

# Monthly Report, November 2013

HIPOCAT 7 FTA Fondo de Titulización de Activos



The amounts are expressed in euros

|                               |  |
|-------------------------------|--|
| <b>Date of Constitution</b>   | 08/06/2004   |
| <b>Issue Date</b>             | 08/06/2004   |
| <b>Disbursement Date</b>      | 14/06/2004   |
| <b>Management Company</b>     | Gestión de Activos Titulizados, SGFT, SA               |
| <b>Administrator</b>          | CatalunyaCaixa   |
| <b>Guaranteed Interest C.</b> | Barclays   |
| <b>Interest Swap</b>          | CECABANK   |
| <b>Subordinated Loan</b>      | CatalunyaCaixa   |
| <b>Lead Manager</b>           | CatalunyaCaixa, JP Morgan Securities LTD, Bear Stearns |

|                                    |  |
|------------------------------------|--|
| <b>Managers</b>                    | CatalunyaCaixa, BBVA, Bear Stearns, JP Morgan Securities LTD, Nomura International PLC |
| <b>Originator / Servicer</b>       | CatalunyaCaixa   |
| <b>Paying Agent</b>                | Barclays   |
| <b>Secondary Market</b>            | AIAF   |
| <b>Register of Book Securities</b> | S.C.L.V. Espaclear   |
| <b>Depository</b>                  | CatalunyaCaixa   |
| <b>Auditors</b>                    | Deloitte & Touche  |
| <b>Deposit guarantee/liquidity</b> |  |
| <b>Liquidity Line/Credit</b>       | CatalunyaCaixa   |

## MORTGAGE BACKED SECURITIES: ASSET SECURITISATION BONDS (STRUCTURE SENIOR/MEZZANINE)

| Class<br>ISIN Code<br>Priority/Type Redemption         | Principal Outstanding (Unit/Bonds/Total) |   |  | Coupon Type<br><br>Frequency              | Current Coupon<br>Accrued Period<br>92 days<br>Base: A/ 360 | Redemption                |      | Moody's / S&P / Fitch<br>Ibca / DBRS |                    |
|--|--|---|--|---|---|---------------------------|------|--------------------------------------|--------------------|
|  | Current<br>Factor                        | Current                                 | Original                                   |   |   | Final<br>Maturity         | Next | Current                              | Original           |
| SERIE A1<br>ES0345783007<br>Senior / Soft Bullet       | - %                                      | 0,00€<br>1.600<br>0,00€                 | 100.000,00€<br>1.600<br>160.000.000,00€    | Floating<br>EURIB.3M+0,06%<br>15-1/4/7/10 | - %<br>Date: 15-01-2014<br>Interests: -                     | -<br>15-1/4/7/10          |      | Aaa<br>AAA<br>AAA                    | Aaa<br>AAA<br>AAA  |
| SERIE A2<br>ES0345783015<br>Senior / Pass-Through      | 30,09%                                   | 30.088,97€<br>11.483<br>345.511.642,51€ | 100.000,00€<br>11.483<br>1.148.300.000,00€ | Floating<br>EURIB.3M+0,17%<br>15-1/4/7/10 | 0,397%<br>Date: 15-01-2014<br>Interests: 30,52 €            | 15-07-2036<br>15-1/4/7/10 |      | A3<br>BBB+<br>A                      | Aaa<br>AAA<br>AAA  |
| SERIE B<br>ES0345783023<br>Mezzanine / Pass-Through    | 73,37%                                   | 73.366,78€<br>217<br>15.920.591,26€     | 100.000,00€<br>217<br>21.700.000,00€       | Floating<br>EURIB.3M+0,25%<br>15-1/4/7/10 | 0,477%<br>Date: 15-01-2014<br>Interests: 89,43 €            | 15-07-2036<br>15-1/4/7/10 |      | Baa3<br>BBB-<br>A                    | Aa3<br>AA<br>AA    |
| SERIE C<br>ES0345783031<br>Mezzanine / Pass-Through    | 73,37%                                   | 73.366,78€<br>420<br>30.814.047,60€     | 100.000,00€<br>420<br>42.000.000,00€       | Floating<br>EURIB.3M+0,40%<br>15-1/4/7/10 | 0,627%<br>Date: 15-01-2014<br>Interests: 117,55 €           | 15-07-2036<br>15-1/4/7/10 |      | Ba2<br>BB+<br>BBB                    | A2<br>A+<br>A      |
| SERIE D<br>ES0345783049<br>Subordinated / Pass-Through | 73,37%                                   | 73.366,78€<br>280<br>20.542.698,40€     | 100.000,00€<br>280<br>28.000.000,00€       | Floating<br>EURIB.3M+0,80%<br>15-1/4/7/10 | 1,027%<br>Date: 15-01-2014<br>Interests: 192,55 €           | 15-07-2036<br>15-1/4/7/10 |      | B2<br>BB<br>BB                       | Baa2<br>BBB<br>BBB |
| <b>Totals</b>  |  | <b>412.788.979,77 €</b>                 | <b>1.400.000.000,00 €</b>                  |   |   |                           |      |                                      |                    |

