

Monthly Report, May 2012

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 91 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: 16-07-2012	-	16-1/4/7/10	Aaa AAA	Aaa AAA
SERIE A2 ES0345783015 Senior / Pass-Through	35,13%	35.126,60€ 11.483	100.000,00€ 11.483	Floating EURIB.3M+0,17%	0,927% Date: 16-07-2012	15-07-2036	16-1/4/7/10	Aa2 AA+	Aaa AAA
SERIE B ES0345783023 Mezzanine / Pass-Through	73,37%	73.366,78€ 217	100.000,00€ 217	Floating EURIB.3M+0,25%	1,007% Date: 16-07-2012	15-07-2036	16-1/4/7/10	Aa3 AA+	Aa3 AA
SERIE C ES0345783031 Mezzanine / Pass-Through	73,37%	73.366,78€ 420	100.000,00€ 420	Floating EURIB.3M+0,40%	1,157% Date: 16-07-2012	15-07-2036	16-1/4/7/10	A2 AA-	A2 A+
SERIE D ES0345783049 Subordinated / Pass-Through	73,37%	73.366,78€ 280	100.000,00€ 280	Floating EURIB.3M+0,80%	1,557% Date: 16-07-2012	15-07-2036	16-1/4/7/10	Baa2 BBB+	Baa2 BBB
Totals		470.636.085,06 €	1.400.000.000,00 €						

COLLATERAL: TYPE OF GROUPED ASSETS

General	Current	Constitution Date
Count Principal		
Number	6.344	14.333
Outstanding Balance	469.530.162,20€	1.400.000.185,36€
Average Loan	73.731,15€	97.668,40€
Minimum	320,90€	25.016,46€
Maximum	365.550,11€	452.015,91€
Interest		
Weighted Average	3,4191%	3,7912%
Minimum	1,9490%	2,5020%
Maximum	5,9700%	6,0000%
Remaining Maturity (Months)		
Weighted Average	221,80	311,98
Minimum	0,99	3,78
Maximum	259,02	354,79
Index (Distribution)		
Euribor 1 año	46,17%	41,43%
Mibor 1 Año	0,79%	0,91%
Préstamos Hipotecarios Cajas	2,04%	2,29%
Préstamos Hipotecarios Cajas TAE	50,86%	55,15%
Tipo Activo C.E.C.A TAE	0,01%	0,01%
Tipo Activo CECA	0,14%	0,20%

PREPAYMENTS

	Current Month	Last 3 Months	Last 6 Months	Last 12 Months	Historical
Single Monthly	0,1958%	0,1504%	0,2489%	0,2173%	0,7953%
Annual Equivalent	2,3244%	1,7902%	2,9465%	2,5770%	9,1365%

GEOGRAPHIC DISTRIBUTION

	Current	Constitution Date
Catalunya	70,49	71,41
Madrid	9,10	9,37
Comunidad Valenciana	5,80	6,08
Baleares	0,54	0,43
Aragón	1,00	0,98
Andalucía	2,22	2,03
Murcia	2,07	2,07
Navarra	0,90	0,98
Rest of Autonomous Regions	7,88	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	142	29.408,13 €	14.523,02 €	43.931,15 €	11.618.266,68 €	11.647.674,81 €	60,05%	64,4292%
From 1 to 2 months	66	32.440,44 €	22.308,65 €	54.749,09 €	5.184.643,87 €	5.217.084,31 €	26,90%	67,0449%
From 2 to 3 months	30	21.138,17 €	19.155,32 €	40.293,49 €	2.509.769,27 €	2.530.907,44 €	13,05%	73,5974%
Totals	238	82.986,74 €	55.986,99 €	138.973,73 €	19.312.679,82 €	19.395.666,56 €	100,00%	66,2062%

