

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	Paying Agent	Barclays
Guaranteed Interest C.	Barclays	Secondary Market	AIAF
Interest Swap	CECABANK	Register of Book Securities	S.C.L.V. Espaclear
Subordinated Loan	CatalunyaCaixa	Depository	CatalunyaCaixa
Lead Manager	CatalunyaCaixa, JP Morgan Securities LTD, Bear Stearns	Auditors	Deloitte & Touche
		Deposit guarantee/liquidity	
		Liquidity Line/Credit	CatalunyaCaixa

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 92 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 0,00€	100.000,00€ 1.600 160.000.000,00€	Floating EURIB.3M+0,06% 15-1/4/7/10	- % Date: 15-01-2013 Interests: -	- 15-1/4/7/10		Aaa AAA AAA	Aaa AAA AAA
SERIE A2 ES0345783015 Senior / Pass-Through	33,79%	33.787,94€ 11.483 387.986.915,02€	100.000,00€ 11.483 1.148.300.000,00€	Floating EURIB.3M+0,17% 15-1/4/7/10	0,380% Date: 15-01-2013 Interests: 32,81 €	15-07-2036 15-1/4/7/10		A3 BBB+ AA-	Aaa AAA AAA
SERIE B ES0345783023 Mezzanine / Pass-Through	73,37%	73.366,78€ 217 15.920.591,26€	100.000,00€ 217 21.700.000,00€	Floating EURIB.3M+0,25% 15-1/4/7/10	0,460% Date: 15-01-2013 Interests: 86,25 €	15-07-2036 15-1/4/7/10		A3 BBB- AA-	Aa3 AA AA
SERIE C ES0345783031 Mezzanine / Pass-Through	73,37%	73.366,78€ 420 30.814.047,60€	100.000,00€ 420 42.000.000,00€	Floating EURIB.3M+0,40% 15-1/4/7/10	0,610% Date: 15-01-2013 Interests: 114,37 €	15-07-2036 15-1/4/7/10		Baa1 BB+ AA-	A2 A+ A
SERIE D ES0345783049 Subordinated / Pass-Through	73,37%	73.366,78€ 280 20.542.698,40€	100.000,00€ 280 28.000.000,00€	Floating EURIB.3M+0,80% 15-1/4/7/10	1,010% Date: 15-01-2013 Interests: 189,37 €	15-07-2036 15-1/4/7/10		Baa2 BB BBB+	Baa2 BBB BBB
Totals		455.264.252,28 €	1.400.000.000,00 €						

COLLATERAL: TYPE OF GROUPED ASSETS

General	Current	Constitution Date
Count Principal		
Number	6.245	14.333
Outstanding Balance	452.520.443,49€	1.400.000.185,36€
Average Loan	72.164,66€	97.668,40€
Minimum	239,76€	25.016,46€
Maximum	375.098,30€	452.015,91€
Interest		
Weighted Average	3,1346%	3,7912%
Minimum	0,9500%	2,5020%
Maximum	5,8500%	6,0000%
Remaining Maturity (Months)		
Weighted Average	215,69	311,98
Minimum	1,02	3,78
Maximum	259,98	354,79
Index (Distribution)		
Euribor 1 año	46,02%	41,43%
Mibor 1 Año	0,77%	0,91%
Préstamos Hipotecarios Cajas	2,01%	2,29%
Préstamos Hipotecarios Cajas TAE	51,07%	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	0,2820%	0,1700%	0,1367%	0,1729%	0,7475%
Annual Equivalent	3,3325%	2,0208%	1,6278%	2,0549%	8,6105%

GEOGRAPHIC DISTRIBUTION

	Current	Constitution Date
Catalunya	70,53	71,41
Madrid	9,04	9,37
Comunidad Valenciana	5,82	6,08
Baleares	0,54	0,43
Aragón	0,99	0,98
Andalucía	2,24	2,03
Murcia	2,09	2,07
Navarra	0,91	0,98
Rest of Autonomous Regions	7,84	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	126	32.966,24 €	14.080,03 €	47.046,27 €	10.109.700,87 €	10.142.667,11 €	64,13%	60,5255%
From 1 to 2 months	42	21.067,08 €	17.408,15 €	38.475,23 €	3.878.305,58 €	3.899.372,66 €	24,65%	74,7699%
From 2 to 3 months	26	21.080,06 €	14.055,07 €	35.135,13 €	1.753.111,78 €	1.774.191,84 €	11,22%	66,1176%
Totals	194	75.113,38 €	45.543,25 €	120.656,63 €	15.741.118,23 €	15.816.231,61 €	100,00%	64,1553%

