

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

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 94 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: 17-10-2011	-		Aaa AAA	Aaa AAA
		0,00€	160.000.000,00€	17-1/4/7/10	Interests: -	17-1/4/7/10		AAA	AAA
SERIE A2 ES0345783015 Senior / Pass-Through	37,16%	37.157,25€ 11.483	100.000,00€ 11.483	Floating EURIB.3M+0,17%	1,775% Date: 17-10-2011	15-07-2036		Aaa AAA	Aaa AAA
		426.676.701,75€	1.148.300.000,00€	17-1/4/7/10	Interests: 172,21 €	17-1/4/7/10		AAA	AAA
SERIE B ES0345783023 Mezzanine / Pass-Through	77,61%	77.608,31€ 217	100.000,00€ 217	Floating EURIB.3M+0,25%	1,855% Date: 17-10-2011	15-07-2036		Aa3 AA+	Aa3 AA
		16.841.003,27€	21.700.000,00€	17-1/4/7/10	Interests: 375,90 €	17-1/4/7/10		AAA	AA
SERIE C ES0345783031 Mezzanine / Pass-Through	77,61%	77.608,31€ 420	100.000,00€ 420	Floating EURIB.3M+0,40%	2,005% Date: 17-10-2011	15-07-2036		A2 AA-	A2 A+
		32.595.490,20€	42.000.000,00€	17-1/4/7/10	Interests: 406,30 €	17-1/4/7/10		AA	A
SERIE D ES0345783049 Subordinated / Pass-Through	77,61%	77.608,31€ 280	100.000,00€ 280	Floating EURIB.3M+0,80%	2,405% Date: 17-10-2011	15-07-2036		Baa2 BBB+	Baa2 BBB
		21.730.326,80€	28.000.000,00€	17-1/4/7/10	Interests: 487,36 €	17-1/4/7/10		BBB+	BBB
Totals		497.843.522,02 €	1.400.000.000,00 €						

COLLATERAL: TYPE OF GROUPED ASSETS

General	Current	Constitution Date
Count Principal		
Number	6.487	14.333
Outstanding Balance	494.006.403,52€	1.400.000.185,36€
Average Loan	75.864,15€	97.668,40€
Minimum	422,18€	25.016,46€
Maximum	365.550,11€	452.015,91€
Interest		
Weighted Average	3,0573%	3,7912%
Minimum	1,6910%	2,5020%
Maximum	5,5000%	6,0000%
Remaining Maturity (Months)		
Weighted Average	228,89	311,98
Minimum	2,00	3,78
Maximum	267,04	354,79
Index (Distribution)		
Euribor 1 año	46,33%	41,43%
Mibor 1 Año	0,82%	0,91%
Préstamos Hipotecarios Cajas	2,05%	2,29%
Préstamos Hipotecarios Cajas TAE	50,64%	55,15%
Tipo Activo C.E.C.A TAE	0,01%	0,01%
Tipo Activo CECA	0,15%	0,20%

PREPAYMENTS

	Current Month	Last 3 Months	Last 6 Months	Last 12 Months	Historical
Single Monthly	0,1859%	0,1417%	0,1672%	0,2213%	0,8501%
Annual Equivalent	2,2083%	1,6874%	1,9886%	2,6230%	9,7378%

GEOGRAPHIC DISTRIBUTION

	Current	Constitution Date
Catalunya	70,36	71,41
Madrid	9,08	9,37
Comunidad Valenciana	5,84	6,08
Baleares	0,53	0,43
Aragón	1,01	0,98
Andalucía	2,21	2,03
Murcia	2,05	2,07
Navarra	0,91	0,98
Rest of Autonomous Regions	8,01	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	178	35.487,80 €	14.384,81 €	49.872,61 €	14.308.746,86 €	14.344.234,66 €	67,03%	65,4141%
From 1 to 2 months	63	30.472,23 €	17.901,17 €	48.373,40 €	4.700.486,19 €	4.730.958,42 €	22,11%	64,0410%
From 2 to 3 months	23	19.428,10 €	15.177,75 €	34.605,85 €	2.304.612,27 €	2.324.040,37 €	10,86%	78,0363%
Totals	264	85.388,13 €	47.463,73 €	132.851,86 €	21.313.845,32 €	21.399.233,45 €	100,00%	66,2686%

(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 €	64.274,76 €	64.274,76 €	1,79%	78,5443%
From 3 to 6 months	16	13.027,99 €	11.555,36 €	24.583,35 €	1.322.213,09 €	1.335.241,08 €	37,14%	74,3929%
From 6 to 12 months	12	11.740,03 €	12.593,10 €	24.333,13 €	1.100.470,38 €	1.112.210,41 €	30,94%	61,3229%
From 12 to 18 months	11	10.695,81 €	12.076,00 €	22.771,81 €	1.072.465,16 €	1.083.160,97 €	30,13%	86,8830%
Totals	40	35.463,83 €	36.224,46 €	71.688,29 €	3.559.423,39 €	3.594.887,22 €	100,00%	72,8110%

(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	85,70%	426.676.701,75€	19,39%	82,02%	1.148.300.000,00€	8,45%
SERIE B	3,38%	16.841.003,27€	16,01%	1,55%	21.700.000,00€	6,90%
SERIE C	6,55%	32.595.490,20€	9,46%	3,00%	42.000.000,00€	3,90%
SERIE D	4,36%	21.730.326,80€	5,10%	2,00%	28.000.000,00€	1,90%
Totals		497.843.522,02 €			1.400.000.000,00 €	
Theoretical Reserve Funds		25.386.203,83€	5,10%		26.600.000,00€	1,90%
Real Reserve Funds		25.386.203,83€	5,10%		26.600.000,00€	1,90%

OTHER FINANCIAL OPERATIONS (Current)

	Balance	Interest
Assets		
Guaranteed Interest C.	33.441.408,99 €	1,13%
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)	59.741.222,64 €	1,61%
Liabilities		
Subordinated Loan	19.878.152,21 €	1,61%
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.	485.927,66 €	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.	10.438.690,21 €	0,00 €
Cumulative Write-Off recovery Principal Outstanding recovery and recovery by the sale of adjudicated properties.	6.942.386,87 €	0,00 €
Endowment shortfall amortization or bonds	0,00 €	0,00 €
Delinquency Ratio Principal Outstanding with Arrears > 90 days / Principal Outstanding	0,7277%	0,0000%
Weighted Average of LTV Distribution / Valuations Valuations exclusively for mortgage participations	66,1044%	82,2774%

FORBEARANCE PERIOD INFORMATION

Principal Outstanding of Forbearance Period	26.168.328,17 €
Interest	398.950,87 €
Ratio: (Outstanding FP + Interest) / Total Outstanding	5,3779%

INTEREST SWAP

Swap	Notional Principal	Interest
Receiving	To Determine	2,480264%
Paying	To Determine	To Determine

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SITUATION PORTFOLIO

Current Outstanding Portfolio	494.006.403,52 €
Principal Outstanding currently paid	469.012.282,85 €
Principal Outstanding with Arrears (< 3 months)	21.399.233,45 €
Principal Outstanding Doubtfully and Subjective	3.594.887,22 €
Amortized Portfolio	903.212.541,08 €
Principal received from the constitution	909.150.772,76 €
Interest capitalization of Forbearance Period	-5.938.231,68 €
Current Outstanding of Defaulted Loans	2.781.240,76 €
Total Securitized	1.400.000.185,36 €

ADDITIONAL INFORMATION:

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

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Oficial 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