# Monthly Report, September 2012

## HIPOCAT 7 FTA Fondo de Titulización de Activos

**The amounts are expressed in euros**

| | |
|---|---|
| **Date of Constitution** | 08/06/2004 |
| **Issue Date** | 08/06/2004 |
| **Disbursement Date** | 14/06/2004 |
| **Management Company** | Gestion de Activos Titulizados, SGFT, SA |
| **Administrator** | CatalunyaCaixa |
| **Guaranteed Interest C.** | Barclays |
| **Interest Swap** | CECA |
| **Subordinated Loan** | CatalunyaCaixa |
| **Lead Manager** | CatalunyaCaixa, JP Morgan Securities LTD, Bear Stearns |
| **Managers** | CatalunyaCaixa, BBVA, Bear Stearns, JP Morgan Securities LTD, Nomura International PLC |
| **Originator / Servicer** | CatalunyaCaixa |
| **Paying Agent** | Barclays |
| **Secondary Market** | AIAF |
| **Register of Book Securities** | S.C.L.V. Espaclear |
| **Depositary** | CatalunyaCaixa |
| **Auditors** | Deloitte & Touche |
| **Deposit guarantee/liquidity** | |
| **Liquidity Line/Credit** | CatalunyaCaixa |

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

| Class<br>ISIN Code<br>Priority/Type Redemption | Principal Outstanding (Unit/Bonds/Total)<br>Current Factor | Current | Original | Coupon Type<br>Frequency | Current Coupon<br>Accrued Period<br>91 days<br>Base: A/ 360 | Redemption<br>Final Maturity | Next | Moody's / S&P / Fitch<br>Ibca / DBRS<br>Current | Original |
|---|---|---|---|---|---|---|---|---|---|
| SERIE A1<br>ES0345783007<br>Senior / Soft Bullet | - % | 0,00€<br>1.600<br>0,00€ | 100.000,00€<br>1.600<br>160.000.000,00€ | Floating<br>EURIB.3M+0,06%<br>15-1/4/7/10 | - %<br>**Date:** 15-10-2012<br>**Interests:** - | - | 15-1/4/7/10 | Aaa<br>AAA<br>AAA | Aaa<br>AAA<br>AAA |
| SERIE A2<br>ES0345783015<br>Senior / Pass-Through | 34,41% | 34.412,90€<br>11.483<br>395.163.330,70€ | 100.000,00€<br>11.483<br>1.148.300.000,00€ | Floating<br>EURIB.3M+0,17%<br>15-1/4/7/10 | 0,667%<br>**Date:** 15-10-2012<br>**Interests:** 58,02 € | 15-07-2036 | 15-1/4/7/10 | A3<br>AA+<br>AA- | Aaa<br>AAA<br>AAA |
| SERIE B<br>ES0345783023<br>Mezzanine / Pass-Through | 73,37% | 73.366,78€<br>217<br>15.920.591,26€ | 100.000,00€<br>217<br>21.700.000,00€ | Floating<br>EURIB.3M+0,25%<br>15-1/4/7/10 | 0,747%<br>**Date:** 15-10-2012<br>**Interests:** 138,53 € | 15-07-2036 | 15-1/4/7/10 | A3<br>AA+<br>AA- | Aa3<br>AA<br>AA |
| SERIE C<br>ES0345783031<br>Mezzanine / Pass-Through | 73,37% | 73.366,78€<br>420<br>30.814.047,60€ | 100.000,00€<br>420<br>42.000.000,00€ | Floating<br>EURIB.3M+0,40%<br>15-1/4/7/10 | 0,897%<br>**Date:** 15-10-2012<br>**Interests:** 166,35 € | 15-07-2036 | 15-1/4/7/10 | A3<br>AA-<br>AA- | A2<br>A+<br>A |
| SERIE D<br>ES0345783049<br>Subordinated / Pass-Through | 73,37% | 73.366,78€<br>280<br>20.542.698,40€ | 100.000,00€<br>280<br>28.000.000,00€ | Floating<br>EURIB.3M+0,80%<br>15-1/4/7/10 | 1,297%<br>**Date:** 15-10-2012<br>**Interests:** 240,54 € | 15-07-2036 | 15-1/4/7/10 | Baa2<br>BBB+<br>BBB+ | Baa2<br>BBB<br>BBB |
| **Totals** | | **462.440.667,96 €** | **1.400.000.000,00 €** | | | | | | |