(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	32	861,32 €	473,23 €	1.334,55 €	2.735.972,23 €	2.736.833,55 €	15,77%	76,1329%
From 1 to 2 months	12	1.638,17 €	561,73 €	2.199,90 €	929.307,88 €	930.946,05 €	5,36%	77,9844%
From 2 to 3 months	7	1.341,39 €	287,85 €	1.629,24 €	647.914,59 €	649.255,98 €	3,74%	66,9479%
From 3 to 6 months	54	45.882,02 €	40.297,50 €	86.179,52 €	5.087.232,65 €	5.133.114,67 €	29,58%	74,5941%
From 6 to 12 months	59	58.287,43 €	57.483,01 €	115.770,44 €	5.770.714,25 €	5.829.001,68 €	33,59%	83,5876%
From 12 to 18 months	20	24.735,68 €	21.666,41 €	46.402,09 €	2.051.190,40 €	2.075.926,08 €	11,96%	85,2824%
Totals	184	132.746,01 €	120.769,73 €	253.515,74 €	17.222.332,00 €	17.355.078,01 €	100,00%	78,7292%

(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	85,22%	387.986.915,02€	20,21%	82,02%	1.148.300.000,00€	8,45%
SERIE B	3,50%	15.920.591,26€	16,71%	1,55%	21.700.000,00€	6,90%
SERIE C	6,77%	30.814.047,60€	9,94%	3,00%	42.000.000,00€	3,90%
SERIE D	4,51%	20.542.698,40€	5,43%	2,00%	28.000.000,00€	1,90%
Totals		455.264.252,28 €			1.400.000.000,00 €	
Theoretical Reserve Funds		25.386.203,83€	5,58%		26.600.000,00€	1,90%
Real Reserve Funds		24.715.767,55€	5,43%		26.600.000,00€	1,90%

OTHER FINANCIAL OPERATIONS (Current)

	Balance	Interest
Assets		
Guaranteed Interest C.	32.748.242,84 €	0,38%
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)	54.631.710,27 €	0,11%
Liabilities		
Subordinated Loan	19.861.855,52 €	0,21%
Loan Contract for Initial Expenses	0,00 €	0,00%
Amount of the Liquidity Line/Credit Line	0,00 €	0,00%

OTHER INFORMATION

	Accumulated	Period
Consolidated accumulated losses of the portfolio Principal, costs and interest condonation and losses for adjudication or sale of properties.	559.069,21 €	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.	13.266.781,49 €	197.742,26 €
Cumulative Write-Off recovery Principal Outstanding recovery and recovery by the sale of adjudicated properties.	7.637.453,95 €	87.662,67 €
Endowment shortfall amortization or bonds	0,00 €	0,00 €
Delinquency Ratio Principal Outstanding With Arrears > 90 Days / Principal Outstanding	2,8812%	0,0000%
Weighted Average of LTV Distribution / Valuations Valuations exclusively for mortgage participations	64,4977%	82,2239%

FORBEARANCE PERIOD INFORMATION

Principal Outstanding of Forbearance Period	32.638.458,12 €
Interest	625.812,58 €
Ratio: (Outstanding FP + Interest) / Total Outstanding	7,3509%

INTEREST SWAP

	Notional Principal	Interest
Swap		
Receiving	To Determine	1,086792%
Paying	To Determine	To Determine

Monthly Report, December 2012

HIPOCAT 7 FTA Fondo de Titulización de Activos



SITUATION PORTFOLIO

Current Outstanding Portfolio	452.520.443,49 €
Principal Outstanding currently paid	419.349.133,87 €
Principal Outstanding with Arrears (< 3 months)	15.816.231,61 €
Principal Outstanding Doubtfully and Subjective	17.355.078,01 €
Amortized Portfolio	943.582.385,72 €
Principal received from the constitution	950.598.506,76 €
Interest capitalization of Forbearance Period	-7.016.121,04 €
Current Outstanding of Defaulted Loans	3.897.356,15 €
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 RESPONSABILITY:

Gestión de Activos Titulizados, SGFT, S.A.

THE EXECUTIVE DIRECTOR

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