## COLLATERAL: TYPE OF GROUPED ASSETS

| General                            | Current         | Constitution Date |
|------------------------------------|-----------------|-------------------|
| <b>Count Principal</b>             |                 |                   |
| Number                             | 6.001           | 14.333            |
| Outstanding Balance                | 420.049.249,16€ | 1.400.000.185,36€ |
| Average Loan                       | 69.649,54€      | 97.668,40€        |
| Minimum                            | 313,47€         | 25.016,46€        |
| Maximum                            | 375.655,25€     | 452.015,91€       |
| <b>Interest</b>                    |                 |                   |
| Weighted Average                   | 2,7692%         | 3,7912%           |
| Minimum                            | 0,8250%         | 2,5020%           |
| Maximum                            | 5,9700%         | 6,0000%           |
| <b>Remaining Maturity (Months)</b> |                 |                   |
| Weighted Average                   | 205,87          | 310,87            |
| Minimum                            | 1,02            | 3,78              |
| Maximum                            | 241,02          | 362,78            |
| <b>Index (Distribution)</b>        |                 |                   |
| Euribor 1 año                      | 46,01%          | 41,43%            |
| Mibor 1 Año                        | 0,74%           | 0,91%             |
| Préstamos Hipotecarios Cajas       | 1,78%           | 2,29%             |
| Préstamos Hipotecarios Cajas TAE   | 46,70%          | 55,15%            |
| Préstamos Hipotecarios Entidades   | 4,64%           | 0,00%             |
| Tipo Activo C.E.C.A TAE            | 0,00%           | 0,01%             |
| Tipo Activo CECA                   | 0,13%           | 0,20%             |

## PREPAYMENTS

|                          | Current<br>Month | Last 3<br>Months | Last 6<br>Months | Last 12<br>Months | Historical |
|--------------------------|------------------|------------------|------------------|-------------------|------------|
| <b>Single Monthly</b>    | 0,1249%          | 0,1267%          | 0,1697%          | 0,1920%           | 0,6878%    |
| <b>Annual Equivalent</b> | 1,4890%          | 1,5095%          | 2,0174%          | 2,2794%           | 7,9484%    |

