	Balance	Interest
Assets		
Guaranteed Interest C.	41.848.935,95 €	0,68%
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)	68.073.340,26 €	0,02%
Liabilities		
Subordinated Loan	19.916.310,53 €	0,68%
Loan Contract for Initial Expenses	0,00 €	0,00%
Amount of the Liquidity Line	0,00 €	0,00%
Generalitat Guarantee	0,00 €	0,00%

OTHER INFORMATION

	Current	At Issue Date
Losses of property accumulated by activation	174.299,04€	0,00 €
Cumulative outstanding Write-Off	6.455.610,50 €	0,00 €
Cumulative outstanding Write-Off recovery	4.064.154,91 €	0,00 €
Principal Outstanding With arrears>90 days / Principal Outstanding	0,7352%	0,0000%
Weighted Average of LTV Distribution ⁽¹⁾	69,1527%	82,2239%
Endowment Shortfall amortization of bonds	0,00 €	0,00 €

"FORBEARANCE PERIOD" INFORMATION

Principal Outstanding of Forbearance Period	20.727.359,81 €
Interest	452.690,63 €
Ratio: (Outstanding FP + Interest) / Total Outstanding	3,8188%

INTERESTS SWAP

Swap	Notional Principal	Interest
Receiving	To be determined	1,5566%
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 acquisition

The last expected maturity date of the credit rights



ADDITIONAL INFORMATION:

Management Company: Gestión de Activos Titulizados, SGFT, S.A. Polígono Mas Mateu c/ Roure 6-8, 08820 Prat del Llobregat Tel. 934847336-FAX: 934847341 info@gat-sgft.com www.gat-sgft.info
Official Register: Comisión Nacional del Mercado de Valores Passeig de Gràcia, 16 Barcelona

INFORMATION CONTENT RESPONSABILITY: Gestión de Activos Titulizados, SGFT, S.A.

THE EXECUTIVE DIRECTOR