

## HIPOCAT 7, Fondo de Titulización de Activos. Information as at 28<sup>th</sup> February, 2006

<u>Date of Constitution</u>	8 <sup>th</sup> June, 2004	<u>Managers</u>	Caixa Catalunya – BBVA
<u>Issue Date</u>	14 <sup>th</sup> June, 2004		Bear Stearns – JP Morgan
<u>Management Company</u>	Gestión Activos Titulizados, SGFT,SA	<u>Originator / Servicer</u>	Caixa Catalunya
<u>Paying Agent</u>	Caixa Catalunya	<u>Secondary Market</u>	Nomura International plc
<u>Guaranteed Interest C.</u>	Caixa Catalunya	<u>Register of Book Securities</u>	Caixa Catalunya
<u>Class A &amp; B Interest Swap</u>	Caixa Catalunya	<u>Depository</u>	AIAF
<u>Subordinated Loan</u>	Caixa Catalunya	<u>Auditors</u>	IBERCLEAR
<u>Lead Manager</u>	Caixa Catalunya		Caixa Catalunya
	Caixa Catalunya – JP Morgan Securities – Bear Stearns		Deloitte & Touche

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

Class ISIN Code Priority Type Redemp.	Principal Outstanding (Unit/Nº Bond/Total)		Coupon Type Frequency	Current Coupon Accrued period: 92 days Base: A /360	Redemption		Moody's / S&P / Fitch		
	Current Factor	Current			Original	Final Maturity Frequency	Next	Current	Original
A1 ES0345783007 Senior Soft Bullet	0%	0,00€ 0	100.000,00€ 1.600	Floating EURIBOR 3 M + 0,06%	0,0% Date: - Interest: 0,00€	-	-	Aaa / AAA / AAA	Aaa / AAA / AAA
A2 ES0345783015 Senior Pass-through	80,55%	80.546,78€ 11.483	100.000,00€ 11.483	Floating EURIBOR 3 M + 0,17%	2,6840% Date: 18/04/2006 Interest: 552,48€	15/07/2036 15-01 / 04 / 07 / 10	18/04/2006	Aaa / AAA / AAA	Aaa / AAA / AAA
B ES0345783023 Mazzanine Pass-through	100%	100.000,00€ 217	100.000,00€ 217	Floating EURIBOR 3 M + 0,25%	2,7640% Date: 18/04/2006 Interest: 706,36€	15/07/2036 15-01 / 04 / 07 / 10	To determine	Aa3 / AA / AA	Aa3 / AA / AA
C ES0345783031 Mazzanine Pass-through	100%	100.000,00€ 420	100.000,00€ 420	Floating EURIBOR 3 M + 0,40%	2,9140% Date: 18/04/2006 Interest: 744,69€	15/07/2036 15-01 / 04 / 07 / 10	To determine	A2 / A+ / A	A2 / A+ / A
D ES0345783049 Mazzanine Pass-through	100%	100.000,00€ 280	100.000,00€ 280	Floating EURIBOR 3 M + 0,80%	3,3140% Date: 18/04/2006 Interest: 846,91€	15/07/2036 15-01 / 04 / 07 / 10	To determine	Baa2 / BBB / BBB	Baa2 / BBB / BBB
<b>Totals</b>		<b>1.016.618.674,74€</b>	<b>1.400.000.000,00€</b>						

#### Average Life and Final Maturity According to Monthly Rates of Prepayment

	% MCPR	% CPR	Class A1 Bonds			Class A2 Bonds			Class B Bonds			Class C Bonds			Class D Bonds		
			Average Life	% TIR <sup>2</sup>	Final Maturity	Average Life	% TIR <sup>2</sup>	Final Maturity	Average Life	% TIR <sup>2</sup>	Final Maturity	Average Life	% TIR <sup>2</sup>	Final Maturity	Average Life	% TIR <sup>2</sup>	Final Maturity
With Op. Redemp.	1,4491	16,0685	-	-	-	4,79	2,93	15/04/2015	7,14	3,09	15/04/2015	7,14	3,29	15/04/2015	7,14	3,66	15/04/2015
Without Op. Red.	1,4491	16,0685	-	-	-	5,15	2,97	15/07/2036	7,83	3,14	15/07/2036	7,83	3,34	15/07/2036	7,83	3,71	15/07/2036
With Op. Redemp.	1,7244	18,8384	-	-	-	4,22	2,87	15/01/2014	6,24	3,03	15/01/2014	6,24	3,23	15/01/2014	6,24	3,59	15/01/2014
Without Op. Red.	1,7244	18,8384	-	-	-	4,56	2,92	15/07/2036	6,88	3,09	15/07/2036	6,88	3,28	15/07/2036	6,88	3,65	15/07/2036
With Op. Redemp.	1,8061	19,6450	-	-	-	4,09	2,85	15/10/2013	6,03	3,01	15/10/2013	6,03	3,21	15/10/2013	6,03	3,57	15/10/2013
Without Op. Red.	1,8061	19,6450	-	-	-	4,41	2,90	15/07/2036	6,63	3,07	15/07/2036	6,63	3,27	15/07/2036	6,63	3,63	15/07/2036
With Op. Redemp.	1,8888	20,4532	-	-	-	3,94	2,83	15/04/2013	5,78	2,99	15/04/2013	5,78	3,19	15/04/2013	5,78	3,55	15/04/2013
Without Op. Red.	1,8888	20,4532	-	-	-	4,27	2,89	15/07/2036	6,40	3,05	15/07/2036	6,40	3,25	15/07/2036	6,40	3,62	15/07/2036

