

# Monthly Report, May 2016

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>	Gestion 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 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: 15-07-2016 Interests: -	- 15-1/4/7/10		Aaa AAA AAA	Aaa AAA AAA
SERIE A2 ES0345783015 Senior / Pass-Through	20,22%	20.219,39€ 11.483 232.179.255,37€	100.000,00€ 11.483 1.148.300.000,00€	Floating EURIB.3M+0,17% 15-1/4/7/10	-0,079% Date: 15-07-2016 Interests: 0,00 €	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	0,001% Date: 15-07-2016 Interests: 0,19 €	15-07-2036 15-1/4/7/10		Aa3 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	0,151% Date: 15-07-2016 Interests: 28,00 €	15-07-2036 15-1/4/7/10		Baa1 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	0,551% Date: 15-07-2016 Interests: 102,19 €	15-07-2036 15-1/4/7/10		B2 B- BB	Baa2 BBB BBB
<b>Totals</b>		<b>299.456.592,63 €</b>	<b>1.400.000.000,00 €</b>						

## COLLATERAL: TYPE OF GROUPED ASSETS

General	Current	Constitution Date
<b>Count Principal</b>		
Number	5.018	14.333
Outstanding Balance	299.446.581,76€	1.400.000.185,36€
Average Loan	59.316,85€	97.668,40€
Minimum	488,85€	25.016,46€
Maximum	332.356,36€	452.015,91€
<b>Interest</b>		
Weighted Average	1,7440%	3,7912%
Minimum	0,4380%	2,5020%
Maximum	3,7270%	6,0000%
<b>Remaining Maturity (Months)</b>		
Weighted Average	178,36	316,95
Minimum	0,99	18,79
Maximum	211,02	354,79
<b>Index (Distribution)</b>		
Euribor 1 año	48,72%	41,43%
Mibor 1 Año	0,65%	0,91%
Préstamos Hipotecarios Cajas	0,00%	2,29%
Préstamos Hipotecarios Cajas TAE	0,00%	55,15%
Préstamos Hipotecarios Entidades	50,64%	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>	0,3061%	0,2757%	0,3702%	0,3584%	0,5938%
<b>Annual Equivalent</b>	3,6119%	3,2587%	4,3532%	4,2168%	6,8975%

## GEOGRAPHIC DISTRIBUTION

	Current	Constitution Date
Catalunya	70,16	71,41
Madrid	9,00	9,37
Comunidad Valenciana	5,69	6,08
Baleares	0,64	0,43
Aragón	0,78	0,98
Andalucía	2,38	2,03
Murcia	1,93	2,07
Navarra	0,96	0,98
Rest of Autonomous Regions	8,46	6,65

DISCLAIMER: This communication is for informational purposes only, it is not intended as an offer or solicitation for the purchase or sale of any financial instrument or as an official confirmation of any transaction. All data and other information are not warranted as to completeness or accuracy. Additional information is available on request. The assumptions underlying the information, including structure and collateral may be modified from the time to time to reflect changed circumstances. Past performance is not indicative of future returns. The Spanish Offering Circular, approved by the CNMV, is the only legally binding document for this issue.

