



**HIPOCAT 10 FTA Fondo de Titulación de Activos**

The amounts are expressed in euros

|                               |                                          |
|-------------------------------|------------------------------------------|
| <b>Date of Constitution</b>   | 05/07/2006                               |
| <b>Issue Date</b>             | 05/07/2006                               |
| <b>Disbursement Date</b>      | 10/07/2006                               |
| <b>Management Company</b>     | Gestión de Activos Titulizados, SGFT, SA |
| <b>Administrator</b>          | Caixa Catalunya                          |
| <b>Guaranteed Interest C.</b> | Caixa Catalunya                          |
| <b>Interest Swap</b>          | Caixa Catalunya                          |
| <b>Subordinated Loan</b>      | Caixa Catalunya                          |
| <b>Lead Manager</b>           | Caixa Catalunya, HSBC- Calyon            |

|                                    |                               |
|------------------------------------|-------------------------------|
| <b>Managers</b>                    | Merrill Lynch, Santander      |
| <b>Originator / Servicer</b>       | Caixa Catalunya               |
| <b>Swap Guarantee</b>              |                               |
| <b>Paying Agent</b>                | Caixa d'Estalvis de Catalunya |
| <b>Secondary Market</b>            | AIAF                          |
| <b>Register of Book Securities</b> | S.C.L.V. Espaclear            |
| <b>Depository</b>                  | Caixa Catalunya               |
| <b>Auditors</b>                    | Deloitte & Touche             |

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

| Class<br>ISIN Code<br>Priority/Type Redemp. | Principal Outstanding (Unit/Bonds/Total) |                          |                          | Coupon Type<br><br>Frequency | Current Coupon<br>Accrued period:<br>91 days<br>Base: A/ 360 | Redemption                  |                  | Moody's / S & P / Fitch<br>Ibca |          |
|---------------------------------------------|------------------------------------------|--------------------------|--------------------------|------------------------------|--------------------------------------------------------------|-----------------------------|------------------|---------------------------------|----------|
|                                             | Current<br>Factor                        | Current                  | Original                 |                              |                                                              | Final Maturity<br>Frequency | Next             | Current                         | Original |
| SERIE A1                                    |                                          | 0,00€                    | 100.000,00€              | Floating                     | - %                                                          | -                           |                  | Aaa                             | Aaa      |
| ES0345671004                                | 0,00%                                    | 1.600                    | 1.600                    | EURIB.3M+0,02%               | <b>Date:</b> 25-01-2010                                      |                             | -                | AAA                             | AAA      |
| Senior / Pass-Through                       |                                          | 0,00€                    | 160.000.000,00€          | 25-1/4/7/10                  | <b>Interests:</b> -                                          | 25-1/4/7/10                 |                  | AAA                             | AAA      |
| SERIE A2                                    |                                          | 55.200,71€               | 100.000,00€              | Floating                     | 0,873%                                                       | 24-10-2039                  |                  | Aaa                             | Aaa      |
| ES0345671012                                | 55,20%                                   | 7.334                    | 7.334                    | EURIB.3M+0,14%               | <b>Date:</b> 25-01-2010                                      |                             | 25-01-2010       | AAA                             | AAA      |
| Senior / Pass-Through                       |                                          | 404.842.007,14€          | 733.400.000,00€          | 25-1/4/7/10                  | <b>Interests:</b> 121,81 €                                   | 25-1/4/7/10                 |                  | AAA                             | AAA      |
| SERIE A3                                    |                                          | 94.779,57€               | 100.000,00€              | Floating                     | 0,883%                                                       | 24-10-2039                  |                  | Aaa                             | Aaa      |
| ES0345671020                                | 94,78%                                   | 3.000                    | 3.000                    | EURIB.3M+0,15%               | <b>Date:</b> 25-01-2010                                      |                             | To be determined | AAA                             | AAA      |
| Senior / Pass-Through                       |                                          | 284.338.710,00€          | 300.000.000,00€          | 25-1/4/7/10                  | <b>Interests:</b> 211,55 €                                   | 25-1/4/7/10                 |                  | AAA                             | AAA      |
| SERIE A4                                    |                                          | 100.000,00€              | 100.000,00€              | Floating                     | 0,833%                                                       | 24-04-2012                  |                  | Aaa                             | Aaa      |
| ES0345671038                                | 100,00%                                  | 2.000                    | 2.000                    | EURIB.3M+0,10%               | <b>Date:</b> 25-01-2010                                      |                             | To be determined | AAA                             | AAA      |
| Senior / Pass-Through                       |                                          | 200.000.000,00€          | 200.000.000,00€          | 25-1/4/7/10                  | <b>Interests:</b> 210,56 €                                   | 25-1/4/7/10                 |                  | AAA                             | AAA      |
| SERIE B                                     |                                          | 100.000,00€              | 100.000,00€              | Floating                     | 1,033%                                                       | 24-10-2039                  |                  | Aa2                             | Aa2      |
| ES0345671046                                | 100,00%                                  | 548                      | 548                      | EURIB.3M+0,30%               | <b>Date:</b> 25-01-2010                                      |                             | To be determined | A                               | A        |
| Mezzanine / Pass-Through                    |                                          | 54.800.000,00€           | 54.800.000,00€           | 25-1/4/7/10                  | <b>Interests:</b> 261,12 €                                   | 25-1/4/7/10                 |                  | A                               | A        |
| SERIE C                                     |                                          | 100.000,00€              | 100.000,00€              | Floating                     | 1,333%                                                       | 24-10-2039                  |                  | Baa2                            | Baa2     |
| ES0345671053                                | 100,00%                                  | 518                      | 518                      | EURIB.3M+0,60%               | <b>Date:</b> 25-01-2010                                      |                             | To be determined | BBB                             | BBB      |
| Subordinated / Pass-Through                 |                                          | 51.800.000,00€           | 51.800.000,00€           | 25-1/4/7/10                  | <b>Interests:</b> 336,95 €                                   | 25-1/4/7/10                 |                  | BBB                             | BBB      |
| SERIE D                                     |                                          | 100.000,00€              | 100.000,00€              | Floating                     | 5,233%                                                       | 24-10-2039                  |                  | Caa                             | Caa      |
| ES0345671061                                | 100,00%                                  | 255                      | 255                      | EURIB.3M+4,50%               | <b>Date:</b> 25-01-2010                                      |                             | To be determined | CCC-                            | CCC-     |
| Equity / Due to cash<br>Reserve             |                                          | 25.500.000,00€           | 25.500.000,00€           | 25-1/4/7/10                  | <b>Interests:</b> 1322,79 €                                  | 25-1/4/7/10                 |                  | CCC                             | CCC      |
| <b>Totals</b>                               |                                          | <b>1.021.280.717,14€</b> | <b>1.525.500.000,00€</b> |                              |                                                              |                             |                  |                                 |          |

