STANDARD & POOR'S

STRUCTURED FINANCE

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FonCaixa Hipotecario 10, Fondo de Titulización de Activos

€1,512 Million Mortgage-Backed Floating-Rate Notes

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This presale report is based on information as of May 14, 2007. The credit ratings shown are preliminary. This report does not constitute a recommendation to buy, hold, or sell securities. Subsequent information may result in the assignment of final credit ratings that differ from the preliminary credit ratings.

Class	Prelim. rating*	Prelim. amount (Mil. €)	Available credit support¶ (%)	Interest	Legal final maturity
A	AAA	1,458	3.6	Three-month EURIBOR plus a margin	April 1, 2050
B	AA-	30	1.6	Three-month EURIBOR plus a margin	April 1, 2050
C	BBB	12	0.8	Three-month EURIBOR plus a margin	April 1, 2050
D§	CCC-	12	N/A	Three-month EURIBOR plus a margin	April 1, 2050

**The rating on each class of securities is preliminary as of May 14, 2007, and subject to change at any time. Final credit ratings are expected to be assigned on the closing date subject to a satisfactory review of the transaction documents and legal opinion, and completion of a corporate overview. Standard & Poor's ratings address timely interest and ultimate principal.*
¶This credit support uses current figures.
§The class D notes will fully fund the cash reserve account at closing.
N/A—Not applicable.

Transaction Participants	
Originator	Caja de Ahorros y Pensiones de Barcelona
Arranger	GestiCaixa, S.G.F.T., S.A.
Seller	Caja de Ahorros y Pensiones de Barcelona
Mortgage administrator/seller	Caja de Ahorros y Pensiones de Barcelona
Security trustee	GestiCaixa, S.G.F.T., S.A.
Interest swap counterparty	Caja de Ahorros y Pensiones de Barcelona
GIC provider	Caja de Ahorros y Pensiones de Barcelona
Transaction account provider	Caja de Ahorros y Pensiones de Barcelona

Supporting Ratings	
Institution/role	Ratings
Caja de Ahorros y Pensiones de Barcelona as swap counterparty, GIC account provider, and transaction account provider	AA-/Stable/A-1+

Transaction Key Features	
Expected closing date	May 2007
Collateral	First-ranking residential mortgages
Principal outstanding (€)	1,911,226,489.45
Country of origination	Spain
Geographical concentration	Catalonia (51.98%), Madrid (14.86%), and Andalucía (10.02%)
Weighted-average LTV ratio (%)	58. 23
Average loan size balance (€)	31,333
Loan size range (€)	From 7,500 to 894,102
Weighted-average seasoning (months)	56.99
Weighted-average mortgage interest rate (%)	4,89
Weighted-average margin (%)	0.98
Arrears	No arrears for more than 30 days at closing
Redemption profile	Amortizing
Excess spread guaranteed by the interest swap agreement (%)	0.5 (provided by swap counterparty)
Cash reserve at closing (%)	0.8
Liquidity facility size	None
Mortgage priority	100% of pool are first-lien mortgages

Transaction Summary

Standard & Poor's Ratings Services has assigned preliminary credit ratings to the €1,512 million mortgage-backed floating-rate notes to be issued by FonCaixa Hipotecario 10, Fondo de Titulización de Activos.

The originator is Caja de Ahorros y Pensiones de Barcelona (La Caixa), the third-largest Spanish financial institution.

At closing, La Caixa will issue mortgage participations that will be purchased by GestiCaixa S.G.F.T., S.A., the "*sociedad gestora*" (trustee equivalent), on behalf of the issuer. Each mortgage participation will represent, in an equal amount, the initial drawdown of each securitized mortgage loan originated by La Caixa. The mortgage participations will entitle FonCaixa 10 to any rights and proceeds due under the securitized portion of the mortgage loans.

Notable Features

This will be the 10th RMBS transaction originated by La Caixa, and its fifth to be rated by Standard & Poor's.

This transaction is very similar to the recent mortgage securitizations undertaken by La Caixa in terms of structure and the type of product being securitized, a type of mortgage called "*Crédito Abierto*" (see "*Collateral Description*").

