

# GESTIÓN DE ACTIVOS TITULIZADOS

Grupo CAIXA CATALUNYA

## HIPOCAT 1 Fondo de Titulación Hipotecaria. Information as at 30<sup>th</sup> June, 2002

<u>Date of Constitution</u>	17 <sup>th</sup> June, 1998	<u>Lead Manager</u>	Caixa Catalunya - JP Morgan, SV
<u>Management Company</u>	Gestión Activos Titulizados, SGFT, SA	<u>Swap Guarantee</u>	Morgan Guaranty Trust Company
<u>Originator / Servicer</u>	Caixa Catalunya	<u>Paying Agent</u>	Caixa Catalunya
<u>Guaranteed Interest C.</u>	Caixa Catalunya	<u>Secondary Market</u>	AIAF
<u>Class A &amp; B Interest Swap</u>	Caixa Catalunya	<u>Register of Book Securities</u>	S.C.L.V.
<u>Subordinated Loan</u>	Caixa Catalunya	<u>Depository</u>	Caixa Catalunya
<u>Class Swap Guarantee</u>	Caixa Catalunya	<u>Auditors</u>	Arthur Andersen

### MORTGAGE BACKED SECURITIES: BONOS DE TITULIZACIÓN HIPOTECARIA (STRUCTURE SENIOR / MEZZANINE)

Class ISIN Code Priority	Issue Date	Principal Outstanding (Esp) (Unit/N° Bond/Total)		Coupon Type	Current Coupon	Redemption		Moody's Rating	
		Current	Original			Final Maturity Frequency	Next	Current	Original
A ES0322068000 Senior	25-06-1998	63.410,93 € 927 58.781.932,11 €	150.253,03 € 927 139.284.558,81 €	Floating LIBOR 3M ESP + 0,18% 15-03/06/09/12	3,6988% Date: 16/09/2002 Interest: 584,75 €	15-12-2018 15-03/06/09/12	16/09/2002	Aaa	Aaa
B ES0322068018 Mezzanine	25-06-1998	121.126,47 € 33 3.997.173,51 €	150.253,03 € 33 4.958.349,99 €	Floating LIBOR 3M ESP + 0,50% 15-03/06/09/12	4,0232% Date: 16/09/2002 Interest: 1.214,95 €	15-12-2018 15-03/06/09/12	16/09/2002	A2	A2
<b>Totals</b>		<b>62.779.105,62 €</b>	<b>144.242.908,80 €</b>						

Option <sup>1</sup>	Average Life and Final Maturity According to Monthly Rates of Prepayment									
	Prepayment		Class A Bonds				Class B Bonds			
	% Constant Monthly (SMM)	% Annual Equivalent (CPR)	Average Life	Duration <sup>2</sup>	% IRR <sup>2</sup>	Final Maturity	Average Life	Duration <sup>2</sup>	% IRR <sup>2</sup>	Final Maturity
With Optional Redemption	0,8714%	9,9695%	4,30	3,82	4,15%	17/03/2008	6,95	5,96	4,52%	17/03/2008
Without Optional Redemption	0,8714%	9,9695%	4,48	3,94	4,18%	17/06/2013	8,82	7,07	4,70%	15/06/2018
With Optional Redemption	1,0145%	11,5169%	4,03	3,60	4,13%	17/09/2007	6,49	5,62	4,51%	17/09/2007
Without Optional Redemption	1,0145%	11,5169%	4,21	3,73	4,17%	15/03/2013	8,42	6,77	4,70%	15/06/2018
With Optional Redemption	1,1191%	12,6331%	3,85	3,46	4,13%	15/06/2007	6,24	5,43	4,51%	15/06/2007
Without Optional Redemption	1,1191%	12,6331%	4,03	3,58	4,16%	17/12/2012	8,17	6,60	4,70%	15/06/2018
With Optional Redemption	1,4249%	15,8206%	3,41	3,10	4,11%	15/09/2006	5,55	4,89	4,50%	15/09/2006
Without Optional Redemption	1,4249%	15,8206%	3,57	3,21	4,14%	15/12/2011	7,48	6,09	4,70%	15/06/2018