**COLLATERAL: TYPE OF GROUPED ASSETS**

| General                            | Pool of Mortgage Loans (Floating Rate) |                      |
|------------------------------------|----------------------------------------|----------------------|
|                                    | Current                                | Constitution<br>Date |
| <b>Count Principal</b>             |                                        |                      |
| <b>Number</b>                      | 7.542                                  | 11.370               |
| <b>Outstanding Balance</b>         | 895.235.900,47 €                       | 1.500.001.310,05 €   |
| <b>Average Loan</b>                | 118.387,28 €                           | 131.906,46 €         |
| <b>Minimum</b>                     | 15,32 €                                | 15.076,16 €          |
| <b>Maximum</b>                     | 792.408,50 €                           | 842.481,92 €         |
| <b>Interest</b>                    |                                        |                      |
| <b>Weighted Average</b>            | 3,6697%                                | 3,6313%              |
| <b>Minimum</b>                     | 1,7110%                                | 2,4500%              |
| <b>Maximum</b>                     | 7,2770%                                | 5,5000%              |
| <b>Remaining Maturity (Months)</b> |                                        |                      |
| <b>Weighted Average</b>            | 280,83                                 | 322,39               |
| <b>Minimum</b>                     | 1,02                                   | 28,91                |
| <b>Maximum</b>                     | 314,97                                 | 355,88               |
| <b>Index (Distribution)</b>        |                                        |                      |
| Tipo Activo CECA                   | 0,03%                                  | 0,03%                |
| Euribor 1 año                      | 61,14%                                 | 58,12%               |
| Préstamos Hipotecarios Cajas       | 0,59%                                  | 0,56%                |
| Mibor 1 Año                        | 0,20%                                  | 0,19%                |
| Préstamos Hipotecarios Cajas TAE   | 38,05%                                 | 41,11%               |

**PREPAYMENTS**

|                                           | Current<br>Month | Last 3<br>Months | Last 6<br>Months | Last 12<br>Months | Historical |
|-------------------------------------------|------------------|------------------|------------------|-------------------|------------|
| <b>Single Monthly<br/>Mortality (SMM)</b> | 0,4583%          | 1,0242%          | 1,0400%          | 1,4676%           | 0,8953%    |
| <b>Annual<br/>Equivalent (CPR)</b>        | 5,3628%          | 11,6208%         | 11,7899%         | 16,2569%          | 10,2303%   |