The main differences are that in this transaction, instead of being first drawdowns, they are going to be second ones. These are any drawdown which is not the first one. It is possible to securitize more than one second drawdown in the same *Credito Abierto* and these drawdowns do not have to be consecutive. All the drawdowns rank pari passu. The purpose of the credit could be any.

Sectoral Credit Highlights

Spain's economic growth has consistently exceeded that of the Eurozone over the past six years and its population of 44 million has been boosted by a net inflow of over three million since the beginning of the century. These dynamic factors have translated into a boom in the construction sector and a sharp acceleration in house price inflation since the mid-1990s. In the eight years to 2005, Spanish house prices increased 114% in real terms.

Since the end of 2005, however, the Spanish housing market has been sending signals that, although conflicting, could point to the beginning of a slowdown. On the one hand, house price inflation, albeit still vigorous, has been edging down. The latest figures indicate that house prices grew by an annual 11.6% in the second quarter of 2006, compared with 12.5% and 17.0% for the same periods in 2005 and 2004, respectively. Mortgage growth has also started to decline, although it remains at a very high level (26% year-on-year in the second quarter of 2006). As interest rates continue to rise through the first quarter of 2007, it is reasonable to expect a marked slowdown in demand and house price inflation in 2007 and beyond.

Strengths, Concerns, And Mitigating Factors

Strengths
• The collateral is of high quality, comprising first-ranking mortgage loans secured over residential owner-occupied properties, with a high weighted-average seasoning and a low weighted-average LTV ratio. • The reserve fund and excess spread will be available to cover any interest or principal shortfalls. • La Caixa has demonstrated strong servicing and origination capabilities, plus long experience as a repeat RMBS issuer.

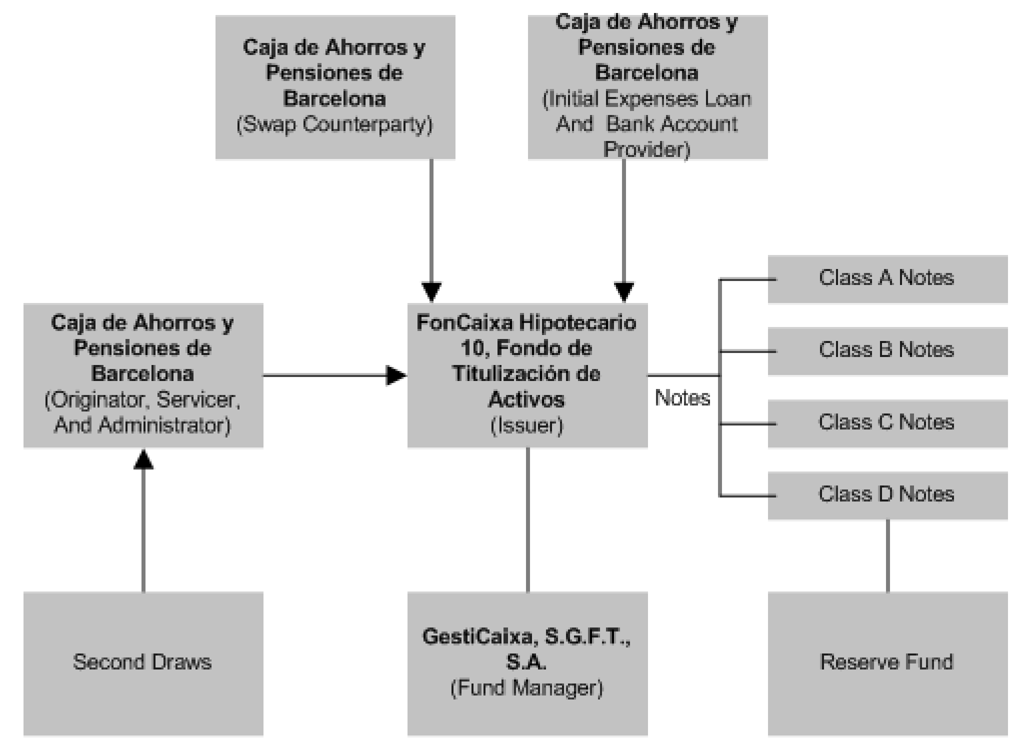
Concerns
• The securitized mortgage loans are the second drawdown made under a credit line that is secured on a residential property. These secured credit lines may be drawn several times up to the initial LTV ratio (see "*Collateral Description*"). • The product also features the possibility of a principal payment holiday for up to three years in some of the loans in the pool.

