

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	Paying Agent	Barclays
Management Company	Gestion de Activos Titulizados, SGFT, SA	Secondary Market	AIAF
Administrator	CatalunyaCaixa	Register of Book Securities	S.C.L.V. Espaclear
Guaranteed Interest C.	Barclays	Depository	CatalunyaCaixa
Interest Swap	CECABANK	Auditors	Deloitte & Touche
Subordinated Loan	CatalunyaCaixa	Deposit guarantee/liquidity	CatalunyaCaixa
Lead Manager	CatalunyaCaixa, JP Morgan Securities LTD, Bear Stearns	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 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 0,00€	100.000,00€ 1.600 160.000.000,00€	Floating EURIB.3M+0,06% 15-1/4/7/10	- % Date: 15-07-2013 Interests: -	- 15-1/4/7/10		Aaa AAA AAA	Aaa AAA AAA
SERIE A2 ES0345783015 Senior / Pass-Through	31,95%	31.948,43€ 11.483 366.863.821,69€	100.000,00€ 11.483 1.148.300.000,00€	Floating EURIB.3M+0,17% 15-1/4/7/10	0,381% Date: 15-07-2013 Interests: 30,77 €	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	0,461% Date: 15-07-2013 Interests: 85,49 €	15-07-2036 15-1/4/7/10		Baa3 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	0,611% Date: 15-07-2013 Interests: 113,31 €	15-07-2036 15-1/4/7/10		Ba2 BB+ BBB	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	1,011% Date: 15-07-2013 Interests: 187,49 €	15-07-2036 15-1/4/7/10		B2 BB BB	Baa2 BBB BBB
Totals		434.141.158,95 €	1.400.000.000,00 €						

COLLATERAL: TYPE OF GROUPED ASSETS

General	Current	Constitution Date
Count Principal		
Number	6.125	14.333
Outstanding Balance	438.408.421,34€	1.400.000.185,36€
Average Loan	71.254,34€	97.668,40€
Minimum	199,97€	25.016,46€
Maximum	375.098,30€	452.015,91€
Interest		
Weighted Average	2,8349%	3,7912%
Minimum	0,8380%	2,5020%
Maximum	5,8500%	6,0000%
Remaining Maturity (Months)		
Weighted Average	211,29	311,00
Minimum	0,99	3,78
Maximum	247,03	362,78
Index (Distribution)		
Euribor 1 año	45,99%	41,43%
Mibor 1 Año	0,76%	0,91%
Préstamos Hipotecarios Cajas	2,00%	2,29%
Préstamos Hipotecarios Cajas TAE	51,10%	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	0,3080%	0,2333%	0,2185%	0,1719%	0,7196%
Annual Equivalent	3,6342%	2,7634%	2,5913%	2,0439%	8,3014%

GEOGRAPHIC DISTRIBUTION

	Current	Constitution Date
Catalunya	70,63	71,41
Madrid	9,09	9,37
Comunidad Valenciana	5,79	6,08
Baleares	0,55	0,43
Aragón	0,90	0,98
Andalucía	2,27	2,03
Murcia	2,11	2,07
Navarra	0,88	0,98
Rest of Autonomous Regions	7,78	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	150	37.321,68 €	15.732,97 €	53.054,65 €	12.209.924,73 €	12.247.246,41 €	57,14%	57,8295%
From 1 to 2 months	70	38.749,16 €	29.049,06 €	67.798,22 €	6.131.341,56 €	6.170.090,72 €	28,79%	70,1162%
From 2 to 3 months	34	30.602,53 €	20.789,39 €	51.391,92 €	2.985.686,56 €	3.016.289,09 €	14,07%	68,0493%
Totals	254	106.673,37 €	65.571,42 €	172.244,79 €	21.326.952,85 €	21.433.626,22 €	100,00%	62,2990%

