

# Monthly Report, December 2015

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>	Societe Generale
<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>	Societe Generale
<b>Secondary Market</b>	AIAF
<b>Register of Book Securities</b>	Iberclear
<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 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: 15-01-2016 Interests: -	- 15-1/4/7/10		Aaa AAA AAA	Aaa AAA AAA
SERIE A2 ES0345783015 Senior / Pass-Through	22,09%	22.088,47€ 11.483 253.641.901,01€	100.000,00€ 11.483 1.148.300.000,00€	Floating EURIB.3M+0,17% 15-1/4/7/10	0,121% Date: 15-01-2016 Interests: 6,83 €	15-07-2036 15-1/4/7/10		Aa2 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	0,201% Date: 15-01-2016 Interests: 37,69 €	15-07-2036 15-1/4/7/10		A1 BB A	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	0,351% Date: 15-01-2016 Interests: 65,81 €	15-07-2036 15-1/4/7/10		Baa3 B+ 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	0,751% Date: 15-01-2016 Interests: 140,81 €	15-07-2036 15-1/4/7/10		B3 B- BB	Baa2 BBB BBB
<b>Totals</b>		<b>320.919.238,27 €</b>	<b>1.400.000.000,00 €</b>						

## COLLATERAL: TYPE OF GROUPED ASSETS

General	Current	Constitution Date
<b>Count Principal</b>		
Number	5.146	14.333
Outstanding Balance	314.727.274,52€	1.400.000.185,36€
Average Loan	60.804,24€	97.668,40€
Minimum	201,28€	25.016,46€
Maximum	339.814,64€	452.015,91€
<b>Interest</b>		
Weighted Average	1,8903%	3,7912%
Minimum	0,5790%	2,5020%
Maximum	4,1380%	6,0000%
<b>Remaining Maturity (Months)</b>		
Weighted Average	182,76	310,38
Minimum	0,00	3,78
Maximum	216,02	362,78
<b>Index (Distribution)</b>		
Euribor 1 año	48,57%	41,43%
Mibor 1 Año	0,68%	0,91%
Préstamos Hipotecarios Cajas	0,00%	2,29%
Préstamos Hipotecarios Cajas TAE	0,00%	55,15%
Préstamos Hipotecarios Entidades	50,76%	0,00%
Tipo Activo C.E.C.A TAE	0,00%	0,01%
Tipo Activo CECA	0,00%	0,20%

## PREPAYMENTS

	Current Month	Last 3 Months	Last 6 Months	Last 12 Months	Historical
<b>Single Monthly</b>	0,7033%	0,4339%	0,3838%	0,3889%	0,6094%
<b>Annual Equivalent</b>	8,1206%	5,0844%	4,5096%	4,5688%	7,0730%