Mitigating factors
• Standard & Poor's analysis has taken into account the fact that the further drawdowns will be secured by the same underlying property and will rank pari passu with the original mortgage loan. None of these further drawdowns are mandatory for the originator; La Caixa may refuse to grant further loans. • The effect of a principal payment holiday has been incorporated into the transaction analysis. This feature is not used much and is only granted with La Caixa's approval.

Transaction Structure

FonCaixa 10 was created for the sole purposes of purchasing the mortgage participations from La Caixa, issuing the notes, and carrying out related activities (see chart 1).

Chart 1: FonCaixa Hipotecario 10, Fondo de Titulización de Activos Transaction Structure



The fund manager is GestiCaixa. The creation of the fund manager was incorporated under the legislation for mortgage securitizations in Spain to manage the fund on behalf of the noteholders under the Securitisation Law and the Fund Regulation. The fund manager will represent and defend the interests of the noteholders.

The fund manager, on behalf of the issuer, will enter into contracts, including a GIC and an interest rate swap, to cover for the interest base mismatch between the asset pool and the notes issued.

In this transaction, the main responsibilities of the fund manager will be to issue the notes, calculate the interest rate on the notes, notify noteholders of information applicable to the notes and the mortgage shares, pay the issuer's fees and expenses, and arrange for the annual audit.

The issuer will enter into a swap agreement with La Caixa to counteract any risk due to the various indexes of the pool and the reference interest rate of the notes. The swap agreement will pay the reference rate and the weighted-average margin on the notes, plus an additional spread of 0.5%.

On each quarterly interest payment date, the issuer will pay in arrears the interest due to the noteholders. For these payments, the issuer will have as available funds the asset swap proceeds, interest earned on the GIC, the reserve fund, and, if necessary, principal received under the mortgage loans and any other proceeds received in connection with the mortgage loans.

Collateral Description

As of April 2007, the provisional pool comprised 60,997 amortizing first-ranking mortgages secured over residential properties in Spain.

Mortgage loan interest rates

The pool comprises floating-rate mortgage loans that are indexed to one-year EURIBOR, one-year MIBOR, IRPH, and IRMH. Mortgages in the pool have a weighted-average margin of approximately 98.7 bps. The weighted-average interest rate is 4.89%.

Main features

The provisional pool of mortgage loans comprises 60,997 amortizing loans secured by a first-ranking mortgage over residential owner-occupied properties situated in Spain. At the sale date of the notes, none of the loans will be in arrears by more than 30 days.

The securitized mortgage loans are the second draws made under *Credito Abierto* .The main characteristics are:

- Some borrowers can take up to 36 months of principal payment holidays.
- Additional draws are granted at the originator's discretion. There is no obligation to grant new draws.
- The maximum LTV ratio after subsequent redraws is generally around 70%, but can go up to 80% if it is allowed by the originator.
- There can be several draws secured by the same property.
- Additional draws are not permitted during the last four years of the mortgage term.
- Subsequent redraws can only be made once the LTV ratio is under 70%.

The main features of the collateral include:

- The weighted-average LTV ratio is 58.23%, the minimum 10.00%, and the maximum 80.00% (see chart 2).
- The pool was originated between 1993 and 2007. The weighted-average seasoning is 56.99 months and 93.72% of the pool was originated more than 12 months ago (see chart 3).
- Of the pool, 51.98% is concentrated in Catalonia, 14.86% in Madrid, and 10.02% in Andalucía (see chart 4).

