

Monthly Report, February 2011

HIPOCAT 7 FTA Fondo de Titulización de Activos



The amounts are expressed in euros

Date of Constitution	08/06/2004	Managers	CatalunyaCaixa, BBVA, Bear Stearns, JP Morgan Securities LTD, Nomura International PLC
Issue Date	08/06/2004	Originator / Servicer	CatalunyaCaixa
Disbursement Date	14/06/2004	Swap Guarantee	
Management Company	Gestion de Activos Titulizados, SGFT, SA	Paying Agent	CatalunyaCaixa
Administrator	CatalunyaCaixa	Secondary Market	AIAF
Guaranteed Interest C.	Banco Santander	Register of Book Securities	S.C.L.V. Espaclear
Interest Swap	CECA	Depository	CatalunyaCaixa
Subordinated Loan	CatalunyaCaixa	Auditors	Deloitte & Touche
Lead Manager	CatalunyaCaixa, JP Morgan Securities LTD, Bear Stearns		

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 88 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	100.000,00€ 1.600	Floating EURIB.3M+0,06%	- % Date: 15-04-2011	-	15-1/4/7/10	Aaa AAA	Aaa AAA
Serie A2 ES0345783015 Senior / Pass-Through	38,51%	38.509,82€ 11.483	100.000,00€ 11.483	Floating EURIB.3M+0,17%	1,168% Date: 15-04-2011	15-07-2036	15-1/4/7/10	Aaa AAA	Aaa AAA
Serie B ES0345783023 Mezzanine / Pass-Through	79,01%	79.008,54€ 217	100.000,00€ 217	Floating EURIB.3M+0,25%	1,248% Date: 15-04-2011	15-07-2036	15-1/4/7/10	Aa3 AA+	Aa3 AA
Serie C ES0345783031 Mezzanine / Pass-Through	79,01%	79.008,54€ 420	100.000,00€ 420	Floating EURIB.3M+0,40%	1,398% Date: 15-04-2011	15-07-2036	15-1/4/7/10	A2 AA-	A2 A+
Serie D ES0345783049 Subordinated / Pass-Through	79,01%	79.008,54€ 280	100.000,00€ 280	Floating EURIB.3M+0,80%	1,798% Date: 15-04-2011	15-07-2036	15-1/4/7/10	Baa2 BBB+	Baa2 BBB
Totals		514.659.094,24 €	1.400.000.000,00 €						

COLLATERAL: TYPE OF GROUPED ASSETS

General	Current	Constitution Date
Count Principal		
Number	6.595	14.333
Outstanding Balance	513.170.085,39€	1.400.000.185,36€
Average Loan	77.519,34€	97.668,40€
Minimum	450,45€	25.016,46€
Maximum	369.898,67€	452.015,91€
Interest		
Weighted Average	2,7451%	3,7912%
Minimum	1,5310%	2,5020%
Maximum	5,7600%	6,0000%
Remaining Maturity (Months)		
Weighted Average	234,91	311,76
Minimum	1,02	3,78
Maximum	274,07	354,79
Index (Distribution)		
Euribor 1 año	46,59%	41,43%
Mibor 1 Año	0,84%	0,91%
Préstamos Hipotecarios Cajas	2,09%	2,29%
Préstamos Hipotecarios Cajas TAE	50,31%	55,15%
Tipo Activo C.E.C.A TAE	0,01%	0,01%
Tipo Activo CECA	0,16%	0,20%

PREPAYMENTS

	Current Month	Last 3 Months	Last 6 Months	Last 12 Months	Historical
Single Monthly	0,0856%	0,2857%	0,2624%	0,3377%	0,9092%
Annual Equivalent	1,0225%	3,3746%	3,1039%	3,9776%	10,3815%

GEOGRAPHIC DISTRIBUTION

	Current	Constitution Date
Catalunya	70,26	71,41
Madrid	9,10	9,37
Comunidad Valenciana	5,86	6,08
Baleares	0,52	0,43
Aragón	1,00	0,98
Andalucía	2,19	2,03
Murcia	2,08	2,07
Navarra	0,93	0,98
Rest of Autonomous Regions	8,06	6,65

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	159	27.197,47 €	9.724,72 €	36.922,19 €	13.495.402,38 €	13.522.599,85 €	58,49%	67,8780%
From 1 to 2 months	69	32.228,22 €	21.044,76 €	53.272,98 €	5.974.418,60 €	6.006.646,82 €	25,98%	70,6536%
From 2 to 3 months	39	29.040,52 €	24.941,94 €	53.982,46 €	3.560.905,41 €	3.589.945,93 €	15,53%	75,4906%
Totals	267	88.466,21 €	55.711,42 €	144.177,63 €	23.030.726,39 €	23.119.192,60 €	100,00%	69,6862%