(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	27	2.226,92 €	483,36 €	2.710,28 €	2.067.338,70 €	2.069.565,62 €	23,05%	73,1588%
From 1 to 2 months	9	1.329,60 €	17,14 €	1.346,74 €	945.770,84 €	947.100,44 €	10,55%	79,7111%
From 2 to 3 months	12	1.125,25 €	153,84 €	1.279,09 €	1.140.223,36 €	1.141.348,61 €	12,71%	82,1234%
From 3 to 6 months	21	22.719,13 €	19.934,24 €	42.653,37 €	1.992.247,97 €	2.014.967,10 €	22,44%	82,2519%
From 6 to 12 months	18	21.204,21 €	17.013,36 €	38.217,57 €	1.733.042,67 €	1.754.246,88 €	19,54%	82,3191%
From 12 to 18 months	11	9.494,52 €	10.623,18 €	20.117,70 €	1.042.595,14 €	1.052.089,66 €	11,72%	70,5036%
Totals	98	58.099,63 €	48.225,12 €	106.324,75 €	8.921.218,68 €	8.979.318,31 €	100,00%	78,2265%

(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	85,71%	403.358.747,80€	19,61%	82,02%	1.148.300.000,00€	8,45%
SERIE B	3,38%	15.920.591,26€	16,23%	1,55%	21.700.000,00€	6,90%
SERIE C	6,55%	30.814.047,60€	9,68%	3,00%	42.000.000,00€	3,90%
SERIE D	4,36%	20.542.698,40€	5,31%	2,00%	28.000.000,00€	1,90%
Totals		470.636.085,06 €			1.400.000.000,00 €	
Theoretical Reserve Funds		25.386.203,83€	5,39%		26.600.000,00€	1,90%
Real Reserve Funds		25.012.552,93€	5,31%		26.600.000,00€	1,90%

OTHER INFORMATION

	Accumulated	Period
Consolidated accumulated losses of the portfolio Principal, costs and interest condonation and losses for adjudication or sale of properties.	489.875,40	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.	11.913.872,04	522.628,21
Cumulative Write-Off recovery Principal Outstanding recovery and recovery by the sale of adjudicated properties.	7.377.961,65	214,57
	Current	At Issue Date
Endowment shortfall amortization or bonds	0,00€	0,00€
Delinquency Ratio Principal Outstanding With Arrears > 90 days / Principal Outstanding	1,0268%	0,0000%
Weighted Average of LTV Distribution / Valuations Valuations exclusively for mortgage participations	65,5619%	82,2774%

OTHER FINANCIAL OPERATIONS (Current)

	Balance	Interest
Assets		
Guaranteed Interest C.	29.694.322,91 €	0,32%
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/Credit Line (Limit)	56.476.330,21 €	0,02%
Liabilities		
Subordinated Loan	19.861.855,52 €	0,76%
Loan Contract for Initial Expenses	0,00 €	0,00%
Amount of the Liquidity Line/Credit Line	0,00 €	0,00%

FORBEARANCE PERIOD INFORMATION

Principal Outstanding of Forbearance Period	31.999.460,27 €
Interest	508.853,33 €
Ratio: (Outstanding FP + Interest) / Total Outstanding	6,9236%

INTEREST SWAP

Swap	Notional Principal	Interest
Receiving	To Determine	1,632264%
Paying	To Determine	To Determine

SITUATION PORTFOLIO

Current Outstanding Portfolio	469.530.162,20 €
Principal Outstanding currently paid	441.155.177,33 €
Principal Outstanding with Arrears (< 3 months)	19.395.666,56 €
Principal Outstanding Doubtfully and Subjective	8.979.318,31 €
Amortized Portfolio	927.116.398,53 €
Principal received from the constitution	933.563.437,34 €
Interest capitalization of Forbearance Period	-6.447.038,81 €
Current Outstanding of Defaulted Loans	3.353.624,63 €
Total Securitized	1.400.000.185,36 €

ADDITIONAL INFORMATION:

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

Official Register: Comisión Nacional del Mercado de Valores

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INFORMATION CONTENT RESPONSIBILITY:

Gestión de Activos Titulizados, SGFT, S.A.

THE EXECUTIVE DIRECTOR