**GEOGRAPHIC DISTRIBUTION**

|                                   | Current | Constitution<br>Date |
|-----------------------------------|---------|----------------------|
| <b>Catalunya</b>                  | 69,70   | 70,58                |
| <b>Madrid</b>                     | 12,65   | 11,72                |
| <b>Comunidad Valenciana</b>       | 7,45    | 7,65                 |
| <b>Baleares</b>                   | 0,41    | 0,45                 |
| <b>Aragón</b>                     | 1,32    | 1,39                 |
| <b>Andalucía</b>                  | 2,02    | 1,81                 |
| <b>Murcia</b>                     | 2,36    | 2,70                 |
| <b>Navarra</b>                    | 0,41    | 0,42                 |
| <b>Rest of Autonomous Regions</b> | 3,68    | 3,28                 |



### CURRENT DELINQUENCY

| Aging              | Number Mortgage Participations | Mature Debt         |                     |                     | Remaining Debt to Mature | Total Debt             |                | % Loan to Value <sup>(1)</sup> |
|--------------------|--------------------------------|---------------------|---------------------|---------------------|--------------------------|------------------------|----------------|--------------------------------|
|                    |                                | Principal           | Interest and Others | Totals              |                          | Principal              | %              |                                |
| Up to 30 days      | 271                            | 60.142,29 €         | 67.057,39 €         | 127.199,68 €        | 37.625.361,92 €          | 37.685.504,21 €        | 53,09%         | 72,7695%                       |
| From 1 to 2 months | 147                            | 71.885,51 €         | 121.395,13 €        | 193.280,64 €        | 19.574.971,14 €          | 19.646.856,65 €        | 27,68%         | 73,5397%                       |
| From 2 to 3 months | 72                             | 55.023,40 €         | 112.175,14 €        | 167.198,54 €        | 10.213.743,95 €          | 10.268.767,35 €        | 14,47%         | 81,5769%                       |
| From 3 to 6 months | 24                             | 21.697,40 €         | 54.938,63 €         | 76.636,03 €         | 3.366.514,95 €           | 3.388.212,35 €         | 4,77%          | 87,2913%                       |
| <b>Totals</b>      | <b>514</b>                     | <b>208.748,60 €</b> | <b>355.566,29 €</b> | <b>564.314,89 €</b> | <b>70.780.591,96 €</b>   | <b>70.989.340,56 €</b> | <b>100,00%</b> | <b>74,7611%</b>                |

(1) Valuations exclusively for mortgage participations.

### CURRENT DOUBTFULLY LOANS OR IN FORECLOSE PROCEDURE

| Aging                     | Number Mortgage Participations | Mature Debt         |                     |                     | Remaining Debt to Mature | Total Debt             |                | % Loan to Value <sup>(1)</sup> |
|---------------------------|--------------------------------|---------------------|---------------------|---------------------|--------------------------|------------------------|----------------|--------------------------------|
|                           |                                | Principal           | Interest and Others | Totals              |                          | Principal              | %              |                                |
| From 3 to 6 months        | 32                             | 32.275,23 €         | 98.373,76 €         | 130.648,99 €        | 5.675.955,49 €           | 5.708.230,72 €         | 15,03%         | 76,8104%                       |
| From 6 to 12 months       | 114                            | 96.381,80 €         | 361.757,65 €        | 458.139,45 €        | 18.214.143,70 €          | 18.310.525,50 €        | 48,21%         | 83,7154%                       |
| From 12 months to 2 years | 84                             | 68.726,69 €         | 242.215,21 €        | 310.941,90 €        | 13.889.707,68 €          | 13.958.434,37 €        | 36,75%         | 89,0944%                       |
| <b>Totals</b>             | <b>230</b>                     | <b>197.383,72 €</b> | <b>702.346,62 €</b> | <b>899.730,34 €</b> | <b>37.779.806,87 €</b>   | <b>37.977.190,59 €</b> | <b>100,00%</b> | <b>84,4476%</b>                |

(1) Valuation exclusively for mortgage participations.

