

## HIPOCAT 7, Fondo de Titulación de Activos.

Information as at 31<sup>st</sup> October, 2006

Date of Constitution	8 <sup>th</sup> June, 2004	Managers	Caixa Catalunya – BBVA
Issue Date	14 <sup>th</sup> June, 2004		Bear Stearns – JP Morgan
Management Company	Gestión Activos Titulizados, SGFT,SA	Originator / Servicer	Caixa Catalunya
Paying Agent	Caixa Catalunya	Secondary Market	Nomura International plc
Guaranteed Interest C.	Caixa Catalunya	Register of Book Securities	Caixa Catalunya
Class A & B Interest Swap	Caixa Catalunya	Depository	AIAF
Subordinated Loan	Caixa Catalunya	Auditors	IBERCLEAR
Lead Manager	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/N° Bond/Total)			Coupon Type Frequency	Current Coupon Accrued period: 91 days Base: A / 360	Redemption		Moody's / S&P / Fitch	
	Current Factor	Current	Original			Final Maturity Frequency	Next	Current	Original
<b>A1</b> ES0345783007 Senior Soft Bullet	0%	0,00€ 0 0,00€	100.000,00€ 1.600 160.000.000,00€	Floating EURIBOR 3 M + 0,06% 15-01 / 04 / 07 / 10	0,0% Date: - Interest: 0,00€	-	-	Aaa / AAA / AAA	Aaa / AAA / AAA
<b>A2</b> ES0345783015 Senior Pass-through	66,27%	66.271,99€ 11.483 761.001.261,17€	100.000,00€ 11.483 1.148.300.000,00€	Floating EURIBOR 3 M + 0,17% 15-01 / 04 / 07 / 10	3,6640% Date: 15/01/2007 Interest: 613,80€	15/07/2036 15-01 / 04 / 07 / 10	15/01/2007	Aaa / AAA / AAA	Aaa / AAA / AAA
<b>B</b> ES0345783023 Mazzanine Pass-through	100%	100.000,00€ 217 21.700.000,00€	100.000,00€ 217 21.700.000,00€	Floating EURIBOR 3 M + 0,17% 15-01 / 04 / 07 / 10	3,7440% Date: 15/01/2007 Interest: 946,40€	15/07/2036 15-01 / 04 / 07 / 10	To determine	Aa3 / AA / AA	Aa3 / AA / AA
<b>C</b> ES0345783031 Mazzanine Pass-through	100%	100.000,00€ 420 42.000.000,00€	100.000,00€ 420 42.000.000,00€	Floating EURIBOR 3 M + 0,40% 15-01 / 04 / 07 / 10	3,8940% Date: 15/01/2007 Interest: 984,32€	15/07/2036 15-01 / 04 / 07 / 10	To determine	A2 / A+ / A	A2 / A+ / A
<b>D</b> ES0345783049 Mazzanine Pass-through	100%	100.000,00€ 280 28.000.000,00€	100.000,00€ 280 28.000.000,00€	Floating EURIBOR 3 M + 0,80% 15-01 / 04 / 07 / 10	4,2940% Date: 15/01/2007 Interest: 1.085,43€	15/07/2036 15-01 / 04 / 07 / 10	To determine	Baa2 / BBB / BBB	Baa2 / BBB / BBB
<b>Totals</b>		<b>852.701.261,17€</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		
			Aver age Life	% TIR <sup>2</sup>	Final Maturity	Aver age Life	% TIR <sup>2</sup>	Final Maturity	Aver age Life	% TIR <sup>2</sup>	Final Maturity	Aver age Life	% TIR <sup>2</sup>	Final Maturity	Aver age Life	% TIR <sup>2</sup>	Final Maturity
With Op. Redemp.	1,2824	14,3482	-	-	-	5,23	3,32	15/04/2016	7,82	3,53	15/04/2016	7,82	3,75	15/04/2016	7,82	4,10	15/04/2016
Without Op. Red.	1,2824	14,3482	-	-	-	5,60	3,36	15/07/2036	8,52	3,57	15/07/2036	8,52	3,78	15/07/2036	8,52	4,14	15/07/2036
With Op. Redemp.	1,4862	16,4470	-	-	-	4,69	3,26	15/01/2015	6,99	3,48	15/01/2015	6,99	3,69	15/01/2015	6,99	4,04	15/01/2015
Without Op. Red.	1,4862	16,4470	-	-	-	5,06	3,30	15/07/2036	7,68	3,52	15/07/2036	7,68	3,73	15/07/2036	7,68	4,08	15/07/2036
With Op. Redemp.	1,6504	18,1023	-	-	-	4,35	3,21	15/04/2014	6,45	3,43	15/04/2015	6,45	3,65	15/04/2015	6,45	4,00	15/04/2014
Without Op. Red.	1,6504	18,1023	-	-	-	4,70	3,26	15/07/2036	7,11	3,48	15/07/2036	7,11	3,70	15/07/2036	7,11	4,04	15/07/2036
With Op. Redemp.	1,7365	18,9587	-	-	-	4,21	3,19	15/01/2014	6,22	3,41	15/01/2014	6,22	3,63	15/01/2014	6,22	3,97	15/01/2014
Without Op. Red.	1,7365	18,9587	-	-	-	4,54	3,24	15/07/2036	6,84	3,46	15/07/2036	6,84	3,68	15/07/2036	6,84	4,02	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.	1,2824%	14,3482%	-	-	100.000,00	17.419,51	100.000,00	27.701,86	100.000,00	29.311,09	100.000,00	32.062,45
Without Op. Red.	1,2824%	14,3482%	-	-	100.000,00	18.926,78	100.000,00	30.603,75	100.000,00	32.319,53	100.000,00	35.354,46
With Op. Redemp.	1,4862%	16,4470%	-	-	100.000,00	15.354,38	100.000,00	24.348,59	100.000,00	25.824,66	100.000,00	28.245,65
Without Op. Red.	1,4862%	16,4470%	-	-	100.000,00	16.837,07	100.000,00	27.198,99	100.000,00	28.785,46	100.000,00	31.483,21
With Op. Redemp.	1,6504%	18,1023%	-	-	100.000,00	14.032,15	100.000,00	22.169,32	100.000,00	23.561,30	100.000,00	25.765,15
Without Op. Red.	1,6504%	18,1023%	-	-	100.000,00	15.436,43	100.000,00	24.870,01	100.000,00	26.366,33	100.000,00	28.834,44
With Op. Redemp.	1,7365%	18,9587%	-	-	100.000,00	13.464,12	100.000,00	21.236,80	100.000,00	22.594,14	100.000,00	24.703,94
Without Op. Red.	1,7365%	18,9587%	-	-	100.000,00	14.783,92	100.000,00	23.777,13	100.000,00	25.230,67	100.000,00	27.591,27

