

Monthly Report, January 2011

HIPOCAT 7 FTA Fondo de Titulización de Activos

The amounts are expressed in euros

Date of Constitution	08/06/2004	Managers	CatalunyaCaixa, 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	CatalunyaCaixa
Administrator	CatalunyaCaixa	Swap Guarantee	
Guaranteed Interest C.	Banco Santander	Paying Agent	CatalunyaCaixa
Interest Swap	CECA	Secondary Market	AIAF
Subordinated Loan	CatalunyaCaixa	Register of Book Securities	S.C.L.V. Espaclear
Lead Manager	CatalunyaCaixa, JP Morgan Securities LTD, Bear Stearns	Depository	CatalunyaCaixa
		Auditors	Deloitte & Touche

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

Class ISIN Code Priority / Type Redemption	Principal Outstanding (Unit/Bonds/Total)			Coupon Type Frequency	Current Coupon Accrued Period 88 days Base: A / 360	Redemption		Moody's / S&P / Fitch Ibca / DBRS	
	Current Factor	Current	Original			Final Maturity	Next	Current	Original
Serie A1 ES0345783007 Senior / Soft Bullet	- %	0,00€ 1.600	100.000,00€ 1.600	Floating EURIB.3M+0,06%	- % Date: 15-04-2011	-		Aaa AAA	Aaa AAA
		0,00€	160.000.000,00€	15-1/4/7/10	Interests: -	15-1/4/7/10		AAA	AAA
Serie A2 ES0345783015 Senior / Pass-Through	38,51%	38.509,82€ 11.483	100.000,00€ 11.483	Floating EURIB.3M+0,17%	1,168% Date: 15-04-2011	15-07-2036		Aaa AAA	Aaa AAA
		442.208.263,06€	1.148.300.000,00€	15-1/4/7/10	Interests: 109,95 €	15-1/4/7/10		AAA	AAA
Serie B ES0345783023 Mezzanine / Pass-Through	79,01%	79.008,54€ 217	100.000,00€ 217	Floating EURIB.3M+0,25%	1,248% Date: 15-04-2011	15-07-2036		Aa3 AA+	Aa3 AA
		17.144.853,18€	21.700.000,00€	15-1/4/7/10	Interests: 241,03 €	15-1/4/7/10		AAA	AA
Serie C ES0345783031 Mezzanine / Pass-Through	79,01%	79.008,54€ 420	100.000,00€ 420	Floating EURIB.3M+0,40%	1,398% Date: 15-04-2011	15-07-2036		A2 AA-	A2 A+
		33.183.586,80€	42.000.000,00€	15-1/4/7/10	Interests: 270,00 €	15-1/4/7/10		AA	A
Serie D ES0345783049 Subordinated / Pass-Through	79,01%	79.008,54€ 280	100.000,00€ 280	Floating EURIB.3M+0,80%	1,798% Date: 15-04-2011	15-07-2036		Baa2 BBB+	Baa2 BBB
		22.122.391,20€	28.000.000,00€	15-1/4/7/10	Interests: 347,25 €	15-1/4/7/10		BBB+	BBB
Totals		514.659.094,24 €	1.400.000.000,00 €						

COLLATERAL: TYPE OF GROUPED ASSETS

General	Pool of Mortgage Loans (Floating Rate)	
	Current	Constitution Date
Count Principal		
Number	6.606	14.333
Outstanding Balance	515.493.059,17€	1.400.000.185,36€
Average Loan	77.742,97€	97.668,40€
Minimum	317,26€	25.016,46€
Maximum	370.981,35€	452.015,91€
Interest		
Weighted Average	2,7399%	3,7912%
Minimum	1,5310%	2,5020%
Maximum	5,7600%	6,0000%
Remaining Maturity (Months)		
Weighted Average	235,71	311,77
Minimum	1,94	3,78
Maximum	274,99	354,79
Index (Distribution)		
Euribor 1 año	46,65%	41,43%
Mibor 1 Año	0,85%	0,91%
Préstamos Hipotecarios Cajas	2,10%	2,29%
Préstamos Hipotecarios Cajas TAE	50,24%	55,15%
Tipo Activo C.E.C.A TAE	0,01%	0,01%
Tipo Activo CECA	0,16%	0,20%

PREPAYMENTS

	Current Month	Last 3 Months	Last 6 Months	Last 12 Months	Historical
Single Monthly	0,1312%	0,3406%	0,2737%	0,3865%	0,9195%
Annual Equivalent	1,5626%	4,0115%	3,2353%	4,5403%	10,4926%