### CREDIT ENHANCEMENT

| Current              |                           |                      |        | At Issue Date             |                       |       |
|----------------------|---------------------------|----------------------|--------|---------------------------|-----------------------|-------|
| % Notes              | Nominal                   | % CE                 |        | % Notes                   | Nominal               | % CE  |
| SERIE A1             | 0,00%                     | 0,00€                | 0,00%  | 10,49%                    | 160.000.000,00€       | 8,81% |
| SERIE A2             | 39,64%                    | 404.842.007,14€      | 11,04% | 48,08%                    | 733.400.000,00€       | 8,81% |
| SERIE A3             | 27,84%                    | 284.338.710,00€      | 11,04% | 19,67%                    | 300.000.000,00€       | 8,81% |
| SERIE A4             | 19,58%                    | 200.000.000,00€      | 11,04% | 13,11%                    | 200.000.000,00€       | 8,81% |
| SERIE B              | 5,37%                     | 54.800.000,00€       | 5,65%  | 3,59%                     | 54.800.000,00€        | 5,15% |
| SERIE C              | 5,07%                     | 51.800.000,00€       | 0,55%  | 3,40%                     | 51.800.000,00€        | 1,70% |
| SERIE D              | 2,50%                     | 25.500.000,00€       | 0,00%  | 1,67%                     | 25.500.000,00€        | 0,00% |
| <b>Totals</b>        | <b>1.021.280.717,14 €</b> |                      |        | <b>1.525.500.000,00 €</b> |                       |       |
| <b>Reserve Funds</b> | <b>0,54%</b>              | <b>5.547.817,29€</b> |        | <b>1,67%</b>              | <b>25.500.000,00€</b> |       |

### OTHER FINANCIAL OPERATIONS (Current)

|                                    | Balance          | Interest |
|------------------------------------|------------------|----------|
| <b>Assets</b>                      |                  |          |
| Guaranteed Interest C.             | 39.955.404,10 €  | 0,73%    |
| Treasury account (Paying Ag)       | 0,00 €           | 0,00%    |
| Repayment account                  | 0,00 €           | 0,00%    |
| Principal WithHolding Account      | 75.000.000,00 €  | 0,73%    |
| Treasury account - IRS Collateral  | 0,00 €           | 0,00%    |
| Liquidity Line (Limit)             | 101.000.000,00 € | 0,00%    |
| <b>Liabilities</b>                 |                  |          |
| Subordinated Loan                  | 0,00 €           | 0,00%    |
| Loan Contract for Initial Expenses | 423.605,88 €     | 0,73%    |
| Amount of the Liquidity Line       | 0,00 €           | 0,00%    |

### OTHER INFORMATION

|                                                                    | Current         | At Issue Date |
|--------------------------------------------------------------------|-----------------|---------------|
| Cumulative outstanding losses                                      | 6.466.309,41€   | 0,00 €        |
| Cumulative outstanding Write-Off                                   | 63.234.588,58 € | 0,00 €        |
|                                                                    | 37.013.761,08 € | 0,00 €        |
| Principal Outstanding With arrears>90 days / Principal Outstanding | 4,6206%         | 0,0000%       |
| Weighted Average of LTV Distribution <sup>(1)</sup>                | 73,6043%        | 78,9781%      |
| Endowment Shortfall amortization or bonds                          | 0,00 €          | 0,00 €        |

### "FORBEARANCE PERIOD" INFORMATION

|                                                        |                 |
|--------------------------------------------------------|-----------------|
| Principal Outstanding of Forbearance Period            | 84.715.387,68 € |
| Interest                                               | 2.515.500,53 €  |
| Ratio: (Outstanding FP + Interest) / Total Outstanding | 9,7439%         |

### INTERESTS SWAP

|             | Notional Principal | Interest         |
|-------------|--------------------|------------------|
| <b>Swap</b> |                    |                  |
| Receiving   | To be determined   | 1,550556%        |
| Paying      | To be determined   | To be determined |

### ACQUISITION ADDITIONAL CREDIT RIGHTS

#### Last acquisition

|                                       |   |
|---------------------------------------|---|
| Date                                  |   |
| Number of additional credit rights    | 0 |
| Principal of additional credit rights |   |

#### Acumulative acquisition

|                                       |   |
|---------------------------------------|---|
| Number of additional credit rights    | 0 |
| Principal of additional credit rights |   |

#### Next acquisition

The last expected maturity date of the credit rights



**ADDITIONAL INFORMATION:**

Management Company: Gestión de Activos Titulizados, SGFT, S.A.  
Official Register: Comisión Nacional del Mercado de Valores

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Passeig de Gràcia 16, Barcelona

**INFORMATION CONTENT RESPONSABILITY:**

Gestión de Activos Titulizados, SGFT, S.A.

**THE EXECUTIVE DIRECTOR**