

Monthly Report, November 2013

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	CECABANK
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
Depository	CatalunyaCaixa
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 92 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: 15-01-2014 Interests: -	- 15-1/4/7/10		Aaa AAA AAA	Aaa AAA AAA
SERIE A2 ES0345783015 Senior / Pass-Through	30,09%	30.088,97€ 11.483 345.511.642,51€	100.000,00€ 11.483 1.148.300.000,00€	Floating EURIB.3M+0,17% 15-1/4/7/10	0,397% Date: 15-01-2014 Interests: 30,52 €	15-07-2036 15-1/4/7/10		A3 BBB+ A	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	0,477% Date: 15-01-2014 Interests: 89,43 €	15-07-2036 15-1/4/7/10		Baa3 BBB- A	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	0,627% Date: 15-01-2014 Interests: 117,55 €	15-07-2036 15-1/4/7/10		Ba2 BB+ BBB	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	1,027% Date: 15-01-2014 Interests: 192,55 €	15-07-2036 15-1/4/7/10		B2 BB BB	Baa2 BBB BBB
Totals		412.788.979,77 €	1.400.000.000,00 €						

COLLATERAL: TYPE OF GROUPED ASSETS

	General	Current	Constitution Date
Count Principal			
Number		6.001	14.333
Outstanding Balance		420.049.249,16€	1.400.000.185,36€
Average Loan		69.649,54€	97.668,40€
Minimum		313,47€	25.016,46€
Maximum		375.655,25€	452.015,91€
Interest			
Weighted Average		2,7692%	3,7912%
Minimum		0,8250%	2,5020%
Maximum		5,9700%	6,0000%
Remaining Maturity (Months)			
Weighted Average		205,87	310,87
Minimum		1,02	3,78
Maximum		241,02	362,78
Index (Distribution)			
Euribor 1 año		46,01%	41,43%
Mibor 1 Año		0,74%	0,91%
Préstamos Hipotecarios Cajas		1,78%	2,29%
Préstamos Hipotecarios Cajas TAE		46,70%	55,15%
Préstamos Hipotecarios Entidades		4,64%	0,00%
Tipo Activo C.E.C.A TAE		0,00%	0,01%
Tipo Activo CECA		0,13%	0,20%

PREPAYMENTS

	Current Month	Last 3 Months	Last 6 Months	Last 12 Months	Historical
Single Monthly	0,1249%	0,1267%	0,1697%	0,1920%	0,6878%
Annual Equivalent	1,4890%	1,5095%	2,0174%	2,2794%	7,9484%

GEOGRAPHIC DISTRIBUTION

	Current	Constitution Date
Catalunya	70,62	71,41
Madrid	9,05	9,37
Comunidad Valenciana	5,82	6,08
Baleares	0,55	0,43
Aragón	0,89	0,98
Andalucía	2,23	2,03
Murcia	2,11	2,07
Navarra	0,85	0,98
Rest of Autonomous Regions	7,88	6,65

DISCLAIMER: This communication is for informational purposes only, it is not intended as an offer or solicitation for the purchase or sale of any financial instrument or as an official confirmation of any transaction. All data and other information are not warranted as to completeness or accuracy. Additional information is available on request. The assumptions underlying the information, including structure and collateral may be modified from the time to time to reflect changed circumstances. Past performance is not indicative of future returns. The Spanish Offering Circular, approved by the CNMV, is the only legally binding document for this issue.

Monthly Report, November 2013

HIPOCAT 7 FTA Fondo de Titulización de Activos



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	149	33.186,55 €	12.570,55 €	45.757,10 €	10.953.873,60 €	10.987.060,15 €	56,02%	61,8018%
From 1 to 2 months	69	35.589,90 €	24.850,65 €	60.440,55 €	5.171.215,94 €	5.206.805,84 €	26,55%	65,7258%
From 2 to 3 months	40	35.391,79 €	21.264,60 €	56.656,39 €	3.384.891,11 €	3.420.282,90 €	17,44%	63,7509%
Totals	258	104.168,24 €	58.685,80 €	162.854,04 €	19.509.980,65 €	19.614.148,89 €	100,00 %	63,1420 %

(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	5	1.153,27 €	416,79 €	1.570,06 €	534.540,86 €	535.694,13 €	1,94%	79,9315%
From 1 to 2 months	9	1.022,42 €	413,60 €	1.436,02 €	924.986,16 €	926.008,58 €	3,36%	76,3041%
From 2 to 3 months	4	1.316,75 €	1.144,62 €	2.461,37 €	402.843,66 €	404.160,41 €	1,46%	76,3046%
From 3 to 6 months	79	85.009,80 €	71.665,17 €	156.674,97 €	6.957.157,51 €	7.042.167,31 €	25,52%	75,6870%
From 6 to 12 months	125	126.137,17 €	113.572,48 €	239.709,65 €	11.312.260,75 €	11.438.397,92 €	41,45%	79,5677%
From 12 to 18 months	74	77.323,62 €	69.169,17 €	146.492,79 €	7.173.998,87 €	7.251.322,49 €	26,28%	76,7420%
Totals	296	291.963,03 €	256.381,83 €	548.344,86 €	27.305.787,81 €	27.597.750,84 €	100,00 %	77,6475 %

