

# HIPOCAT 7 Fondo de Titulización de Activos



## Brief report

Date: 08/31/2022  
Currency: EUR

Constitution date  
06/08/2004

VAT Reg. no.  
V63511554

Management Company  
Europea de Titulización, S.G.F.T

Originator  
BBVA

Servicer  
BBVA

Lead Managers  
Caixa Catalunya  
JP Morgan  
Bear Stearns

Underwriters  
Caixa Catalunya  
JP Morgan  
Bear Stearns  
Nomura  
BBVA

Bond Paying Agent  
Société Générale

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Société Générale

Swap  
BBVA

Assets Custodian  
BBVA

Fund Auditor  
KPMG Auditores

Subordinated Loan  
BBVA

### Issued securities: Asset-Backed Bonds

Bonds Issue										
Series ISIN Code	Issue date N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating		
		Current	Original			Final maturity (legal)	Next	Fitch / Moody's / S&P	Current	Original
Series A1 ES0345783007	06/08/2004 1,600		100,000.00 160,000,000.00	Floating 3-M Euribor+0.060% 15.Jan/Apr/Jul/Oct	10/17/2022	07/15/2036 Quarterly 15.Jan/Apr/Jul/Oct	Amortized	AAAsf Aaa (sf) AAA (sf)	AAA Aaa AAA	
Series A2 ES0345783015	06/08/2004 11,483	7,443.11 85,469,232.13 7.44%	100,000.00 1,148,300,000.00	Floating 3-M Euribor+0.170% 15.Jan/Apr/Jul/Oct	0.1180% 10/17/2022 2.293305 Gross 1.857577 Net	07/15/2036 Quarterly 15.Jan/Apr/Jul/Oct	"Pass-Through" Securiential / Pro rata under certain circumstances	AAAsf Aa1 (sf) AAA (sf)	AAA Aaa AAA	
Series B ES0345783023	06/08/2004 217	49,324.92 10,703,507.64 49.32%	100,000.00 21,700,000.00	Floating 3-M Euribor+0.250% 15.Jan/Apr/Jul/Oct	0.1980% 10/17/2022 25.500984 Gross 20.655797 Net	07/15/2036 Quarterly 15.Jan/Apr/Jul/Oct	"Pass-Through" Securiential / Pro rata under certain circumstances	AAAsf Aa1 (sf) AAA (sf)	AA Aa3 AA	
Series C ES0345783031	06/08/2004 420	49,324.92 20,716,466.40 49.32%	100,000.00 42,000,000.00	Floating 3-M Euribor+0.400% 15.Jan/Apr/Jul/Oct	0.3480% 10/17/2022 44.819911 Gross 36.304128 Net	07/15/2036 Quarterly 15.Jan/Apr/Jul/Oct	"Pass-Through" Securiential / Pro rata under certain circumstances	AAAsf Aa1 (sf) AAA (sf)	A A2 A+ Aa1 (sf) AAA (sf)	
Series D ES0345783049	06/08/2004 280	49,324.92 13,810,977.60 49.32%	100,000.00 28,000,000.00	Floating 3-M Euribor+0.800% 15.Jan/Apr/Jul/Oct	0.7480% 10/17/2022 96.337049 Gross 78.033010 Net	07/15/2036 Quarterly 15.Jan/Apr/Jul/Oct	"Pass-Through" Securiential / Pro rata under certain circumstances	Aaf Aa1 (sf) AA (sf)	BBB Baa2 BBB	
Total		130,700,183.77	1,400,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date												
		% Monthly CPR (SMM)										
		0,08	0,17	0,25	0,34	0,43	0,51	0,60	0,69			
	% Annual equivalent CPR	1,00	2,00	3,00	4,00	5,00	6,00	7,00	8,00			
Series A2	With optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
		Final Maturity	Years	10/15/2022	10/15/2022	10/15/2022	10/15/2022	10/15/2022	10/15/2022	10/15/2022	10/15/2022	10/15/2022
	Without optional redemption *	Average life	Years	2.97	2.82	2.68	2.56	2.44	2.33	2.22	2.13	
		Final Maturity	Years	07/02/2025	05/09/2025	03/20/2025	02/01/2025	12/20/2024	11/09/2024	10/03/2024	08/29/2024	
	Series B	With optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
			Final Maturity	Years	10/15/2022	10/15/2022	10/15/2022	10/15/2022	10/15/2022	10/15/2022	10/15/2022	10/15/2022
Without optional redemption *		Average life	Years	6.60	6.37	6.14	5.92	5.71	5.51	5.32	5.12	
		Final Maturity	Years	02/17/2029	11/24/2028	08/31/2028	06/12/2028	03/27/2028	01/14/2028	11/06/2027	08/27/2027	
Series C		With optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
			Final Maturity	Years	10/15/2022	10/15/2022	10/15/2022	10/15/2022	10/15/2022	10/15/2022	10/15/2022	10/15/2022
	Without optional redemption *	Average life	Years	8.05	7.88	7.69	7.49	7.29	7.09	6.89	6.69	
		Final Maturity	Years	08/09/2030	05/31/2030	03/20/2030	01/06/2030	10/25/2029	08/13/2029	06/01/2029	03/23/2029	
	Series D	With optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
			Final Maturity	Years	10/15/2022	10/15/2022	10/15/2022	10/15/2022	10/15/2022	10/15/2022	10/15/2022	10/15/2022
Without optional redemption *		Average life	Years	10.05	9.96	9.86	9.76	9.65	9.53	9.41	9.29	
		Final Maturity	Years	07/31/2032	06/26/2032	05/22/2032	04/14/2032	03/04/2032	01/23/2032	12/11/2031	10/26/2031	