**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	90	23.714,98 €	4.179,80 €	27.894,78 €	6.233.930,10 €	6.257.645,08 €	66,53%	54,2919%
From 1 to 2 months	31	17.433,51 €	4.781,49 €	22.215,00 €	2.177.789,48 €	2.195.222,99 €	23,34%	59,1709%
From 2 to 3 months	16	12.247,66 €	3.734,41 €	15.982,07 €	941.053,01 €	953.300,67 €	10,13%	53,5966%
<b>Totals</b>	<b>137</b>	<b>53.396,15 €</b>	<b>12.695,70 €</b>	<b>66.091,85 €</b>	<b>9.352.772,59 €</b>	<b>9.406.168,74 €</b>	<b>100,00%</b>	<b>55,2838%</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	19	303,65 €	0,00 €	303,65 €	1.472.643,23 €	1.472.946,88 €	16,77%	61,3512%
From 1 to 2 months	5	899,65 €	299,75 €	1.199,40 €	354.435,20 €	355.334,85 €	4,04%	79,7183%
From 2 to 3 months	5	1.959,13 €	308,00 €	2.267,13 €	277.512,54 €	279.471,67 €	3,18%	65,5229%
From 3 to 6 months	29	29.789,96 €	11.696,02 €	41.485,98 €	2.237.160,73 €	2.266.950,69 €	25,81%	62,0705%
From 6 to 12 months	35	36.173,36 €	14.556,27 €	50.729,63 €	2.328.168,96 €	2.364.342,32 €	26,91%	64,9005%
From 12 to 18 months	28	29.385,56 €	16.052,60 €	45.438,16 €	2.016.298,95 €	2.045.684,51 €	23,29%	68,8992%
<b>Totals</b>	<b>121</b>	<b>98.511,31 €</b>	<b>42.912,64 €</b>	<b>141.423,95 €</b>	<b>8.686.219,61 €</b>	<b>8.784.730,92 €</b>	<b>100,00%</b>	<b>64,8955%</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	77,53%	232.179.255,37€	23,38%	82,02%	1.148.300.000,00€	8,45%
SERIE B	5,32%	15.920.591,26€	18,06%	1,55%	21.700.000,00€	6,90%
SERIE C	10,29%	30.814.047,60€	7,77%	3,00%	42.000.000,00€	3,90%
SERIE D	6,86%	20.542.698,40€	0,91%	2,00%	28.000.000,00€	1,90%
<b>Totals</b>		<b>299.456.592,63 €</b>			<b>1.400.000.000,00 €</b>	
<b>Theoretical Reserve Funds</b>		25.386.203,83€	8,48%		26.600.000,00€	1,90%
<b>Real Reserve Funds</b>		2.729.591,42€	0,91%		26.600.000,00€	1,90%

**OTHER FINANCIAL OPERATIONS (Current)**

	Balance	Interest
<b>Assets</b>		
Guaranteed Interest C.	6.849.600,40 €	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)	35.945.318,73 €	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.	3.857.477,83 €	56.610,40 €
<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.	48.036.987,13 €	482.595,03 €
<b>Cumulative Write-Off recovery</b> Principal Outstanding recovery and recovery by the sale of adjudicated properties.	13.988.074,15 €	98.734,01 €
<b>Endowment shortfall amortization or bonds</b>	0,00 €	0,00 €
<b>Delinquency Ratio</b> Principal Outstanding With Arrears > 90 days / Principal Outstanding	2,2298%	0,0000%
<b>Weighted Average of LTV Distribution / Valuations</b> Valuations exclusively for mortgage participations	54,5752%	82,2239%

**FORBEARANCE PERIOD INFORMATION**

Principal Outstanding of Forbearance Period	1.777.410,97 €
Interest	13.620,89 €
<b>Ratio: (Outstanding FP + Interest) / Total Outstanding</b>	0,5981%

**INTEREST SWAP**

	Notional Principal	Interest
<b>Swap</b>		
Receiving	To Determine	0,652138%
Paying	To Determine	To Determine

## SITUATION PORTFOLIO

<b>Current Outstanding Portfolio</b>	<b>299.446.581,76 €</b>
Principal Outstanding Currently Paid	281.255.682,10 €
Principal Outstanding with Arrears (< 3 months)	9.406.168,74 €
Principal Outstanding Doubtfully and Subjective	8.784.730,92 €
- In enforcement of the mortgage security	3.587.169,98 €
- Not in enforcement of the mortgage security	5.197.560,94 €
<b>Amortized Portfolio</b>	<b>1.077.286.524,38 €</b>
Principal Received from the Constitution	1.085.748.163,19 €
Interest Capitalization of Forbearance Period	-8.461.638,81 €
<b>Current Outstanding of Default Loans</b>	<b>23.267.079,22 €</b>
Number of default loans	385
<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