

Monthly Report, December 2016

HIPOCAT 7 FTA Fondo de Titulización de Activos



The amounts are expressed in euros

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

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 91 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: 16-01-2017 Interests: -	- 15-1/4/7/10		Aaa AAA AAA	Aaa AAA AAA
SERIE A2 ES0345783015 Senior / Pass-Through	18,60%	18.603,31€ 11.483 213.621.808,73€	100.000,00€ 11.483 1.148.300.000,00€	Floating EURIB.3M+0,17% 15-1/4/7/10	-0,141% Date: 16-01-2017 Interests: 0,00 €	15-07-2036 15-1/4/7/10		Aa2 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	-0,061% Date: 16-01-2017 Interests: 0,00 €	15-07-2036 15-1/4/7/10		Aa3 BB 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	0,089% Date: 16-01-2017 Interests: 16,51 €	15-07-2036 15-1/4/7/10		Baa1 B+ 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	0,489% Date: 16-01-2017 Interests: 90,69 €	15-07-2036 15-1/4/7/10		B2 B- BB	Baa2 BBB BBB
Totals		280.899.145,99 €	1.400.000.000,00 €						

COLLATERAL: TYPE OF GROUPED ASSETS

	General	Current	Constitution Date
Count Principal			
Number		4.881	14.333
Outstanding Balance		279.699.667,58€	1.400.000.185,36€
Average Loan		56.955,03€	97.668,40€
Minimum		250,71€	25.016,46€
Maximum		323.463,64€	452.015,91€
Interest			
Weighted Average		1,6468%	3,7912%
Minimum		0,3940%	2,5020%
Maximum		3,6680%	6,0000%
Remaining Maturity (Months)			
Weighted Average		172,10	316,95
Minimum		0,00	18,79
Maximum		203,99	354,79
Index (Distribution)			
Euribor 1 año		48,40%	41,43%
Mibor 1 Año		0,59%	0,91%
Préstamos Hipotecarios Cajas		0,00%	2,29%
Préstamos Hipotecarios Cajas TAE		0,00%	55,15%
Préstamos Hipotecarios Entidades		51,01%	0,00%
Tipo Activo C.E.C.A TAE		0,00%	0,01%
Tipo Activo CECA		0,00%	0,20%

PREPAYMENTS

	Current Month	Last 3 Months	Last 6 Months	Last 12 Months	Historical
Single Monthly	0,3822%	0,2747%	0,2930%	0,2915%	0,5730%
Annual Equivalent	4,4916%	3,2468%	3,4598%	3,4420%	6,6637%

GEOGRAPHIC DISTRIBUTION

	Current	Constitution Date
Catalunya	70,02	71,41
Madrid	8,96	9,37
Comunidad Valenciana	5,74	6,08
Baleares	0,65	0,43
Aragón	0,76	0,98
Andalucía	2,40	2,03
Murcia	1,97	2,07
Navarra	0,97	0,98
Rest of Autonomous Regions	8,53	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, December 2016

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	83	20.810,17 €	2.756,77 €	23.566,94 €	5.304.900,40 €	5.325.710,57 €	75,43%	40,1366%
From 1 to 2 months	29	16.182,57 €	4.274,43 €	20.457,00 €	1.687.971,59 €	1.704.154,16 €	24,14%	36,4153%
From 2 to 3 months	2	1.973,64 €	170,61 €	2.144,25 €	28.884,93 €	30.858,57 €	0,44%	6,2244%
Totals	114	38.966,38 €	7.201,81 €	46.168,19 €	7.021.756,92 €	7.060.723,30 €	100,00 %	38,2757 %

(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	52	1.987,16 €	470,95 €	2.458,11 €	3.457.871,54 €	3.459.858,70 €	38,57%	37,3360%
From 1 to 2 months	19	1.610,39 €	172,27 €	1.782,66 €	1.206.506,62 €	1.208.117,01 €	13,47%	46,4087%
From 2 to 3 months	1	121,28 €	0,00 €	121,28 €	23.418,80 €	23.540,08 €	0,26%	13,6737%
From 3 to 6 months	15	10.060,92 €	3.763,64 €	13.824,56 €	914.855,31 €	924.916,23 €	10,31%	46,6079%
From 6 to 12 months	33	19.235,84 €	9.144,33 €	28.380,17 €	1.971.197,17 €	1.990.433,01 €	22,19%	45,4740%
From 12 to 18 months	20	13.594,46 €	3.229,22 €	16.823,68 €	1.349.190,81 €	1.362.785,27 €	15,19%	42,9087%
Totals	140	46.610,05 €	16.780,41 €	63.390,46 €	8.923.040,25 €	8.969.650,30 €	100,00 %	41,5710 %

(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	76,05%	213.621.808,73€	24,34%	82,02%	1.148.300.000,00€	8,45%
SERIE B	5,67%	15.920.591,26€	18,67%	1,55%	21.700.000,00€	6,90%
SERIE C	10,97%	30.814.047,60€	7,70%	3,00%	42.000.000,00€	3,90%
SERIE D	7,31%	20.542.698,40€	0,39%	2,00%	28.000.000,00€	1,90%
Totals		280.899.145,99 €			1.400.000.000,00 €	
Theoretical Reserve Funds		25.386.203,83€	9,04%		26.600.000,00€	1,90%
Real Reserve Funds		1.086.024,09€	0,39%		26.600.000,00€	1,90%

OTHER FINANCIAL OPERATIONS (Current)

	Balance	Interest
Assets		
Guaranteed Interest C.	8.530.149,00 €	0,00%
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)	33.707.897,52 €	0,02%
CASH ADVANCE DEPOSIT AGREEMENT	0,00 €	
DEPOSIT GUARANTEE	0,00 €	
Liabilities		
Subordinated Loan	19.861.855,52 €	0,00%
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.	4.194.286,93 €	136.731,90 €
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.	50.145.580,36 €	377.777,88 €
Cumulative Write-Off recovery		
Principal Outstanding recovery and recovery by the sale of adjudicated properties.	15.520.346,39 €	295.294,34 €
Endowment shortfall amortization or bonds	0,00 €	0,00 €
Delinquency Ratio		
Principal Outstanding With Arrears>90 days / Principal Outstanding	1,5295%	0,0000%
Weighted Average of LTV Distribution / Valuations		
Valuations exclusively for mortgage participations	42,9507%	82,2239%

FORBEARANCE PERIOD INFORMATION

Principal Outstanding of Forbearance Period	1.052.019,42 €
Interest	9.491,22 €
Ratio: (Outstanding FP + Interest) / Total Outstanding	0,3795%

INTEREST SWAP

	Notional Principal	Interest
Swap		
Receiving	To Determine	0,594838%
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, December 2016

HIPOCAT 7 FTA Fondo de Titulización de Activos



SITUATION PORTFOLIO

Current Outstanding Portfolio	279.699.667,58 €
Principal Outstanding Currently Paid	263.669.293,98 €
Principal Outstanding with Arrears (< 3 months)	7.060.723,30 €
Principal Outstanding Doubtfully and Subjective	8.969.650,30 €
- In enforcement of the mortgage security	4.178.583,35 €
- Not in enforcement of the mortgage security	4.791.066,95 €
Amortized Portfolio	1.097.189.832,93 €
Principal Received from the Constitution	1.105.673.182,88 €
Interest Capitalization of Forbearance Period	-8.483.349,95 €
Current Outstanding of Default Loans	23.110.684,85 €
Number of default loans	395
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 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.