\* Optional clean up call when the amount of the outstanding balance of the securitised assets is less than 10 per 100 of the initial outstanding balance.  
Hypothesis of delinquency and default assumptions of the securitised assets: 0%

### Credit enhancement and financial operations

Credit enhancement (CE)					
		Current		At issue date	
		% CE	% CE	% CE	% CE
Class A	65.39%	85,469,232.13	48.53%	93.45%	1,308,300,000.00
Series A1	0.00%	0.00	11.43%	8.45%	160,000,000.00
Series A2	65.39%	85,469,232.13	82.02%		1,148,300,000.00
Series B	8.19%	10,703,507.64	40.34%	1.55%	21,700,000.00
Series C	15.85%	20,716,466.40	24.49%	3.00%	42,000,000.00
Series D	10.57%	13,810,977.60	13.92%	2.00%	28,000,000.00
Issue of Bonds		130,700,183.77			1,400,000,000.00
Reserve Fund	13.92%	18,200,000.00	1.90%		26,600,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	20,608,657.02	0.000%	
Servicer ppal collect not yet credited	1,151,908.39		
Servicer ints collect not yet credited	123,003.55		
Liabilities	Available	Balance	Interest
Subordinated Loan	18,200,000.00	0.000%	

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.  
Only the information communicated by Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

#### Additional information

Europea de Titulización: C/Jorge Juan 68 - 28009 Madrid ☎ www.edt-sg.com ✉ info@edt-sg.com  
Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