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 31/10/06 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 31<sup>st</sup> October, 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>		9,198	14,333	Single Monthly Mortality (SMM)	1,6504%	1,2824%	1,5459%	1,7365%	1,4862%
<b>Principal:</b>	Total Outstanding	838.634.615,93	1.400.000.185,36	Annual Equivalent (CPR)	18,1023%	14,3482%	17,0518%	18,9587%	16,4470%
	Average Loan	91.175,76	97.668,40						
	Minimum	349,42	25.016,46						
	Maximum	419.306,26	452.015,91						
<b>Interest Rate:</b>	Weighted Average (WAC)	4,0041%	3,7912%						
	Minimum	2,7200%	2,5020%						
	Maximum	5,5830%	6,0000%						
<b>Remaining Maturity (Months)</b>	Weighted Average (WARM)	285,7155	316,9551						
	Minimum	0,9856	18,7926						
	Maximum	326,0123	354,7926						
<b>Index (Distribution)</b>									
	Euribor 1 año	46,6233%	17,1760%						
	IRPH Cajas	2,0090%	2,2919%						
	IRPH Cajas – TAE	50,2398%	79,4113%						
	Mibor 1 año	0,9263%	0,9107%						
	CECA	0,1981%	0,2008%						
	CECA – TAE	0,0035%	0,0093%						

  