## GEOGRAPHIC DISTRIBUTION

|                            | Current | Constitution<br>Date |
|----------------------------|---------|----------------------|
| Catalunya                  | 70,62   | 71,41                |
| Madrid                     | 9,05    | 9,37                 |
| Comunidad Valenciana       | 5,82    | 6,08                 |
| Baleares                   | 0,55    | 0,43                 |
| Aragón                     | 0,89    | 0,98                 |
| Andalucía                  | 2,23    | 2,03                 |
| Murcia                     | 2,11    | 2,07                 |
| Navarra                    | 0,85    | 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      | 149                            | 33.186,55 €         | 12.570,55 €          | 45.757,10 €         | 10.953.873,60 €          | 10.987.060,15 €        | 56,02%         | 61,8018%            |
| From 1 to 2 months | 69                             | 35.589,90 €         | 24.850,65 €          | 60.440,55 €         | 5.171.215,94 €           | 5.206.805,84 €         | 26,55%         | 65,7258%            |
| From 2 to 3 months | 40                             | 35.391,79 €         | 21.264,60 €          | 56.656,39 €         | 3.384.891,11 €           | 3.420.282,90 €         | 17,44%         | 63,7509%            |
| <b>Totals</b>      | <b>258</b>                     | <b>104.168,24 €</b> | <b>58.685,80 €</b>   | <b>162.854,04 €</b> | <b>19.509.980,65 €</b>   | <b>19.614.148,89 €</b> | <b>100,00%</b> | <b>63,1420%</b>     |

(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        | 5                              | 1.153,27 €          | 416,79 €             | 1.570,06 €          | 534.540,86 €             | 535.694,13 €           | 1,94%          | 79,9315%            |
| From 1 to 2 months   | 9                              | 1.022,42 €          | 413,60 €             | 1.436,02 €          | 924.986,16 €             | 926.008,58 €           | 3,36%          | 76,3041%            |
| From 2 to 3 months   | 4                              | 1.316,75 €          | 1.144,62 €           | 2.461,37 €          | 402.843,66 €             | 404.160,41 €           | 1,46%          | 76,3046%            |
| From 3 to 6 months   | 79                             | 85.009,80 €         | 71.665,17 €          | 156.674,97 €        | 6.957.157,51 €           | 7.042.167,31 €         | 25,52%         | 75,6870%            |
| From 6 to 12 months  | 125                            | 126.137,17 €        | 113.572,48 €         | 239.709,65 €        | 11.312.260,75 €          | 11.438.397,92 €        | 41,45%         | 79,5677%            |
| From 12 to 18 months | 74                             | 77.323,62 €         | 69.169,17 €          | 146.492,79 €        | 7.173.998,87 €           | 7.251.322,49 €         | 26,28%         | 76,7420%            |
| <b>Totals</b>        | <b>296</b>                     | <b>291.963,03 €</b> | <b>256.381,83 €</b>  | <b>548.344,86 €</b> | <b>27.305.787,81 €</b>   | <b>27.597.750,84 €</b> | <b>100,00%</b> | <b>77,6475%</b>     |

(1) Valuations exclusively for mortgage participations

### CREDIT ENHANCEMENT

| Descripcion                      | % Notes | Current                 |        | At Issue Date |                           |       |
|----------------------------------|---------|-------------------------|--------|---------------|---------------------------|-------|
|                                  |         | Nominal                 | % CE   | % Notes       | Nominal                   | % CE  |
| SERIE A1                         | 0,00%   | 0,00€                   | 0,00%  | 11,43%        | 160.000.000,00€           | 8,45% |
| SERIE A2                         | 83,70%  | 345.511.642,51€         | 19,87% | 82,02%        | 1.148.300.000,00€         | 8,45% |
| SERIE B                          | 3,86%   | 15.920.591,26€          | 16,02% | 1,55%         | 21.700.000,00€            | 6,90% |
| SERIE C                          | 7,46%   | 30.814.047,60€          | 8,55%  | 3,00%         | 42.000.000,00€            | 3,90% |
| SERIE D                          | 4,98%   | 20.542.698,40€          | 3,57%  | 2,00%         | 28.000.000,00€            | 1,90% |
| <b>Totals</b>                    |         | <b>412.788.979,77 €</b> |        |               | <b>1.400.000.000,00 €</b> |       |
| <b>Theoretical Reserve Funds</b> |         | 25.386.203,83€          | 6,15%  |               | 26.600.000,00€            | 1,90% |
| <b>Real Reserve Funds</b>        |         | 14.751.771,74€          | 3,57%  |               | 26.600.000,00€            | 1,90% |

