# HIPOCAT 7 Fondo de Titulización de Activos

## Brief report

**Date:** **09/30/2021**
**Currency:** **EUR**

**Constitution date**
06/08/2004

**VAT Reg. no.**
V63511554

**Management Company**
Europea de Titulización, S.G.F.T

**Originator**
BBVA

**Servicer**
BBVA

**Lead Managers**
Caixa Catalunya
JP Morgan
Bear Stearns

**Underwriters**
Caixa Catalunya
JP Morgan
Bear Stearns
Nomura
BBVA

**Bond Paying Agent**
Société Générale

**Market**
AIAF Mercado de Renta Fija

**Register of Book Securities**
Iberclear

**Treasury Account**
Société Générale

**Swap**
BBVA

**Assets Custodian**
BBVA

**Fund Auditor**
KPMG Auditores

**Subordinated Loan**
BBVA

### Issued securities: Asset-Backed Bonds

#### Bonds issue

| Series<br>ISIN Code | Issue date<br>Nº bonds | Principal outstanding (Bond Unit / Series Total / %Factor) Current | Original | Interest type<br>Reference rate and margin<br>Payment Date | Interest Rate<br>Next coupon | Redemption Final maturity (legal) | Next | Rating Fitch / Moody's / S&P Current | Original |
|---|---|---|---|---|---|---|---|---|---|
| Series A1<br>ES0345783007 | 06/08/2004<br>1,600 | | 100,000.00<br>160,000,000.00 | Floating<br>3-M Euribor+0.060%<br>15.Jan/Apr/Jul/Oct | 10/15/2021 | 07/15/2036<br>Quarterly<br>15.Jan/Apr/Jul/Oct | Amortized | AAAsf<br>Aaa (sf)<br>AAA (sf) | AAA<br>Aaa<br>AAA |
| Series A2<br>ES0345783015 | 06/08/2004<br>11,483 | 9,024.67<br>103,630,285.61<br>9.02% | 100,000.00<br>1,148,300,000.00 | Floating<br>3-M Euribor+0.170%<br>15.Jan/Apr/Jul/Oct | 0.0000%<br>10/15/2021<br>0.000000 Gross<br>0.000000 Net | 07/15/2036<br>Quarterly<br>15.Jan/Apr/Jul/Oct | "Pass-Through" Secuential / Pro rata under certain circumstances | AAAsf<br>Aa1 (sf)<br>AAA (sf) | AAA<br>Aaa<br>AAA |
| Series B<br>ES0345783023 | 06/08/2004<br>217 | 53,343.06<br>11,575,444.02<br>53.34% | 100,000.00<br>21,700,000.00 | Floating<br>3-M Euribor+0.250%<br>15.Jan/Apr/Jul/Oct | 0.0000%<br>10/15/2021<br>0.000000 Gross<br>0.000000 Net | 07/15/2036<br>Quarterly<br>15.Jan/Apr/Jul/Oct | "Pass-Through" Secuential / Pro rata under certain circumstances | AAAsf<br>Aa1 (sf)<br>AAA (sf) | AA Aa3<br>AA |
| Series C<br>ES0345783031 | 06/08/2004<br>420 | 53,343.06<br>22,404,085.20<br>53.34% | 100,000.00<br>42,000,000.00 | Floating<br>3-M Euribor+0.400%<br>15.Jan/Apr/Jul/Oct | 0.0000%<br>10/15/2021<br>0.000000 Gross<br>0.000000 Net | 07/15/2036<br>Quarterly<br>15.Jan/Apr/Jul/Oct | "Pass-Through" Secuential / Pro rata under certain circumstances | AAsf<br>Aa1 (sf)<br>AA+ (sf) | A A2 A+ |
| Series D<br>ES0345783049 | 06/08/2004<br>280 | 53,343.06<br>14,936,056.80<br>53.34% | 100,000.00<br>28,000,000.00 | Floating<br>3-M Euribor+0.800%<br>15.Jan/Apr/Jul/Oct | 0.2540%<br>10/15/2021<br>34.625573 Gross<br>28.046714 Net | 07/15/2036<br>Quarterly<br>15.Jan/Apr/Jul/Oct | "Pass-Through" Secuential / Pro rata under certain circumstances | A-sf<br>A1 (sf)<br>BBB+ (sf) | BBB<br>Baa2<br>BBB |
| Total | | 152,545,871.63 | 1.400.000.000,00 | | | | | | |

#### Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date

| | | | % Monthly CPR (SMM) | 0,08 | 0,17 | 0,25 | 0,34 | 0,43 | 0,51 | 0,60 | 0,69 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | % Annual equivalent CPR | 1,00 | 2,00 | 3,00 | 4,00 | 5,00 | 6,00 | 7,00 | 8,00 |
| Series A2 | With optional redemption * | Average life | Years | 0.95 | 0.73 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.49 |
| | | | Date | 06/28/2022 | 04/05/2022 | 04/05/2022 | 04/04/2022 | 04/03/2022 | 04/02/2022 | 04/02/2022 | 01/10/2022 |
| | | Final Maturity | Years | 1.00 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.50 |
| | | | Date | 07/15/2022 | 04/15/2022 | 04/15/2022 | 04/15/2022 | 04/15/2022 | 04/15/2022 | 04/15/2022 | 01/15/2022 |
| | Without optional redemption * | Average life | Years | 3.63 | 3.37 | 3.22 | 3.07 | 2.93 | 2.81 | 2.69 | 2.47 |
| | | | Date | 03/01/2025 | 11/27/2024 | 09/30/2024 | 08/07/2024 | 06/19/2024 | 05/04/2024 | 03/22/2024 | 01/04/2024 |
| | | Final Maturity | Years | 7.26 | 7.01 | 6.76 | 6.51 | 6.25 | 6.00 | 5.75 | 5.51 |
| | | | Date | 10/15/2028 | 07/15/2028 | 04/15/2028 | 01/15/2028 | 10/15/2027 | 07/15/2027 | 04/15/2027 | 01/15/2027 |
| Series B | With optional redemption * | Average life | Years | 0.95 | 0.73 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.49 |
| | | | Date | 06/28/2022 | 04/05/2022 | 04/05/2022 | 04/04/2022 | 04/03/2022 | 04/02/2022 | 04/02/2022 | 01/10/2022 |
| | | Final Maturity | Years | 1.00 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.50 |
| | | | Date | 07/15/2022 | 04/15/2022 | 04/15/2022 | 04/15/2022 | 04/15/2022 | 04/15/2022 | 04/15/2022 | 01/15/2022 |
| | Without optional redemption * | Average life | Years | 7.14 | 6.96 | 6.70 | 6.44 | 6.20 | 5.97 | 5.74 | 5.61 |
| | | | Date | 08/31/2028 | 06/28/2028 | 03/24/2028 | 12/22/2027 | 09/24/2027 | 07/01/2027 | 04/11/2027 | 02/21/2027 |
| | | Final Maturity | Years | 8.26 | 8.01 | 7.76 | 7.51 | 7.26 | 7.01 | 6.76 | 6.51 |
| | | | Date | 10/15/2029 | 07/15/2029 | 04/15/2029 | 01/15/2029 | 10/15/2028 | 07/15/2028 | 04/15/2028 | 01/15/2028 |
| Series C | With optional redemption * | Average life | Years | 0.95 | 0.73 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.49 |
| | | | Date | 06/28/2022 | 04/05/2022 | 04/05/2022 | 04/04/2022 | 04/03/2022 | 04/02/2022 | 04/02/2022 | 01/10/2022 |
| | | Final Maturity | Years | 1.00 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.50 |
| | | | Date | 07/15/2022 | 04/15/2022 | 04/15/2022 | 04/15/2022 | 04/15/2022 | 04/15/2022 | 04/15/2022 | 01/15/2022 |
| | Without optional redemption * | Average life | Years | 8.43 | 8.37 | 8.13 | 7.89 | 7.65 | 7.42 | 7.18 | 7.15 |
| | | | Date | 12/16/2029 | 11/23/2029 | 08/28/2029 | 06/03/2029 | 03/08/2029 | 12/11/2028 | 09/17/2028 | 09/05/2028 |
| | | Final Maturity | Years | 10.26 | 10.01 | 9.76 | 9.76 | 9.51 | 9.26 | 9.26 | 8.76 |
| | | | Date | 10/15/2031 | 07/15/2031 | 04/15/2031 | 04/15/2031 | 01/15/2031 | 10/15/2030 | 10/15/2030 | 04/15/2030 |
| Series D | With optional redemption * | Average life | Years | 0.95 | 0.73 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.49 |
| | | | Date | 06/28/2022 | 04/05/2022 | 04/05/2022 | 04/04/2022 | 04/03/2022 | 04/02/2022 | 04/02/2022 | 01/10/2022 |
| | | Final Maturity | Years | 1.00 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.50 |
| | | | Date | 07/15/2022 | 04/15/2022 | 04/15/2022 | 04/15/2022 | 04/15/2022 | 04/15/2022 | 04/15/2022 | 01/15/2022 |
| | Without optional redemption * | Average life | Years | 10.16 | 10.28 | 10.13 | 9.98 | 9.82 | 9.66 | 9.49 | 9.69 |
| | | | Date | 09/08/2031 | 10/22/2031 | 08/30/2031 | 07/04/2031 | 05/07/2031 | 03/09/2031 | 01/08/2031 | 03/23/2031 |
| | | Final Maturity | Years | 12.76 | 12.76 | 12.76 | 12.76 | 12.76 | 12.76 | 12.76 | 12.76 |
| | | | Date | 04/15/2034 | 04/15/2034 | 04/15/2034 | 04/15/2034 | 04/15/2034 | 04/15/2034 | 04/15/2034 | 04/15/2034 |