#### Simulation Total Cash-Flow for each Bond According to Prepayment

	% MCPR	% CPR	Class A1 Bonds		Class A2 Bonds		Class B Bonds		Class C Bonds		Class D Bonds	
			Principal	Total Interest <sup>3</sup>	Principal	Total Interest <sup>3</sup>	Principal	Total Interest <sup>3</sup>	Principal	Total Interest <sup>3</sup>	Principal	Total Interest <sup>3</sup>
With Op. Redemp.	1,4491	16,0685	-	-	100.000,00	14.019,22	100.000,00	22.064,45	100.000,00	23.441,47	100.000,00	26.043,52
Without Op. Red.	1,4491	16,0685	-	-	100.000,00	15.399,66	100.000,00	24.721,35	100.000,00	26.208,15	100.000,00	29.084,94
With Op. Redemp.	1,7244	18,8384	-	-	100.000,00	12.095,89	100.000,00	18.870,90	100.000,00	20.096,53	100.000,00	22.351,99
Without Op. Red.	1,7244	18,8384	-	-	100.000,00	13.353,90	100.000,00	21.293,83	100.000,00	22.619,13	100.000,00	25.128,40
With Op. Redemp.	1,8061	19,6450	-	-	100.000,00	11.645,99	100.000,00	18.119,77	100.000,00	19.308,65	100.000,00	21.482,16
Without Op. Red.	1,8061	19,6450	-	-	100.000,00	12.843,31	100.000,00	20.426,09	100.000,00	21.709,76	100.000,00	24.125,44
With Op. Redemp.	1,8888	20,4532	-	-	100.000,00	11.131,14	100.000,00	17.233,90	100.000,00	18.378,62	100.000,00	20.457,30
Without Op. Red.	1,8888	20,4532	-	-	100.000,00	12.364,50	100.000,00	19.608,34	100.000,00	20.852,41	100.000,00	23.179,75

M.C.P.R.: Monthly Constant Prepayment Rate, C.P.R.: Annual Constant Prepayment Rate

Hypothesis WAFF 0,11% and WALs 20%. Additionally, there exist other variables which are subject to continuous changes that affect the average life and the duration of the bonds (mainly: interest rate of the mortgage portfolio, prepayment, interest rate of the bonds of the three series, and the option of prepayment by the issuing bank). These variables and their hypothetical initial values are detailed in the Fund Floatation Information Leaflet. For the drafting of this document, actual and past values of the said variables have been used. However, it has been deemed appropriate to apply the Term Structure Interest Rates dated 28/02/06 so as to reflect more accurately variables that affect the dynamic parameters of the bonds.

1 Amortisation, at the discretion of the management company, provided the remaining balance of the principal of the mortgage loans is less than 10% of the initial amount and all the payment obligations arising from the bonds can be paid and cancelled in full.

<sup>2</sup> Without statutory deduction for tax purposes, stated in years. Tax regulations: 1) Individuals or legal Entities resident in Spain. a) Income Tax: RD 3/2004 and RD 214/99 b) Corporate Tax: RD 537/97, RD 4/2004. 2) Individuals or legal Entities non-resident in Spain: RD 5/2004

<sup>3</sup> Without statutory deduction. <sup>4</sup> At the time of the date of amortisation.

All the monetary amounts are expressed in euros

# HIPOCAT 7, Fondo de Titulización de Activos.

## Information as at 28<sup>th</sup> February, 2006

### COLLATERAL: MORTGAGE PARTICIPATIONS AND MORTGAGE TRANSMISSION CERTIFIES

General		Pool of Mortgage Loans and Mortgage Transmission Certifies		Prepayments				
		Current	Constitution Date	Current Month	Last 3 Months	Last 6 Months	Last 12 Months	Historical
<b>Count</b>		10,479	14,333					
<b>Principal:</b>	Total Outstanding	979,871,212,95	1,400,000,185,36					
	Average Loan	93,508,08	97,668,40					
	Minimum	943,85	25,016,46					
	Maximum	427,677,79	452,015,91					
<b>Interest Rate:</b>	Weighted Average (WAC)	3,4829%	3,7912%					
	Minimum	2,6030%	2,5020%					
	Maximum	5,5000%	6,0000%					
<b>Remaining Maturity (Months)</b>	Weighted Average (WARM)	294,8917	316,9551					
	Minimum	9,0349	18,7926					
	Maximum	334,0616	354,7926					
<b>Index (Distribution)</b>								
	Euribor 1 año	18,8005%	17,1760%					
	IRPH Cajas	1,9694%	2,2919%					
	IRPH Cajas – TAE	78,1366%	79,4113%					
	Mibor 1 año	0,9006%	0,9107%					
	CECA	0,1899%	0,2008%					
	CECA – TAE	0,0030%	0,0093%					

  

Mortgage Part. And Mortgage Transmission Certifies Geographical Distribution		
	Current	Constitution Date
Cataluña	70,9258%	71,4072%
Comunidad Valenciana	6,0334%	6,0753%
Madrid	9,3057%	9,3700%
Baleares	0,4052%	0,4265%
Andalucía	2,1837%	2,0303%
Rest of Autonomous Regions	11,1462%	10,6908%

<sup>(1)</sup> Valuation exclusively for mortgage participations.