(1) Valuations exclusively for mortgage participations

CREDIT ENHANCEMENT

Current				At Issue Date		
Descripcion	% Notes	Nominal	% CE	% Notes	Nominal	% CE
SERIE A1	0,00%	0,00€	0,00%	11,43%	160.000.000,00€	8,45%
SERIE A2	83,70%	345.511.642,51€	19,87%	82,02%	1.148.300.000,00€	8,45%
SERIE B	3,86%	15.920.591,26€	16,02%	1,55%	21.700.000,00€	6,90%
SERIE C	7,46%	30.814.047,60€	8,55%	3,00%	42.000.000,00€	3,90%
SERIE D	4,98%	20.542.698,40€	3,57%	2,00%	28.000.000,00€	1,90%
Totals		412.788.979,77 €			1.400.000.000,00 €	
Theoretical Reserve Funds		25.386.203,83€	6,15%		26.600.000,00€	1,90%
Real Reserve Funds		14.751.771,74€	3,57%		26.600.000,00€	1,90%

OTHER FINANCIAL OPERATIONS (Current)

	Balance	Interest
Assets		
Guaranteed Interest C.	18.480.396,64 €	0,33%
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	9.970.000,00 €	0,33%
LIQUIDITY LINE/CREDIT LINE (LIMIT)	49.534.677,57 €	0,02%
CASH ADVANCE DEPOSIT AGREEMENT	0,00 €	
DEPOSIT GUARANTEE	0,00 €	
Liabilities		
Subordinated Loan	19.861.855,52 €	0,23%
Loan Contract for Initial Expenses	0,00 €	0,00%
Amount of Liquidity Line /Credit Line	0,00 €	0,00%
Loan B	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.	855.298,97 €	28.663,85 €
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.	19.401.576,48 €	1.304.733,99 €
Cumulative Write-Off recovery		
Principal Outstanding recovery and recovery by the sale of adjudicated properties.	7.824.894,62 €	-65.844,37 €
Endowment shortfall amortization or bonds	0,00 €	0,00 €
Delinquency Ratio		
Principal Outstanding With Arrears>90 days / Principal Outstanding	6,1259%	0,0000%
Weighted Average of LTV Distribution / Valuations		
Valuations exclusively for mortgage participations	62,3498%	82,2239%

FORBEARANCE PERIOD INFORMATION

Principal Outstanding of Forbearance Period	14.598.480,17 €
Interest	256.256,75 €
Ratio: (Outstanding FP + Interest) / Total Outstanding	3,5364%

INTEREST SWAP

	Notional Principal	Interest
Swap		
Receiving	To Determine	1,108607%
Paying	To Determine	To Determine

DISCLAIMER: This communication is for informational purposes only, it is not intended as an offer or solicitation for the purchase or sale of any financial instrument or as an official confirmation of any transaction. All data and other information are not warranted as to completeness or accuracy. Additional information is available on request. The assumptions underlying the information, including structure and collateral may be modified from the time to time to reflect changed circumstances. Past performance is not indicative of future returns. The Spanish Offering Circular, approved by the CNMV, is the only legally binding document for this issue.

Monthly Report, November 2013

HIPOCAT 7 FTA Fondo de Titulización de Activos



SITUATION PORTFOLIO

Current Outstanding Portfolio	420.049.249,16 €
Principal Outstanding Currently Paid	372.837.349,43 €
Principal Outstanding with Arrears (< 3 months)	19.614.148,89 €
Principal Outstanding Doubtfully and Subjective	27.597.750,84 €
Amortized Portfolio	971.612.660,38 €
Principal Received from the Constitution	979.565.158,70 €
Interest Capitalization of Forbearance Period	-7.952.498,32 €
Current Outstanding of Default Loans	8.338.275,82 €
Number of default loans	134
Total Securitized	1.400.000.185,36 €

ADDITIONAL INFORMATION:

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

Official Register: Comisión Nacional del Mercado de Valores

INFORMATION CONTENT RESPONSABILITY:

THE EXECUTIVE DIRECTOR

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

Passeig de Gràcia 16, Barcelona

Gestión de Activos Titulizados, SGFT, S.A.

DISCLAIMER: This communication is for informational purposes only, it is not intended as an offer or solicitation for the purchase or sale of any financial instrument or as an official confirmation of any transaction. All data and other information are not warranted as to completeness or accuracy. Additional information is available on request. The assumptions underlying the information, including structure and collateral may be modified from the time to time to reflect changed circumstances. Past performance is not indicative of future returns. The Spanish Offering Circular, approved by the CNMV, is the only legally binding document for this issue.