(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	1	0,00 €	0,00 €	0,00 €	76.837,58 €	76.837,58 €	2,18%	97,4882%
From 3 to 6 months	13	14.397,34 €	12.593,51 €	26.990,85 €	1.334.865,65 €	1.349.262,99 €	38,33%	76,8880%
From 6 to 12 months	15	15.733,44 €	16.332,04 €	32.065,48 €	1.554.240,25 €	1.569.973,69 €	44,60%	84,6108%
From 12 to 18 months	5	3.874,16 €	5.291,23 €	9.165,39 €	520.312,19 €	524.186,35 €	14,89%	73,7805%
Totals	34	34.004,94 €	34.216,78 €	68.221,72 €	3.486.255,67 €	3.520.260,61 €	100,00%	80,0107%

(1) Valuations exclusively for mortgage participations

CREDIT ENHANCEMENT

	Current			At Issue Date		
	% Notes	Nominal	% CE	% Notes	Nominal	% CE
Serie A1	0,00%	0,00€	0,00%	11,43%	160.000.000,00€	8,45%
Serie A2	85,92%	442.208.263,06€	18,84%	82,02%	1.148.300.000,00€	8,45%
Serie B	3,33%	17.144.853,18€	15,50%	1,55%	21.700.000,00€	6,90%
Serie C	6,45%	33.183.586,80€	9,06%	3,00%	42.000.000,00€	3,90%
Serie D	4,30%	22.122.391,20€	4,76%	2,00%	28.000.000,00€	1,90%
Totals		514.659.094,24 €			1.400.000.000,00 €	
Theoretical Reserve Funds		25.386.203,83€	4,93%		26.600.000,00€	1,90%
Hung Reserve Funds		24.489.051,73€	4,76%		26.600.000,00€	1,90%

OTHER FINANCIAL OPERATIONS (Current)

	Balance	Interest
Assets		
Guaranteed Interest C.	29.140.222,48 €	0,83%
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 (Limit)	61.759.091,31 €	0,02%
Liabilities		
Subordinated Loan	19.892.344,38 €	1,00%
Loan Contract for Initial Expenses	0,00 €	0,00%
Amount of the Liquidity Line	0,00 €	0,00%

OTHER INFORMATION

	Current	At Issue Date
Consolidated accumulated losses of the portfolio Principal, costs and interest condonation and losses for adjudication or sale of properties.	480.095,58 €	0,00 €
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.	9.155.039,66 €	0,00 €
Cumulative Write-Off recovery Principal Outstanding recovery and recovery by the sale of adjudicated properties.	5.942.482,87 €	0,00 €
Endowment shortfall amortization or bonds	0,00 €	0,00 €
Delinquency Ratio Principal Outstanding with Arrears > 90 days / Principal Outstanding	0,6860%	0,0000%
Weighted Average of LTV Distribution / Valuations Valuations exclusively for mortgage participations	67,2592%	82,2774%

FORBEARANCE PERIOD INFORMATION

Principal Outstanding of Forbearance Period	24.563.300,37 €
Interest	355.550,60 €
Ratio: (Outstanding FP + Interest) / Total Outstanding	4,8559%

INTEREST SWAP

Swap	Notional Principal	Interest
Receiving	To Determine	1,872575%
Paying	To Determine	To Determine

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SITUATION PORTFOLIO

Current Outstanding Portfolio	513.170.085,39 €
Principal Outstanding currently paid	486.530.632,18 €
Principal Outstanding with Arrears (< 3 months)	23.119.192,60 €
Principal Outstanding Doubtfully and Subjective	3.520.260,61 €
Amortized Portfolio	884.408.756,09 €
Principal received from the constitution	889.928.967,69 €
Interest capitalization of Forbearance Period	-5.520.211,60 €
Current Outstanding of Defaulted Loans	2.421.343,88 €
Total Securitized	1.400.000.185,36 €

ADDITIONAL INFORMATION:

Management Company: Gestión de Activos Titulizados, SGFT, S.A.

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Official Register: Comisión Nacional del Mercado de Valores

Passeig de Gràcia 16, Barcelona

INFORMATION CONTENT RESPONSIBILITY:

Gestión de Activos Titulizados, SGFT, S.A.

THE EXECUTIVE DIRECTOR