## COLLATERAL: TYPE OF GROUPED ASSETS

| General | | Current | Constitution Date |
|---|---|---|---|
| **Count Principal** | | | |
| | **Number** | 6.286 | 14.333 |
| | **Outstanding Balance** | 460.183.140,19€ | 1.400.000.185,36€ |
| | **Average Loan** | 72.919,66€ | 97.668,40€ |
| | **Minimum** | 358,95€ | 25.016,46€ |
| | **Maximum** | 375.098,30€ | 452.015,91€ |
| **Interest** | | | |
| | **Weighted Average** | 3,3033% | 3,7912% |
| | **Minimum** | 1,2690% | 2,5020% |
| | **Maximum** | 5,9700% | 6,0000% |
| **Remaining Maturity (Months)** | | | |
| | **Weighted Average** | 218,31 | 311,98 |
| | **Minimum** | 1,02 | 3,78 |
| | **Maximum** | 255,01 | 354,79 |
| **Index (Distribution)** | | | |
| Euribor 1 año | | 46,04% | 41,43% |
| Mibor 1 Año | | 0,78% | 0,91% |
| Préstamos Hipotecarios Cajas | | 2,02% | 2,29% |
| Préstamos Hipotecarios Cajas TAE | | 51,02% | 55,15% |
| Tipo Activo C.E.C.A TAE | | 0,01% | 0,01% |
| Tipo Activo CECA | | 0,14% | 0,20% |

## PREPAYMENTS

| | Current Month | Last 3 Months | Last 6 Months | Last 12 Months | Historical |
|---|---|---|---|---|---|
| **Single Monthly** | 0,1056% | 0,1037% | 0,1470% | 0,2141% | 0,7674% |
| **Anual Equivalent** | 1,2598% | 1,2369% | 1,7501% | 2,5386% | 8,8304% |

## GEOGRAPHIC DISTRIBUTION

| | Current | Constitution Date |
|---|---|---|
| Catalunya | 70,47 | 71,41 |
| Madrid | 9,09 | 9,37 |
| Comunidad Valenciana | 5,82 | 6,08 |
| Baleares | 0,54 | 0,43 |
| Aragón | 0,98 | 0,98 |
| Andalucía | 2,23 | 2,03 |
| Murcia | 2,08 | 2,07 |
| Navarra | 0,91 | 0,98 |
| Rest of Autonomous Regions | 7,88 | 6,65 |

# Monthly Report, September 2012

**HIPOCAT 7 FTA   Fondo de Titulización de Activos**

CatalunyaCaixa Titulización

## DELINQUENCY (< 3 MONTHS)

| 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 | 153 | 33.107,77 € | 14.718,07 € | 47.825,84 € | 11.976.851,40 € | 12.009.959,17 € | 64,64% | 64,3625% |
| From 1 to 2 months | 59 | 28.613,88 € | 21.559,17 € | 50.173,05 € | 4.720.308,25 € | 4.748.922,13 € | 25,56% | 74,3529% |
| From 2 to 3 months | 21 | 15.288,21 € | 13.212,66 € | 28.500,87 € | 1.806.174,40 € | 1.821.462,61 € | 9,80% | 71,0635% |
| **Totals** | **233** | **77.009,86 €** | **49.489,90 €** | **126.499,76 €** | **18.503.334,05 €** | **18.580.343,91 €** | **100,00%** | **67,3032%** |

(1) Valuations exclusively for mortgage participations

## DOUBTFULLY AND SUBJECTIVE DEBTS

| 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 | 35 | 1.602,14 € | 29,82 € | 1.631,96 € | 2.880.437,58 € | 2.882.039,72 € | 20,22% | 74,1396% |
| From 1 to 2 months | 12 | 1.852,71 € | 589,96 € | 2.442,67 € | 993.377,13 € | 995.229,84 € | 6,98% | 77,0798% |
| From 2 to 3 months | 10 | 2.304,89 € | 2.162,81 € | 4.467,70 € | 985.116,47 € | 987.421,36 € | 6,93% | 83,4816% |
| From 3 to 6 months | 47 | 45.697,81 € | 42.605,75 € | 88.303,56 € | 4.573.806,94 € | 4.619.504,75 € | 32,41% | 78,4644% |
| From 6 to 12 months | 36 | 35.434,75 € | 32.989,53 € | 68.424,28 € | 3.404.694,46 € | 3.440.129,21 € | 24,14% | 83,9979% |
| From 12 to 18 months | 15 | 15.976,35 € | 12.195,22 € | 28.171,57 € | 1.313.291,40 € | 1.329.267,75 € | 9,33% | 79,5401% |
| **Totals** | **155** | **102.868,65 €** | **90.573,09 €** | **193.441,74 €** | **14.150.723,98 €** | **14.253.592,63 €** | **100,00%** | **79,1286%** |