Mortgage Part. And Mortgage Transmission Certifies Geographical Distribution		
	Current	Constitution Date
Cataluña	70,3431%	71,4072%
Comunidad Valenciana	6,0718%	6,0753%
Madrid	9,4320%	9,3700%
Baleares	0,4104%	0,4265%
Andalucía	2,2163%	2,0303%
Rest of Autonomous Regions	11,5264%	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	193	24.128,28	18.421,11	42.549,39	17.187.089,46	17.211.217,74	68,36%	78,0510%
From 31 to 60 days	61	18.086,11	23.854,07	41.940,18	5.038.079,66	5.056.165,77	20,08%	81,2908%
From 61 to 90 days	20	9.301,53	11.884,00	21.185,53	1.528.716,32	1.538.017,85	6,11%	75,2280%
From 91 to 180 days	16	10.077,49	15.955,59	26.033,08	1.360.737,66	1.370.815,15	5,44%	80,3790%
From 181 to 365 days	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>290</b>	<b>61.593,41</b>	<b>70.114,77</b>	<b>131.708,18</b>	<b>25.114.623,10</b>	<b>25.176.216,51</b>	<b>100,00%</b>	<b>78,6255%</b>
Current doubtfully loans or in Foreclose Procedure								
Up to 30 days	1	-	-	-	61.546,94	61.546,94	4,90%	78,9253%
From 31 to 60 days	-	-	-	-	-	-	-	-
From 61 to 90 days	-	-	-	-	-	-	-	-
From 91 to 180 days	4	4.224,82	6.534,53	10.759,35	371.951,60	376.176,42	29,94%	88,2118%
From 181 to 365 days	9	6.624,14	8.320,13	14.944,27	681.266,79	687.890,93	54,75%	73,1788%
From 1 to 2 years	3	2.353,11	2.716,11	5.069,22	128.481,05	130.834,16	10,41%	26,5272%
From 2 to 3 years	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>17</b>	<b>13.202,07</b>	<b>17.570,77</b>	<b>30.772,84</b>	<b>1.243.246,38</b>	<b>1.256.448,45</b>	<b>100,00%</b>	<b>64,7807%</b>

Credit Enhancement	Current	At Issue Date	Other Financial Operations (Current)		
Outstanding Principal of B+C+D With regard to Total	10,75% < 13,10%	6,55% < 13,10%	<b>Assets</b>	<b>Balance</b>	<b>Interest</b>
Outstanding of all Bonds			Guaranteed Invest. Account	38.583.587,96	3,4940%
			Repayment Account	-	3,4940%
			Liquidity Line (Limit)	98.000.000,00	3,0900%
Outstanding Principal of C+D With regard to Total	8,21% < 10,00%	5,00% < 10,00%	<b>Liabilities</b>	<b>Balance</b>	<b>Interest</b>
Outstanding of all Bonds			Subordinated Loan	25.558.744,31	3,4940%
Outstanding Principal of D With regard to Total	3,28% < 4,00%	2,00% < 4,00%	<b>“Forbearance Period” Information</b>		
Outstanding of all Bonds			Principal Outstanding of Forbearance Period	11.224.234,49	
			Interest	174.426,16	
Reserve Fund	26.600.000,00	3,1195%	Rate: (Outstanding FP + Interest) / Total Outstanding	1,3559%	
<b>Other Information</b>			<b>Interest Swaps</b>	<b>Notional Principal</b>	<b>Interest</b>
Principal Outstanding With arrears > 90 days / Principal Outstanding	0,3052%	0,0000%	Swap		
			Receiving	To determine	4,358052%
Weighted Average of LTV Distribution <sup>(1)</sup>	75,6049%	82,2239%	Paying	To determine	To determine

#### ADDITIONAL INFORMATION:

MANAGEMENT COMPANY: GESTIÓN ACTIVOS TITULIZADOS, SA, SGFT

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OFFICIAL REGISTER: COMISIÓN NACIONAL MERCADO DE VALORES

- PASSEIG DE GRÀCIA 16 - BARCELONA.

#### INFORMATION CONTENT RESPONSABILITY:

GESTIÓN ACTIVOS TITULIZADOS, SA, SGFT

The Executive Director