# HIPOCAT 7 Fondo de Titulización de Activos

## Brief report

Date: 08/31/2022  
Currency: EUR

Constitution date  
06/08/2004

VAT Reg. no.  
V63511554

Management Company  
Europea de Titulización, S.G.F.T

Originator  
BBVA

Servicer  
BBVA

Lead Managers  
Caixa Catalunya  
JP Morgan  
Bear Stearns

Underwriters  
Caixa Catalunya  
JP Morgan  
Bear Stearns  
Nomura  
BBVA

Bond Paying Agent  
Société Générale

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Société Générale

Swap  
BBVA

Assets Custodian  
BBVA

Fund Auditor  
KPMG Auditores

Subordinated Loan  
BBVA

### Collateral: Residential mortgage loans (PTCs/MCs)

General			
	Current	At constitution date	
Count	3,409	14,333	
Principal			
Principal outstanding	128,081,774.33	1,400,000,185.36	
Average loan	37,571.66	97,676.70	
Minimum	142.75	25,016.46	
Maximum	156,976.28	452,015.91	
Interest rate			
Weighted average (wac)	1.30%	3.79%	
Minimum	0.00%	2.50%	
Maximum	3.24%	6.00%	
Final maturity			
Weighted average (WARM) (months)	113	317	
Minimum	09/30/2022	12/31/2005	
Maximum	06/30/2034	12/31/2033	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR	0.00%	0.01%	
1-year EURIBOR/MIBOR (Mortgage Market)	47.02%	42.61%	
Mortgage Market: Banks	0.00%	1.35%	
Mortgage Market: Savings Banks	0.00%	34.40%	
Mortgage Market: All Institutions	52.98%	21.51%	
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.12%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	4.74	6.57	0.05	8.54
10.01 - 20%	20.20	15.71	0.36	16.24
20.01 - 30%	34.39	24.89	1.17	25.69
30.01 - 40%	25.24	34.37	2.41	35.51
40.01 - 50%	10.33	44.16	3.76	45.55
50.01 - 60%	3.35	54.04	5.15	55.20
60.01 - 70%	0.94	64.37	7.21	65.49
70.01 - 80%	0.64	74.57	16.21	75.97
80.01 - 90%	0.17	84.91	16.39	85.75
90.01 - 100%			47.28	95.92
Weighted average (WALTV)	28.32		82.23	
Minimum	0.08		4.19	
Maximum	85.12		99.42	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.37%	0.39%	0.36%	0.34%	0.53%
Annual Percentage Rate (CPR)	4.32%	4.63%	4.25%	4.00%	6.14%

Geographic distribution		
	Current	At constitution date
Andalucia	2.34%	2.03%
Aragon	0.73%	0.98%
Asturias	0.17%	0.08%
Balearic Islands	0.62%	0.43%
Basque Country	0.32%	0.37%
Canary Islands	0.60%	0.56%
Cantabria	0.54%	0.41%
Castilla-La Mancha	1.17%	1.11%
Castilla-Leon	2.61%	2.10%
Catalonia	70.10%	71.40%
Extremadura	0.53%	0.57%
Galicia	2.33%	1.34%
La Rioja	0.06%	0.13%
Madrid	9.10%	9.37%
Murcia	2.00%	2.07%
Navarra	0.92%	0.98%
Valencia	5.86%	6.08%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
<i>Delinquencies</i>										
Up to 1 month	220	83,714.14	11,144.00	0.00	94,858.14	8.95	8,694,870.91	8,789,729.05	78.16	25.39
from > 1 to = 2 months	11	12,903.93	2,207.97	0.00	15,111.90	1.43	577,780.25	592,892.15	5.27	29.85
from > 2 to = 3 months	2	2,225.49	40.08	0.00	2,265.57	0.21	4,035.36	6,300.93	0.06	2.58
from > 3 to = 6 months	4	6,438.90	553.96	0.00	6,992.86	0.66	126,631.19	133,624.05	1.19	24.30
from > 6 to < 12 months	5	13,988.70	2,995.47	0.00	16,984.17	1.60	206,360.25	223,344.42	1.99	34.46
from = 12 to < 18 months	5	24,133.21	2,288.44	0.00	26,421.65	2.49	166,342.65	192,764.30	1.71	27.91
from > 18 to < 24 months	2	21,153.15	3,883.59	0.00	25,036.74	2.36	79,549.73	104,586.47	0.93	34.60
from ≥ 2 years	21	802,209.85	59,069.74	11,096.63	872,376.22	82.30	330,494.07	1,202,870.29	10.70	41.92
Subtotal	270	966,767.37	82,183.25	11,096.63	1,060,047.25	100.00	10,186,064.41	11,246,111.66	100.00	26.83
<i>Defaulted, out of the pool</i>										
Delinquencies > 18 m	44	3,012,414.06	41,634.78	63,727.69	3,117,776.53	100.00	0.00	3,117,776.53	100.00	0.00
Subtotal	44	3,012,414.06	41,634.78	63,727.69	3,117,776.53	100.00	0.00	3,117,776.53	100.00	0.00
Total	314	3,979,181.43	123,818.03	74,824.32	4,177,823.78		10,186,064.41	14,363,888.19		