Option <sup>1</sup>	SIMULATION TOTAL CASH-FLOW FOR EACH BOND ACCORDING TO PREPAYMENT							
	Prepayment		Class A Bonds			Class B Bonds		
	% Constant Monthly (SMM)	% Annual Equivalent (CPR)	Principal <sup>2</sup>	Total Interest <sup>2</sup>	Total Cash-Flow <sup>3</sup>	Principal <sup>2</sup>	Total Interest <sup>2</sup>	Total Cash-Flow <sup>3</sup>
With Optional Redemption	0,8714%	9,9695%	150.253,03	26.469,38	176.722,41	150.253,03	46.585,27	196.838,30
Without Optional Redemption	0,8714%	9,9695%	150.253,03	27.872,91	178.125,94	150.253,03	62.374,10	212.627,13
With Optional Redemption	1,0145%	11,5169%	150.253,03	24.708,03	174.961,06	150.253,03	43.424,91	193.677,94
Without Optional Redemption	1,0145%	11,5169%	150.253,03	26.106,25	176.359,28	150.253,03	59.561,70	209.814,73
With Optional Redemption	1,1191%	12,6331%	150.253,03	23.593,69	173.846,72	150.253,03	41.712,80	191.965,83
Without Optional Redemption	1,1191%	12,6331%	150.253,03	24.924,71	175.177,74	150.253,03	57.844,74	208.097,77
With Optional Redemption	1,4249%	15,8206%	150.253,03	20.777,63	171.030,66	150.253,03	36.943,92	187.196,95
Without Optional Redemption	1,4249%	15,8206%	150.253,03	21.964,54	172.217,57	150.253,03	52.845,67	203.098,70

Cases of late payments or default payments of the mortgage loans portfolio 0%. Additionally, there exist other variables which are subject to continuous changes that affect the average life and the duration of the bonds (mainly: interest rate of the mortgage portfolio, prepayment, interest rate of the bonds of both series, and the option of prepayment by the issuing bank). These variables and their hypothetical initial values are detailed in the Fund Floatation Information Leaflet. For the drafting of this document, actual and past values of the said variables have been used. However, it has been deemed appropriate to apply the Term Structure Interest Rates dated 30/06/2002 so as to reflect more accurately variables that affect the dynamic parameters of the bonds.

<sup>1</sup> Amortisation, at the discretion of the management company, provided the remaining balance of the principal of the mortgage participations is less than 10% of the initial amount and all the payment obligations arising from the bonds can be paid and cancelled in full.

<sup>2</sup> Without statutory deduction for tax purposes, stated in years. Tax regulations: 1) Individuals or legal Entities resident in Spain: a) Income Tax: Law 40/98, RD 214/99 b) Corporate Tax: Law 43/95, RD 537/97 and RD 2717/98. 2) Individuals or legal Entities non-resident in Spain: Law 40/98, Law 41/98 and Law 14/00.

<sup>3</sup> Without statutory deduction.

<sup>4</sup> At the time of the date of amortisation.

# HIPOCAT 1 Fondo de Titulización Hipotecaria.

Information as at 30<sup>th</sup> June, 2002

## COLLATERAL: MORTGAGE PARTICIPATIONS (IN 100% POOL OF MORTGAGE LOANS)

General		Pool of Mortgage Loans (Floating Rate)	
		Current	Constitution Date
<b>Count</b>		2.310	3.747
<b>Principal:</b>	Total Outstanding	61.419.680,95	144.253.207,42
	Average Loan	26.588,61	38.498,32
	Minimum	396,02	1.012,43
	Maximum	155.822,07	189.015,07
<b>Interest Rate:</b>	Weighted Average (WAC)	5,7462%	6,9188%
	Minimum	3,7500%	5,2500%
	Maximum	7,5000%	10,00005%
<b>Remaining Maturity (Months)</b>	Weighted Average (WARM)	104,8023	146,1640
	Minimum	1,0185	12,4189
	Maximum	186,0534	236,4189
<b>Index (Distribution)</b>			
	Index CECA	8,6369%	8,7743%
	Index MIBOR 1 year	1,9156%	2,2557%
	IRPH Entidades	42,5591%	44,7805%
	IRPH Cajas	46,0289%	44,1896%
	EURIBOR 1 year	0,8595%	0,0000%