* Optional clean up call when the amount of the outstanding balance of the securitised assets is less than 10 per 100 of the initial outstanding balance.
Hypothesis of delinquency and default assumptions of the securitised assets: 0%

### Credit enhancement and financial operations

#### Credit enhancement (CE)

| | | Current | % CE | | At issue date | % CE |
|---|---|---|---|---|---|---|
| Class A | 67.93% | 103,630,285.61 | 44.00% | 93.45% | 1,308,300,000.00 | 8.45% |
| Series A1 | 0.00% | 0.00 | | 11.43% | 160,000,000.00 | |
| Series A2 | 67.93% | 103,630,285.61 | | 82.02% | 1,148,300,000.00 | |
| Series B | 7.59% | 11,575,444.02 | 36.41% | 1.55% | 21,700,000.00 | 6.90% |
| Series C | 14.69% | 22,404,085.20 | 21.72% | 3.00% | 42,000,000.00 | 3.90% |
| Series D | 9.79% | 14,936,056.80 | 11.93% | 2.00% | 28,000,000.00 | 1.90% |
| Issue of Bonds | | 152,545,871.63 | | | 1,400,000,000.00 | |
| Reserve Fund | 11.93% | 18,200,000.00 | | 1.90% | 26,600,000.00 | |

#### Other finantial operations (current)

| Assets | | Balance | Interest |
|---|---|---|---|
| Treasury Account | | 22,627,479.91 | -0.500% |
| Servicer ppal collect not yet credited | | 1,214,165.86 | |
| Servicer ints collect not yet credited | | 141,784.21 | |
| **Liabilities** | Available | Balance | Interest |
| Subordinated Loan | | 18,200,000.00 | 0.000% |

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.
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**Additional information**
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Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 🖳 www.cnmv.com

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**Fund Auditor**
KPMG Auditores

**Subordinated Loan**
BBVA

**Collateral: Residential mortgage loans (PTCs/MCs)**

### General

| | Current | At constitution date |
|---|---|---|
| Count | 3,617 | 14,333 |
| Principal | | |
| Principal outstanding | 147,991,114.60 | 1,400,000,185.36 |
| Average loan | 40,915.43 | 97,676.70 |
| Minimum | 182.60 | 25,016.46 |
| Maximum | 169,875.61 | 452,015.91 |
| Interest rate | | |
| Weighted average (wac) | 1.24% | 3.79% |
| Minimum | 0.00% | 2.50% |
| Maximum | 3.31% | 6.00% |
| Final maturity | | |
| Weighted average (WARM) (months) | 123 | 317 |
| Minimum | 10/31/2021 | 12/31/2005 |
| Maximum | 06/30/2034 | 12/31/2033 |
| Index (principal outstanding distribution) | | |
| 1-year EURIBOR/MIBOR | 0.00% | 0.01% |
| 1-year EURIBOR/MIBOR (Mortgage Market) | 47.42% | 42.61% |
| Mortgage Market: Banks | 0.00% | 1.35% |
| Mortgage Market: Savings Banks | 0.00% | 34.40% |
| Mortgage Market: All Institutions | 52.58% | 21.51% |
| Savings Banks Lending Rate (CECA Indicator) | 0.00% | 0.12% |

### LTV Distribution

| | Current | | At constitution date | |
|---|---|---|---|---|
| | % Pool | % LTV | % Pool | % LTV |
| 0.01 - 10% | 4.40 | 6.54 | 0.05 | 8.54 |
| 10.01 - 20% | 16.51 | 15.78 | 0.36 | 16.24 |
| 20.01 - 30% | 31.81 | 25.15 | 1.17 | 25.69 |
| 30.01 - 40% | 26.83 | 34.65 | 2.41 | 35.51 |
| 40.01 - 50% | 12.79 | 44.30 | 3.76 | 45.55 |
| 50.01 - 60% | 4.87 | 53.83 | 5.15 | 55.20 |
| 60.01 - 70% | 1.69 | 63.88 | 7.21 | 65.49 |
| 70.01 - 80% | 0.62 | 74.86 | 16.21 | 75.97 |
| 80.01 - 90% | 0.31 | 82.17 | 16.39 | 85.75 |
| 90.01 - 100% | 0.16 | 91.24 | 47.28 | 95.92 |
| Weighted average (WALTV) | | 30.43 | | 82.23 |
| Minimum | | 0.10 | | 4.19 |
| Maximum | | 91.61 | | 99.42 |