Current Delinquency								
Aging	Number of MP and MTC	Mature Debt			Remaining Debt to Mature	Total Debt		% Loan to Value <sup>(1)</sup>
		Principal	Interest and others	Totals		Principal	%	
Up to 30 days	297	39.508,58	31.766,38	71.274,96	27.507.821,00	27.547.329,58	70,62%	78,0260%
From 31 to 60 days	77	29.580,07	33.979,24	63.559,31	7.871.729,10	7.901.309,17	20,26%	80,0704%
From 61 to 90 days	29	15.361,35	18.824,86	34.186,21	2.552.684,57	2.568.045,92	6,58%	79,7948%
From 91 to 180 days	11	6.860,63	10.320,16	17.180,79	955.358,26	962.218,89	2,47%	87,1359%
From 181 to 365 days	1	666,78	828,34	1.495,12	25.583,46	26.250,24	0,07%	73,5232%
<b>Totals</b>	<b>415</b>	<b>91,977,41</b>	<b>95,718,98</b>	<b>187,696,39</b>	<b>38,913,176,39</b>	<b>39,005,153,80</b>	<b>100,00%</b>	<b>78,7510%</b>
Current doubtfully loans or in Foreclose Procedure								
Up to 30 days	2	-	-	-	168.387,12	168.387,12	10,46%	92,2940%
From 31 to 60 days	-	-	-	-	-	-	-	-
From 61 to 90 days	-	-	-	-	-	-	-	-
From 91 to 180 days	5	4.376,36	5.857,32	10.233,68	371.561,13	375.937,49	23,36%	84,3148%
From 181 to 365 days	6	7.589,91	11.055,74	18.645,65	588.173,27	595.763,18	37,02%	60,9738%
From 1 to 2 years	6	6.701,43	9.156,12	15.857,55	462.449,40	469.150,83	29,15%	60,2902%
From 2 to 3 years	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>19</b>	<b>18,667,70</b>	<b>26,069,18</b>	<b>44,736,88</b>	<b>1,590,570,92</b>	<b>1,609,238,62</b>	<b>100,00%</b>	<b>67,4682%</b>

Credit Enhancement	Current	At Issue Date	Other Financial Operations (Current)		
Outstanding Principal of B+C+D With regard to Total Outstanding of all Bonds	9,02% < 13,10%	6,55 % < 13,10%	<b>Assets</b>	<b>Balance</b>	<b>Interest</b>
			Guaranteed Invest. Account	64.442.960,81	2,5140%
			Repayment Account	-	2,5140%
			Liquidity Line (Limit)	98.000.000,00	2,5140%
Outstanding Principal of C+D With regard to Total Outstanding of all Bonds	6,89% < 10,00%	5,00 % < 10,00%	<b>Liabilities</b>	<b>Balance</b>	<b>Interest</b>
			Subordinated Loan	26.570.834,14	2,5140%
Outstanding Principal of D With regard to Total Outstanding of all Bonds	2,75% < 4,00%	2,00% < 4,00%	<b>“Forbearance Period” Information</b>		
			Principal Outstanding of Forbearance Period	12.093.748,14	
			Interest	159.319,88	
Reserve Fund	26.600.000,00 2,6165%	26.600.000,00 1,9000%	Rate: (Outstanding FP + Interest)		
			/ Total Outstanding		
			1,2474%		
<b>Other Information</b>			<b>Interest Swaps</b>	<b>Notional Principal</b>	<b>Interest</b>
Principal Outstanding With arrears>90 days / Principal Outstanding	0,2473%	0,0000%	Swap		
			Receiving	To determine	3,372561%
Weighted Average of LTV Distribution <sup>(1)</sup>	77,6833%	82,2239%	Paying	To determine	To determine

#### ADDITIONAL INFORMATION:

MANAGEMENT COMPANY: GESTIÓN ACTIVOS TITULIZADOS, SA, SGFT - C/ FONTANELLA 5 - 7 - BARCELONA - TEL. 93.484.73.36 - FAX: 93.484.73.41  
 INFO@GAT-SGFT.COM HTTP://WWW.GAT-SGFT.INFO

OFFICIAL REGISTER: COMISIÓN NACIONAL MERCADO DE VALORES - PASSEIG DE GRÀCIA 16 - BARCELONA.

#### INFORMATION CONTENT RESPONSABILITY:

GESTIÓN ACTIVOS TITULIZADOS, SA, SGFT

The Executive Director