(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 | 85,45% | 395.163.330,70€ | 20,00% | 82,02% | 1.148.300.000,00€ | 8,45% |
| SERIE B | 3,44% | 15.920.591,26€ | 16,55% | 1,55% | 21.700.000,00€ | 6,90% |
| SERIE C | 6,66% | 30.814.047,60€ | 9,89% | 3,00% | 42.000.000,00€ | 3,90% |
| SERIE D | 4,44% | 20.542.698,40€ | 5,45% | 2,00% | 28.000.000,00€ | 1,90% |
| **Totals** | | **462.440.667,96 €** | | | **1.400.000.000,00 €** | |
| **Theoretical Reserve Funds** | | 25.386.203,83€ | 5,49% | | 26.600.000,00€ | 1,90% |
| **Real Reserve Funds** | | 25.190.989,42€ | 5,45% | | 26.600.000,00€ | 1,90% |

## OTHER FINANCIAL OPERATIONS (Current)

| | Balance | Interest |
|---|---|---|
| **Assets** | | |
| **Guaranteed Interest C.** | 32.276.232,37 € | 0,39% |
| **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/Credit Line (Limit)** | 55.492.880,16 € | 0,02% |
| **Liabilities** | | |
| **Subordinated Loan** | 19.861.855,52 € | 0,50% |
| **Loan Contract for Initial Expenses** | 0,00 € | 0,00% |
| **Amount of the Liquidity Line/Credit Line** | 0,00 € | 0,00% |

## OTHER INFORMATION

| | Accumulated | Period |
|---|---|---|
| **Consolidated accumulated losses of the portfolio**<br>Principal, costs and interest condonation and losses for adjudication or sale of properties. | 556.280,16 | - |
| **Cumulative Write-Off**<br>Amount of accumulated defaulted loans defined as operations unpaid for a period greater than eighteen (18) months, or classified as defaulted by the Assignor. | 12.553.180,14 | 133.520,15 |
| **Cumulative Write-Off recovery**<br>Principal Outstanding recovery and recovery by the sale of adjudicated properties. | 7.548.824,92 | 1.522,24 |

| | Current | At Issue Date |
|---|---|---|
| **Endowment shortfall amortization or bonds** | 0,00 € | 0,00 € |
| **Delinquency Ratio**<br>Principal Outstanding With Arrears>90 Days / Principal Outstanding | 2,0403% | 0,0000% |
| **Weighted Average of LTV Distribution / Valuations**<br>Valuations exclusively for mortgage participations | 69,9742% | 82,2239% |

## FORBEARANCE PERIOD INFORMATION

| | |
|---|---|
| **Principal Outstanding of Forbearance Period** | 32.698.561,55 € |
| **Interest** | 604.541,26 € |
| **Ratio: (Outstanding FP + Interest) / Total Outstanding** | 7,2369% |

## INTEREST SWAP

| | Notional Principal | Interest |
|---|---|---|
| **Swap** | | |
| **Receiving** | To Determine | 1,373066% |
| **Paying** | To Determine | To Determine |

## SITUATION PORTFOLIO

| | |
|---|---|
| **Current Outstanding Portfolio** | **460.183.140,19 €** |
| **Principal Outstanding currently paid** | 427.349.203,65 € |
| **Principal Outstanding with Arrears (< 3 months)** | 18.580.343,91 € |
| **Principal Outstanding Doubtfully and Subjective** | 14.253.592,63 € |
| **Amortized Portfolio** | **936.337.378,30 €** |
| **Principal received from the constitution** | 943.050.611,27 € |
| **Interest capitalization of Forbearance Period** | -6.713.232,97 € |
| **Current Outstanding of Defaulted Loans** | **3.479.666,87 €** |
| **Total Securitized** | **1.400.000.185,36 €** |

**ADDITIONAL INFORMATION:**

Management Company: Gestión de Activos Titulizados, SGFT, S.A. — Polígon Mas Mateu, Roure, 6-8 08820 El Prat de Llobregat Tel. 93 484 73 36 - FAX: 93 484 73 41
info@gat-sgft.com   www.gat-sgft.info

Oficial 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**