### OTHER FINANCIAL OPERATIONS (Current)

|                                      | Balance         | Interest |
|--------------------------------------|-----------------|----------|
| <b>Assets</b>                        |                 |          |
| Guaranteed Interest C.               | 18.480.396,64 € | 0,33%    |
| 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    | 9.970.000,00 €  | 0,33%    |
| LIQUIDITY LINE/CREDIT LINE (LIMIT)   | 49.534.677,57 € | 0,02%    |
| CASH ADVANCE DEPOSIT AGREEMENT       | 0,00 €          |          |
| DEPOSIT GUARANTEE                    | 0,00 €          |          |
| <b>Liabilities</b>                   |                 |          |
| Subordinated Loan                    | 19.861.855,52 € | 0,23%    |
| Loan Contract for Initial Expenses   | 0,00 €          | 0,00%    |
| Amount of Liquidity Line/Credit Line | 0,00 €          | 0,00%    |
| Loan B                               | 0,00 €          | 0,00%    |

### OTHER INFORMATION

|   | Accumulated     | Period         |
|---|-----------------|----------------|
| <b>Consolidated accumulated losses of the portfolio</b><br>Principal, costs and interest condonation and losses for adjudication or sale of properties.                                       | 855.298,97 €    | 28.663,85 €    |
| <b>Cumulative Write-Off</b><br>Amount of accumulated defaulted loans defined as operations unpaid for a period greater than eighteen (18) months, or classified as defaulted by the Assignor. | 19.401.576,48 € | 1.304.733,99 € |
| <b>Cumulative Write-Off recovery</b><br>Principal Outstanding recovery and recovery by the sale of adjudicated properties.  | 7.824.894,62 €  | -65.844,37 €   |
| <b>Endowment shortfall amortization or bonds</b>  | 0,00 €          | 0,00 €         |
| <b>Delinquency Ratio</b><br>Principal Outstanding With Arrears > 90 days / Principal Outstanding  | 6,1259%         | 0,0000%        |
| <b>Weighted Average of LTV Distribution / Valuations</b><br>Valuations exclusively for mortgage participations  | 62,3498%        | 82,2239%       |

### FORBEARANCE PERIOD INFORMATION

|   |                 |
|---|-----------------|
| Principal Outstanding of Forbearance Period                   | 14.598.480,17 € |
| Interest  | 256.256,75 €    |
| <b>Ratio: (Outstanding FP + Interest) / Total Outstanding</b> | <b>3,5364%</b>  |

### INTEREST SWAP

| Swap      | Notional Principal | Interest     |
|-----------|--------------------|--------------|
| Receiving | To Determine       | 1,108607%    |
| Paying    | To Determine       | To Determine |

## SITUATION PORTFOLIO

|   |                           |
|---|---------------------------|
| Current Outstanding Portfolio                   | 420.049.249,16 €          |
| Principal Outstanding Currently Paid            | 372.837.349,43 €          |
| Principal Outstanding with Arrears (< 3 months) | 19.614.148,89 €           |
| Principal Outstanding Doubtfully and Subjective | 27.597.750,84 €           |
| <b>Amortized Portfolio</b>                      | <b>971.612.660,38 €</b>   |
| Principal Received from the Constitution        | 979.565.158,70 €          |
| Interest Capitalization of Forbearance Period   | -7.952.498,32 €           |
| Current Outstanding of Default Loans            | 8.338.275,82 €            |
| Number of default loans                         | 134                       |
| <b>Total Securitized</b>                        | <b>1.400.000.185,36 €</b> |

### 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 RESPONSABILITY:

Gestión de Activos Titulizados, SGFT, S.A.

### THE EXECUTIVE DIRECTOR