PREPAYMENTS					
	Current Month	Last 3 Months	Last 6 Months	Last 12 Months	Historical
Single Monthly Mortality (SMM)	1,4249%	1,1191%	1,0145%	0,9692%	0,8714%
Annual Equivalent (CPR)	15,8206%	12,6331%	11,5169%	11,0295%	9,9695%

GEOGRAPHIC DISTRIBUTION		
	Current	Constitution Date
Cataluña	94,5319%	94,3474%
Madrid	3,5178%	3,8579%
Comunidad Valenciana	1,0131%	0,7692%
Baleares	0,3592%	0,4834%
Aragón	0,1772%	0,1945%
Rest of Autonomous Regions	0,4008%	0,3476%

CURRENT DELINQUENCY								
Aging	Number Mortgage Participations	Mature Debt			Remaining Debt to Mature	Total Debt		% Loan to Value
		Principal	Interest and others	Totals		Principal	%	
From 31 to 60 days	11	2.218,35	635,30	2.853,65	372.397,67	374.616,02	71,66%	44,19%
From 60 to 90 days	4	1.435,41	952,64	2.388,05	135.992,90	137.428,31	26,29%	39,39%
From 90 to 180 days	1	1.630,28	256,46	1.886,74	9.065,08	10.695,36	2,05%	23,68%
From 180 to 365 days	0	0,00	0,00	0,00	0,00	0,00	0,00%	0,00%
<b>Totals</b>	<b>16</b>	<b>5.284,04</b>	<b>1.844,40</b>	<b>7.128,44</b>	<b>517.455,65</b>	<b>522.739,69</b>	<b>100,00%</b>	<b>42,08%</b>
CURRENT DEFAULT (Mortgage in Foreclose Procedure)								
From 31 to 60 days	0	0,00	0,00	0,00	0,00	0,00	0,00%	0,00%
From 60 to 90 days	0	0,00	0,00	0,00	0,00	0,00	0,00%	0,00%
From 90 to 180 days	1	1.142,55	862,11	2.004,66	20.500,74	21.643,29	100,00%	55,91%
From 180 to 365 days	0	0,00	0,00	0,00	0,00	0,00	0,00%	0,00%
Over 1 year	0	0,00	0,00	0,00	0,00	0,00	0,00%	0,00%
<b>Totals</b>	<b>1</b>	<b>1.142,55</b>	<b>862,11</b>	<b>2.004,66</b>	<b>20.500,74</b>	<b>21.643,29</b>	<b>100,00%</b>	<b>55,91%</b>

### Credit Enhancement

	Current		At Issue Date	
Mezzanine Issue	6,3670%	3.997.173,51	3,4375 %	4.958.349,99
Reserve Funds				
• Principal	3,3316%	2.091.522,12	1,4500 %	2.091.522,12

### Other Information:

Principal Deficiency Ledger	0,0000%	0	0,0000%	0
The Outstanding Balance of the Class B with regard to Class A	6,8000%		3,5599%	
Weighted Average of LTV Distribution	40,2406%		54,0358%	

### ADDITIONAL INFORMATION:

MANAGEMENT COMPANY: GESTIÓN ACTIVOS TITULIZADOS, SA, SGFT - C/ FONTANELLA 5 – 7 – BARCELONA – TEL. 93.484.73.36 – FAX: 93.484.73.41  
 OFFICIAL REGISTER: COMISIÓN NACIONAL MERCADO DE VALORES - PASSEIG DE GRÀCIA 16 – BARCELONA.

### INFORMATION CONTENT RESPONSIBILITY:

GESTIÓN ACTIVOS TITULIZADOS, SA, SGFT  
 The Executive Director

### Other Financial Operations (Current)

Assets	Balance	Interest
Guaranteed Interest C.	2.869.210,09	3,4000%

Liabilities	Balance	Interest
Subordinated Loan	2.398.136,06	4,4930%

Interest Swaps	Notional Principal	Interest
• Swap		
Receiving	62.779.105,57	3,719455%
Paying	62.779.105,57	To determine