

Monthly Report, February 2013

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	Paying Agent	Barclays
Guaranteed Interest C.	Barclays	Secondary Market	AIAF
Interest Swap	CECABANK	Register of Book Securities	S.C.L.V. Espaclear
Subordinated Loan	CatalunyaCaixa	Depository	CatalunyaCaixa
Lead Manager	CatalunyaCaixa, JP Morgan Securities LTD, Bear Stearns	Auditors	Deloitte & Touche
		Deposit guarantee / liquidity	
		Liquidity Line / Credit	CatalunyaCaixa

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 90 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 0,00€	100.000,00€ 1.600 160.000.000,00€	Floating EURIB.3M+0,06% 15-1/4/7/10	- % Date: 15-04-2013 Interests: -	- 15-1/4/7/10		Aaa AAA AAA	Aaa AAA AAA
SERIE A2 ES0345783015 Senior / Pass-Through	32,85%	32.853,39€ 11.483 377.255.477,37€	100.000,00€ 11.483 1.148.300.000,00€	Floating EURIB.3M+0,17% 15-1/4/7/10	0,365% Date: 15-04-2013 Interests: 29,98 €	15-07-2036 15-1/4/7/10		A3 BBB+ AA-	Aaa AAA AAA
SERIE B ES0345783023 Mezzanine / Pass-Through	73,37%	73.366,78€ 217 15.920.591,26€	100.000,00€ 217 21.700.000,00€	Floating EURIB.3M+0,25% 15-1/4/7/10	0,445% Date: 15-04-2013 Interests: 81,62 €	15-07-2036 15-1/4/7/10		A3 BBB- AA-	Aa3 AA AA
SERIE C ES0345783031 Mezzanine / Pass-Through	73,37%	73.366,78€ 420 30.814.047,60€	100.000,00€ 420 42.000.000,00€	Floating EURIB.3M+0,40% 15-1/4/7/10	0,595% Date: 15-04-2013 Interests: 109,13 €	15-07-2036 15-1/4/7/10		Baa1 BB+ AA-	A2 A+ A
SERIE D ES0345783049 Subordinated / Pass-Through	73,37%	73.366,78€ 280 20.542.698,40€	100.000,00€ 280 28.000.000,00€	Floating EURIB.3M+0,80% 15-1/4/7/10	0,995% Date: 15-04-2013 Interests: 182,50 €	15-07-2036 15-1/4/7/10		Baa2 BB BBB+	Baa2 BBB BBB
Totals		444.532.814,63 €	1.400.000.000,00 €						

COLLATERAL: TYPE OF GROUPED ASSETS

General	Current	Constitution Date
Count Principal		
Number	6.194	14.333
Outstanding Balance	447.768.098,64€	1.400.000.185,36€
Average Loan	71.983,72€	97.668,40€
Minimum	328,60€	25.016,46€
Maximum	375.098,30€	452.015,91€
Interest		
Weighted Average	3,0045%	3,7912%
Minimum	0,8380%	2,5020%
Maximum	5,8500%	6,0000%
Remaining Maturity (Months)		
Weighted Average	214,09	311,98
Minimum	1,02	3,78
Maximum	258,04	354,79
Index (Distribution)		
Euribor 1 año	45,98%	41,43%
Mibor 1 Año	0,76%	0,91%
Préstamos Hipotecarios Cajas	2,00%	2,29%
Préstamos Hipotecarios Cajas TAE	51,12%	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	0,1633%	0,2064%	0,1581%	0,1524%	0,7355%
Annual Equivalent	1,9425%	2,4494%	1,8808%	1,8131%	8,4780%

GEOGRAPHIC DISTRIBUTION

	Current	Constitution Date
Catalunya	70,54	71,41
Madrid	9,06	9,37
Comunidad Valenciana	5,78	6,08
Baleares	0,55	0,43
Aragón	1,00	0,98
Andalucía	2,25	2,03
Murcia	2,09	2,07
Navarra	0,91	0,98
Rest of Autonomous Regions	7,82	6,65

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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	150	32.459,19 €	13.375,83 €	45.835,02 €	10.866.804,11 €	10.899.263,30 €	60,82%	59,3258%
From 1 to 2 months	52	26.055,99 €	18.555,39 €	44.611,38 €	4.462.154,69 €	4.488.210,68 €	25,05%	66,2589%
From 2 to 3 months	25	23.650,37 €	17.344,56 €	40.994,93 €	2.508.581,51 €	2.532.231,88 €	14,13%	76,8112%
Totals	227	82.165,55 €	49.275,78 €	131.441,33 €	17.837.540,31 €	17.919.705,86 €	100,00%	63,0149%