### Prepayments

| | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
|---|---|---|---|---|---|
| Single month. mort. (SMM) | 0.26% | 0.30% | 0.32% | 0.31% | 0.54% |
| Annual Percentage Rate (CPR) | 3.03% | 3.54% | 3.76% | 3.60% | 6.25% |

### Geographic distribution

| | Current | At constitution date |
|---|---|---|
| Andalucia | 2.38% | 2.03% |
| Aragon | 0.72% | 0.98% |
| Asturias | 0.16% | 0.08% |
| Balearic Islands | 0.70% | 0.43% |
| Basque Country | 0.32% | 0.37% |
| Canary Islands | 0.69% | 0.56% |
| Cantabria | 0.56% | 0.41% |
| Castilla-La Mancha | 1.16% | 1.11% |
| Castilla-Leon | 2.61% | 2.10% |
| Catalonia | 69.93% | 71.40% |
| Extremadura | 0.58% | 0.57% |
| Galicia | 2.36% | 1.34% |
| La Rioja | 0.08% | 0.13% |
| Madrid | 9.03% | 9.37% |
| Murcia | 1.98% | 2.07% |
| Navarra | 0.94% | 0.98% |
| Valencia | 5.79% | 6.08% |

### Current delinquency

| Aging | Assets | Overdue debt | | | | | Outstanding debt | Total debt | | % Total debt / Appraisal Value |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Principal | Interest | Other | Total | % | | | % | |
| *Delinquencies* | | | | | | | | | | |
| Up to 1 month | 243 | 89,507.47 | 13,474.38 | 0.00 | 102,981.85 | 12.23 | 10,177,193.75 | 10,280,175.60 | 78.81 | 26.80 |
| from > 1 to = 2 months | 25 | 26,734.80 | 4,542.59 | 0.00 | 31,277.39 | 3.72 | 1,266,805.60 | 1,298,082.99 | 9.95 | 31.66 |
| from > 2 to = 3 months | 1 | 961.12 | 101.04 | 0.00 | 1,062.16 | 0.13 | 13,929.75 | 14,991.91 | 0.11 | 16.57 |
| from > 3 to = 6 months | 3 | 7,575.06 | 639.83 | 0.00 | 8,214.89 | 0.98 | 108,366.47 | 116,581.36 | 0.89 | 25.75 |
| from > 6 to < 12 months | 2 | 7,269.60 | 197.42 | 0.00 | 7,467.02 | 0.89 | 50,949.30 | 58,416.32 | 0.45 | 21.72 |
| from = 12 to = 18 months | 2 | 12,662.04 | 3,864.76 | 0.00 | 16,526.80 | 1.96 | 149,600.78 | 166,127.58 | 1.27 | 50.28 |
| from > 18 to < 24 months | 3 | 16,928.24 | 3,110.15 | 0.00 | 20,038.39 | 2.38 | 126,408.37 | 146,446.76 | 1.12 | 22.95 |
| from ≥ 2 years | 19 | 607,508.10 | 39,828.22 | 6,994.81 | 654,331.13 | 77.72 | 309,200.36 | 963,531.49 | 7.39 | 39.11 |
| Subtotal | 298 | 769,146.43 | 65,758.39 | 6,994.81 | 841,899.63 | 100.00 | 12,202,454.38 | 13,044,354.01 | 100.00 | 27.93 |
| *Defaulted, out of the pool* | | | | | | | | | | |
| Delinquencies > 18 m | 47 | 3,397,551.70 | 44,001.61 | 66,524.53 | 3,508,077.84 | 100.00 | 0.00 | 3,508,077.84 | 100.00 | |
| Subtotal | 47 | 3,397,551.70 | 44,001.61 | 66,524.53 | 3,508,077.84 | 100.00 | 0.00 | 3,508,077.84 | 100.00 | 0.00 |
| Total | 345 | 4,166,698.13 | 109,760.00 | 73,519.34 | 4,349,977.47 | | 12,202,454.38 | 16,552,431.85 | | |

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