(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	24	300,04 €	177,47 €	477,51 €	2.024.798,09 €	2.025.098,13 €	9,01%	74,2646%
From 1 to 2 months	6	1.083,48 €	375,83 €	1.459,31 €	511.106,58 €	512.190,06 €	2,28%	81,0104%
From 2 to 3 months	17	2.672,00 €	1.508,71 €	4.180,71 €	1.413.029,75 €	1.415.701,75 €	6,30%	78,2037%
From 3 to 6 months	66	59.002,35 €	49.834,61 €	108.836,96 €	5.860.168,11 €	5.919.170,46 €	26,34%	78,9342%
From 6 to 12 months	84	81.020,54 €	71.821,84 €	152.842,38 €	8.116.087,30 €	8.197.107,84 €	36,47%	76,0176%
From 12 to 18 months	43	45.574,38 €	43.562,26 €	89.136,64 €	4.360.784,43 €	4.406.358,81 €	19,61%	83,4468%
Totals	240	189.652,79 €	167.280,72 €	356.933,51 €	22.285.974,26 €	22.475.627,05 €	100,00%	78,2292%

(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	84,50%	366.863.821,69€	19,98%	82,02%	1.148.300.000,00€	8,45%
SERIE B	3,67%	15.920.591,26€	16,31%	1,55%	21.700.000,00€	6,90%
SERIE C	7,10%	30.814.047,60€	9,21%	3,00%	42.000.000,00€	3,90%
SERIE D	4,73%	20.542.698,40€	4,48%	2,00%	28.000.000,00€	1,90%
Totals		434.141.158,95 €			1.400.000.000,00 €	
Theoretical Reserve Funds		25.386.203,83€	5,85%		26.600.000,00€	1,90%
Real Reserve Funds		19.448.829,86€	4,48%		26.600.000,00€	1,90%

OTHER FINANCIAL OPERATIONS (Current)

	Balance	Interest
Assets		
Guaranteed Interest C.	24.286.871,87 €	0,39%
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	9.650.000,00 €	0,39%
Liquidity Line (Limit) / Credit Line	52.096.939,07 €	0,12%
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.	750.878,04 €	65.481,94 €
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.	15.524.255,86 €	703.227,62 €
Cumulative Write-Off recovery Principal Outstanding recovery and recovery by the sale of adjudicated properties.	8.120.269,82 €	171.160,54 €
	Current	At Issue Date
Endowment shortfall amortization or bonds	0,00 €	0,00 €
Delinquency Ratio Principal Outstanding With Arrears > 90 Days / Principal Outstanding	4,2250%	0,0000%
Weighted Average of LTV Distribution / Valuations Valuations exclusively for mortgage participations	63,5653%	82,2239%

FORBEARANCE PERIOD INFORMATION

Principal Outstanding of Forbearance Period	23.129.921,78 €
Interest	432.177,47 €
Ratio: (Outstanding FP + Interest) / Total Outstanding	5,3745%

INTEREST SWAP

Swap	Notional Principal	Interest
Receiving	To Determine	1,090069%
Paying	To Determine	To Determine

Monthly Report, May 2013

HIPOCAT 7 FTA Fondo de Titulización de Activos



SITUATION PORTFOLIO

Current Outstanding Portfolio	438.408.421,34 €
Principal Outstanding currently paid	394.499.168,07 €
Principal Outstanding with Arrears (< 3 months)	21.433.626,22 €
Principal Outstanding Doubtfully and Subjective	22.475.627,05 €
Amortized Portfolio	956.854.154,31 €
Principal received from the constitution	964.406.198,38 €
Interest capitalization of Forbearance Period	-7.552.044,07 €
Current Outstanding of Defaulted Loans	4.737.609,71 €
Total Securitized	1.400.000.185,36 €

ADDITIONAL INFORMATION:

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

Oficial Register: Comisión Nacional del Mercado de Valores

INFORMATION CONTENT RESPONSABILITY:

THE EXECUTIVE DIRECTOR

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