

The amounts are expressed in euros

Date of Constitution	08/06/2004
Issue Date	08/06/2004
Disbursement Date	14/06/2004
Management Company	Gestion de Activos Titulizados, SGFT, SA
Administrator	CatalunyaCaixa
Guaranteed Interest C.	Societe Generale
Interest Swap	CECABANK
Subordinated Loan	CatalunyaCaixa
Lead Manager	CatalunyaCaixa, JP Morgan Securities LTD, Bear Stearns

Managers	CatalunyaCaixa, BBVA, Bear Stearns, JP Morgan Securities LTD, Nomura International PLC
Originator / Servicer	CatalunyaCaixa
Paying Agent	Societe Generale
Secondary Market	AIAF
Register of Book Securities	Iberclear
Depository	CatalunyaCaixa
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 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: 15-04-2016 Interests: -	- 15-1/4/7/10		Aaa AAA AAA	Aaa AAA AAA
SERIE A2 ES0345783015 Senior / Pass-Through	21,08%	21.077,49€ 11.483 242.032.817,67€	100.000,00€ 11.483 1.148.300.000,00€	Floating EURIB.3M+0,17% 15-1/4/7/10	0,026% Date: 15-04-2016 Interests: 1,39 €	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	0,106% Date: 15-04-2016 Interests: 19,66 €	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	0,256% Date: 15-04-2016 Interests: 47,48 €	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	0,656% Date: 15-04-2016 Interests: 121,66 €	15-07-2036 15-1/4/7/10		B3 B- BB	Baa2 BBB BBB
Totals		309.310.154,93 €	1.400.000.000,00 €						

COLLATERAL: TYPE OF GROUPED ASSETS

General	Current	Constitution Date
Count Principal		
Number	5.114	14.333
Outstanding Balance	311.620.652,23€	1.400.000.185,36€
Average Loan	60.575,61€	97.668,40€
Minimum	196,70€	25.016,46€
Maximum	338.324,89€	452.015,91€
Interest		
Weighted Average	1,8615%	3,7912%
Minimum	0,5790%	2,5020%
Maximum	3,9050%	6,0000%
Remaining Maturity (Months)		
Weighted Average	181,94	310,37
Minimum	0,95	3,78
Maximum	215,00	362,78
Index (Distribution)		
Euribor 1 año	48,54%	41,43%
Mibor 1 Año	0,67%	0,91%
Préstamos Hipotecarios Cajas	0,00%	2,29%
Préstamos Hipotecarios Cajas TAE	0,00%	55,15%
Préstamos Hipotecarios Entidades	50,79%	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
Single Monthly	0,2614%	0,4256%	0,3448%	0,3772%	0,6061%
Annual Equivalent	3,0920%	4,9889%	4,0595%	4,4332%	7,0352%

GEOGRAPHIC DISTRIBUTION

	Current	Constitution Date
Catalunya	70,11	71,41
Madrid	9,04	9,37
Comunidad Valenciana	5,75	6,08
Baleares	0,62	0,43
Aragón	0,84	0,98
Andalucía	2,35	2,03
Murcia	1,92	2,07
Navarra	0,94	0,98
Rest of Autonomous Regions	8,43	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	124	27.244,85 €	6.545,85 €	33.790,70 €	8.091.791,44 €	8.119.036,29 €	68,18%	53,2350%
From 1 to 2 months	40	18.492,02 €	6.040,43 €	24.532,45 €	2.592.378,99 €	2.610.871,01 €	21,93%	58,8825%
From 2 to 3 months	15	15.363,61 €	5.147,57 €	20.511,18 €	1.162.915,68 €	1.178.279,29 €	9,89%	58,8804%
Totals	179	61.100,48 €	17.733,85 €	78.834,33 €	11.847.086,11 €	11.908.186,59 €	100,00%	54,9132%