(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	29	881,13 €	249,61 €	1.130,74 €	2.295.088,46 €	2.295.969,59 €	11,69%	72,7945%
From 1 to 2 months	5	488,57 €	178,77 €	667,34 €	463.652,26 €	464.140,83 €	2,36%	81,6024%
From 2 to 3 months	11	2.008,18 €	793,41 €	2.801,59 €	890.015,91 €	892.024,09 €	4,54%	79,3306%
From 3 to 6 months	61	57.166,16 €	47.019,48 €	104.185,64 €	5.652.647,97 €	5.709.814,13 €	29,06%	72,8217%
From 6 to 12 months	79	72.035,42 €	70.219,72 €	142.255,14 €	7.642.403,01 €	7.714.438,43 €	39,27%	81,4424%
From 12 to 18 months	26	30.716,03 €	26.612,20 €	57.328,23 €	2.539.937,84 €	2.570.653,87 €	13,08%	82,9021%
Totals	211	163.295,49 €	145.073,19 €	308.368,68 €	19.483.745,45 €	19.647.040,94 €	100,00%	77,7820%

(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	84,87%	377.255.477,37€	20,07%	82,02%	1.148.300.000,00€	8,45%	
SERIE B	3,58%	15.920.591,26€	16,49%	1,55%	21.700.000,00€	6,90%	
SERIE C	6,93%	30.814.047,60€	9,55%	3,00%	42.000.000,00€	3,90%	
SERIE D	4,62%	20.542.698,40€	4,93%	2,00%	28.000.000,00€	1,90%	
Totals		444.532.814,63 €			1.400.000.000,00 €		
Theoretical Reserve Funds		25.386.203,83€	5,71%		26.600.000,00€	1,90%	
Real Reserve Funds		21.930.801,97€	4,93%		26.600.000,00€	1,90%	

OTHER FINANCIAL OPERATIONS (Current)

	Balance	Interest
Assets		
Guaranteed Interest C.	26.190.732,28 €	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	9.020.000,00 €	0,39%
Liquidity Line / Credit Line (Limit)	53.343.937,76 €	0,02%
Liabilities		
Subordinated Loan	19.861.855,52 €	0,20%
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		
Principal, costs and interest condonation and losses for adjudication or sale of properties.	599.123,67 €	0,00 €
Cumulative Write-Off		
Amount of accumulated defaulted loans defined as operations unpaid for a period greater than eighteen (18) months, or classified as defaulted by the Assignor.	13.635.848,27 €	129.812,05 €
Cumulative Write-Off recovery		
Principal Outstanding recovery and recovery by the sale of adjudicated properties.	7.723.808,43 €	174.277,81 €
	Current	At Issue Date
Endowment shortfall amortization or bonds	0,00 €	0,00 €
Delinquency Ratio		
Principal Outstanding With Arrears > 90 Days / Principal Outstanding	3,5721%	0,0000%
Weighted Average of LTV Distribution / Valuations		
Valuations exclusively for mortgage participations	64,1942%	82,2239%

FORBEARANCE PERIOD INFORMATION

Principal Outstanding of Forbearance Period	29.557.105,46 €
Interest	554.334,56 €
Ratio: (Outstanding FP + Interest) / Total Outstanding	6,7248%

INTEREST SWAP

	Notional Principal	Interest
Swap		
Receiving	To Determine	1,072922%
Paying	To Determine	To Determine

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SITUATION PORTFOLIO

Current Outstanding Portfolio	447.768.098,64 €
Principal Outstanding currently paid	410.201.351,84 €
Principal Outstanding with Arrears (< 3 months)	17.919.705,86 €
Principal Outstanding Doubtfully and Subjective	19.647.040,94 €
Amortized Portfolio	948.374.481,27 €
Principal received from the constitution	955.645.732,84 €
Interest capitalization of Forbearance Period	-7.271.251,57 €
Current Outstanding of Defaulted Loans	3.857.605,45 €
Total Securitized	1.400.000.185,36 €

ADDITIONAL INFORMATION:

Management Company: Gestión de Activos Titulizados, SGFT, S.A.

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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

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