GEOGRAPHIC DISTRIBUTION

	Current	Constitution Date
Catalunya	70,26	71,41
Madrid	9,11	9,37
Comunidad Valenciana	5,86	6,08
Baleares	0,52	0,43
Aragón	1,00	0,98
Andalucía	2,19	2,03
Murcia	2,07	2,07
Navarra	0,93	0,98
Rest of Autonomous Regions	8,06	6,65

CURRENT DELINQUENCY

Aging	Number Mortgage Participations	Mature Debt			Remaining Debt to Mature	Total Debt		% Loan to Value (1)
		Principal	Interests and Others	Totals		Principal	%	
Up to 30 days	152	24.249,34 €	10.058,89 €	34.308,23 €	12.692.387,24 €	12.716.636,58 €	58,20%	66,9265%
From 1 to 2 months	66	33.724,10 €	20.669,17 €	54.393,27 €	5.732.774,76 €	5.766.498,86 €	26,39%	68,1325%
From 2 to 3 months	37	26.282,06 €	22.788,44 €	49.070,50 €	3.340.510,05 €	3.366.792,11 €	15,41%	77,7284%
Totals	255	84.255,50 €	53.516,50 €	137.772,00 €	21.765.672,05 €	21.849.927,55 €	100,00%	68,7259%

(1) Valuations exclusively for mortgage participations

CURRENT DOUBTFULLY LOANS IN FORECLOSE PROCEDURE

Aging	Number Mortgage Participations	Mature Debt			Remaining Debt to Mature	Total Debt		% Loan to Value (1)
		Principal	Interests and Others	Totals		Principal	%	
From 3 to 6 months	11	10.077,45 €	9.089,79 €	19.167,24 €	950.227,19 €	960.304,64 €	32,46%	72,6598%
From 6 to 12 months	15	14.907,17 €	16.673,12 €	31.580,29 €	1.558.433,25 €	1.573.340,42 €	53,18%	82,8721%
From 12 to 18 months	4	2.802,94 €	3.668,38 €	6.471,32 €	422.158,03 €	424.960,97 €	14,36%	75,1416%
Totals	30	27.787,56 €	29.431,29 €	57.218,85 €	2.930.818,47 €	2.958.606,03 €	100,00%	78,1550%

(1) Valuations 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	85,92%	442.208.263,06€	18,84%	82,02%	1.148.300.000,00€	8,45 €
Serie B	3,33%	17.144.853,18€	15,50%	1,55%	21.700.000,00€	6,90 €
Serie C	6,45%	33.183.586,80€	9,06%	3,00%	42.000.000,00€	3,90 €
Serie D	4,30%	22.122.391,20€	4,76%	2,00%	28.000.000,00€	1,90 €
Totals		514.659.094,24 €			1.400.000.000,00 €	
Theoretical Reserve Funds		25.386.203,83€	4,93%		26.600.000,00€	1,90%
Hung Reserve Funds		24.489.051,73€	4,76%		26.600.000,00€	1,90%

OTHER FINANCIAL OPERATIONS (Current)

	Balance	Interest
Assets		
Guaranteed Interest C.	25.418.238,94 €	0,69%
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)	61.759.091,31 €	0,02%
Liabilities		
Subordinated Loan	19.892.344,38 €	1,00%
Loan Contract for Initial Expenses	0,00 €	0,00%
Amount of the Liquidity Line	0,00 €	0,00%

OTHER INFORMATION

	Current	At Issue Date
Consolidated accumulated losses of the portfolio	480.095,58 €	0,00 €
Cumulative Write-Off	9.155.039,66 €	0,00 €
Cumulative Write-Off recovery	5.746.395,68 €	0,00 €
Endowment shortfall amortization or bonds	0,00 €	0,00 €
Principal Outstanding With Arrears>90 days / Principal Outstanding	0,5739%	0,0000%
Weighted Average of LTV Distribution⁽¹⁾	67,3966%	82,2770%

(1) Valuations exclusively for mortgage participations

FORBEARANCE PERIOD INFORMATION

Principal Outstanding of Forbearance Period	24.183.971,72 €
Interest	363.630,70 €
Ratio: (Outstanding FP + Interest) / Total Outstanding	4,7620%

INTEREST SWAP

	Notional Principal	Interest
Swap		
Receiving	To determine	1,872575%
Paying	To determine	To determine

ACQUISITION ADDITIONAL CREDIT RIGHTS

Last acquisition

Date

Number of additionsl credit rights

0

Principal of additionsl credit rights

Acumulative acquisition

Number of additionsl credit rights

0

Principal of additionsl credit rights

Next acquisition

The 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 Valores

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INFORMATION CONTENT RESPONSABILITY:

Gestión de Activos Titulizados, SGFT, S.A.

THE EXECUTIVE DIRECTOR