(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	18	640,19 €	90,76 €	730,95 €	1.940.569,74 €	1.941.209,93 €	17,74%	72,5217%
From 1 to 2 months	3	259,44 €	0,00 €	259,44 €	284.874,17 €	285.133,61 €	2,61%	67,3405%
From 2 to 3 months	1	67,44 €	0,00 €	67,44 €	66.840,78 €	66.908,22 €	0,61%	84,9196%
From 3 to 6 months	39	41.927,44 €	14.796,95 €	56.724,39 €	2.324.514,68 €	2.366.442,12 €	21,63%	64,3754%
From 6 to 12 months	50	47.348,99 €	23.546,72 €	70.895,71 €	3.448.729,72 €	3.496.078,71 €	31,96%	62,4966%
From 12 to 18 months	36	34.301,95 €	20.843,72 €	55.145,67 €	2.749.497,71 €	2.783.799,66 €	25,45%	73,5211%
Totals	147	124.545,45 €	59.278,15 €	183.823,60 €	10.815.026,80 €	10.939.572,25 €	100,00%	67,3763%

(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	78,25%	242.032.817,67€	22,90%	82,02%	1.148.300.000,00€	8,45%
SERIE B	5,15%	15.920.591,26€	17,75%	1,55%	21.700.000,00€	6,90%
SERIE C	9,96%	30.814.047,60€	7,79%	3,00%	42.000.000,00€	3,90%
SERIE D	6,64%	20.542.698,40€	1,15%	2,00%	28.000.000,00€	1,90%
Totals		309.310.154,93 €			1.400.000.000,00 €	
Theoretical Reserve Funds		25.386.203,83€	8,21%		26.600.000,00€	1,90%
Real Reserve Funds		3.546.317,41€	1,15%		26.600.000,00€	1,90%

OTHER FINANCIAL OPERATIONS (Current)

	Balance	Interest
Assets		
Guaranteed Interest C.	4.459.657,18 €	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)	37.117.218,59 €	0,02%
CASH ADVANCE DEPOSIT AGREEMENT	0,00 €	
DEPOSIT GUARANTEE	0,00 €	
Liabilities		
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
Consolidated accumulated losses of the portfolio Principal, costs and interest condonation and losses for adjudication or sale of properties.	3.662.565,30 €	49.696,31 €
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.	46.278.635,98 €	625.623,07 €
Cumulative Write-Off recovery Principal Outstanding recovery and recovery by the sale of adjudicated properties.	12.905.378,60 €	29.329,23 €
Endowment shortfall amortization or bonds	0,00 €	0,00 €
Delinquency Ratio Principal Outstanding With Arrears > 90 days / Principal Outstanding	2,7746%	0,0000%
Weighted Average of LTV Distribution / Valuations Valuations exclusively for mortgage participations	55,6714%	82,2239%

FORBEARANCE PERIOD INFORMATION

Principal Outstanding of Forbearance Period	1.938.453,54 €
Interest	20.270,07 €
Ratio: (Outstanding FP + Interest) / Total Outstanding	0,6286%

INTEREST SWAP

Swap	Notional Principal	Interest
Receiving	To Determine	0,754872%
Paying	To Determine	To Determine

Monthly Report, January 2016

HIPOCAT 7 FTA Fondo de Titulización de Activos



SITUATION PORTFOLIO

Current Outstanding Portfolio	311.620.652,23 €
Principal Outstanding Currently Paid	288.772.893,39 €
Principal Outstanding with Arrears (< 3 months)	11.908.186,59 €
Principal Outstanding Doubtfully and Subjective	10.939.572,25 €
- In enforcement of the mortgage security	3.493.826,36 €
- Not in enforcement of the mortgage security	7.445.745,89 €
Amortized Portfolio	1.065.049.002,14 €
Principal Received from the Constitution	1.073.493.256,64 €
Interest Capitalization of Forbearance Period	-8.444.254,50 €
Current Outstanding of Default Loans	23.330.530,99 €
Number of default loans	376
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 RESPONSABILITY:

Gestión de Activos Titulizados, SGFT, S.A.

THE EXECUTIVE DIRECTOR