## GEOGRAPHIC DISTRIBUTION

	Current	Constitution Date
Catalunya	70,09	71,41
Madrid	9,01	9,37
Comunidad Valenciana	5,76	6,08
Baleares	0,62	0,43
Aragón	0,86	0,98
Andalucía	2,37	2,03
Murcia	1,93	2,07
Navarra	0,94	0,98
Rest of Autonomous Regions	8,42	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	79	17.166,64 €	3.435,10 €	20.601,74 €	4.807.634,76 €	4.824.801,40 €	60,08%	53,8091%
From 1 to 2 months	32	16.997,38 €	4.984,74 €	21.982,12 €	2.187.116,99 €	2.204.114,37 €	27,45%	59,5202%
From 2 to 3 months	17	13.263,02 €	4.883,52 €	18.146,54 €	988.015,14 €	1.001.278,16 €	12,47%	55,3306%
<b>Totals</b>	<b>128</b>	<b>47.427,04 €</b>	<b>13.303,36 €</b>	<b>60.730,40 €</b>	<b>7.982.766,89 €</b>	<b>8.030.193,93 €</b>	<b>100,00%</b>	<b>55,4614%</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	24	637,27 €	156,63 €	793,90 €	2.438.674,14 €	2.439.311,41 €	21,17%	71,2001%
From 2 to 3 months	2	286,23 €	0,00 €	286,23 €	194.573,88 €	194.860,11 €	1,69%	87,1770%
From 3 to 6 months	35	41.009,40 €	13.601,55 €	54.610,95 €	2.183.242,93 €	2.224.252,33 €	19,31%	61,2584%
From 6 to 12 months	48	42.529,81 €	22.414,23 €	64.944,04 €	3.280.839,25 €	3.323.369,06 €	28,84%	65,9500%
From 12 to 18 months	46	44.260,59 €	26.497,39 €	70.757,98 €	3.295.445,76 €	3.339.706,35 €	28,99%	69,9602%
<b>Totals</b>	<b>155</b>	<b>128.723,30 €</b>	<b>62.669,80 €</b>	<b>191.393,10 €</b>	<b>11.392.775,96 €</b>	<b>11.521.499,26 €</b>	<b>100,00%</b>	<b>67,3981%</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	79,04%	253.641.901,01€	22,57%	82,02%	1.148.300.000,00€	8,45%
SERIE B	4,96%	15.920.591,26€	17,61%	1,55%	21.700.000,00€	6,90%
SERIE C	9,60%	30.814.047,60€	8,01%	3,00%	42.000.000,00€	3,90%
SERIE D	6,40%	20.542.698,40€	1,61%	2,00%	28.000.000,00€	1,90%
<b>Totals</b>		<b>320.919.238,27 €</b>			<b>1.400.000.000,00 €</b>	
<b>Theoretical Reserve Funds</b>		25.386.203,83€	7,91%		26.600.000,00€	1,90%
<b>Real Reserve Funds</b>		5.154.559,53€	1,61%		26.600.000,00€	1,90%

**OTHER FINANCIAL OPERATIONS (Current)**

	Balance	Interest
<b>Assets</b>		
Guaranteed Interest C.	14.182.886,22 €	0,00%
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)	38.510.308,59 €	0,02%
CASH ADVANCE DEPOSIT AGREEMENT	0,00 €	
DEPOSIT GUARANTEE	0,00 €	
<b>Liabilities</b>		
Subordinated Loan	19.861.855,52 €	0,00%
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> Principal, costs and interest condonation and losses for adjudication or sale of properties.	3.612.868,99 €	246.823,48 €
<b>Cumulative Write-Off</b> Amount of accumulated defaulted loans defined as operations unpaid for a period greater than eighteen (18) months, or classified as defaulted by the Assignor.	45.653.012,91 €	407.503,63 €
<b>Cumulative Write-Off recovery</b> Principal Outstanding recovery and recovery by the sale of adjudicated properties.	12.876.049,37 €	492.625,53 €
<b>Endowment shortfall amortization or bonds</b>	0,00 €	0,00 €
<b>Delinquency Ratio</b> Principal Outstanding With Arrears > 90 days / Principal Outstanding	2,8238%	0,0000%
<b>Weighted Average of LTV Distribution / Valuations</b> Valuations exclusively for mortgage participations	55,9117%	82,2239%

**FORBEARANCE PERIOD INFORMATION**

Principal Outstanding of Forbearance Period	2.111.724,10 €
Interest	23.586,47 €
<b>Ratio: (Outstanding FP + Interest) / Total Outstanding</b>	0,6785%

**INTEREST SWAP**

Swap	Notional Principal	Interest
Receiving	To Determine	0,847380%
Paying	To Determine	To Determine

## SITUATION PORTFOLIO

<b>Current Outstanding Portfolio</b>	<b>314.727.274,52 €</b>
Principal Outstanding Currently Paid	295.175.581,33 €
Principal Outstanding with Arrears (< 3 months)	8.030.193,93 €
Principal Outstanding Doubtfully and Subjective	11.521.499,26 €
- In enforcement of the mortgage security	3.738.512,09 €
- Not in enforcement of the mortgage security	7.782.987,17 €
<b>Amortized Portfolio</b>	<b>1.062.293.633,12 €</b>
Principal Received from the Constitution	1.070.734.824,45 €
Interest Capitalization of Forbearance Period	-8.441.191,33 €
<b>Current Outstanding of Default Loans</b>	<b>22.979.277,72 €</b>
Number of default loans	367
<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