Chart 2: LTV Ratio Distribution

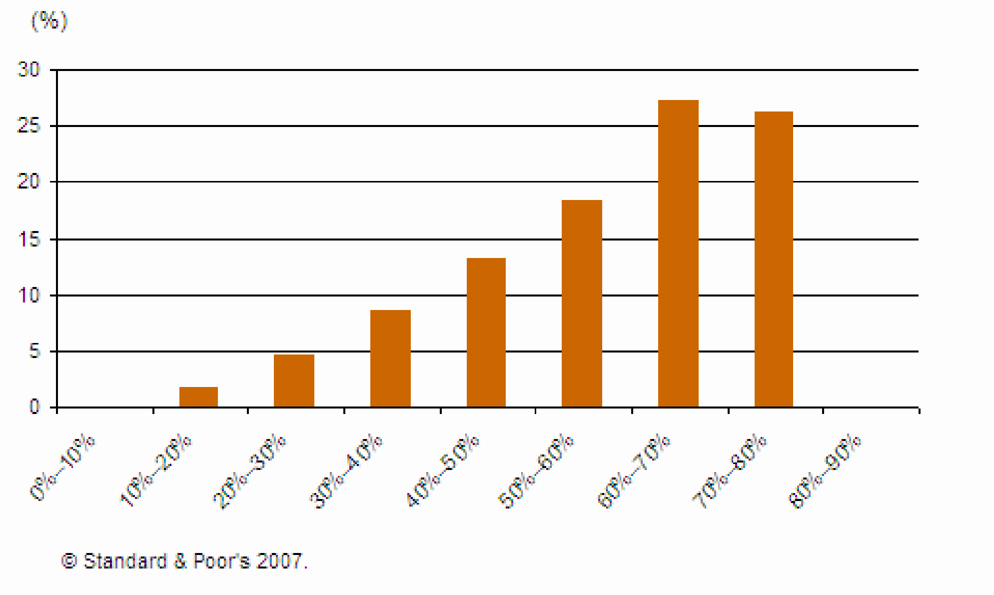


Chart 3: Seasoning Distribution

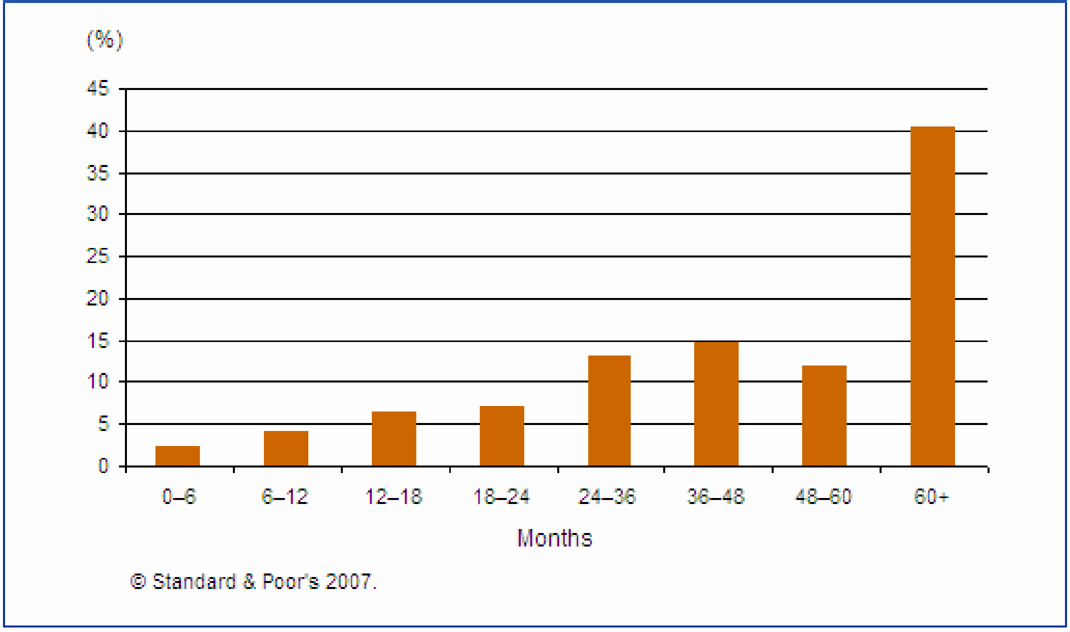
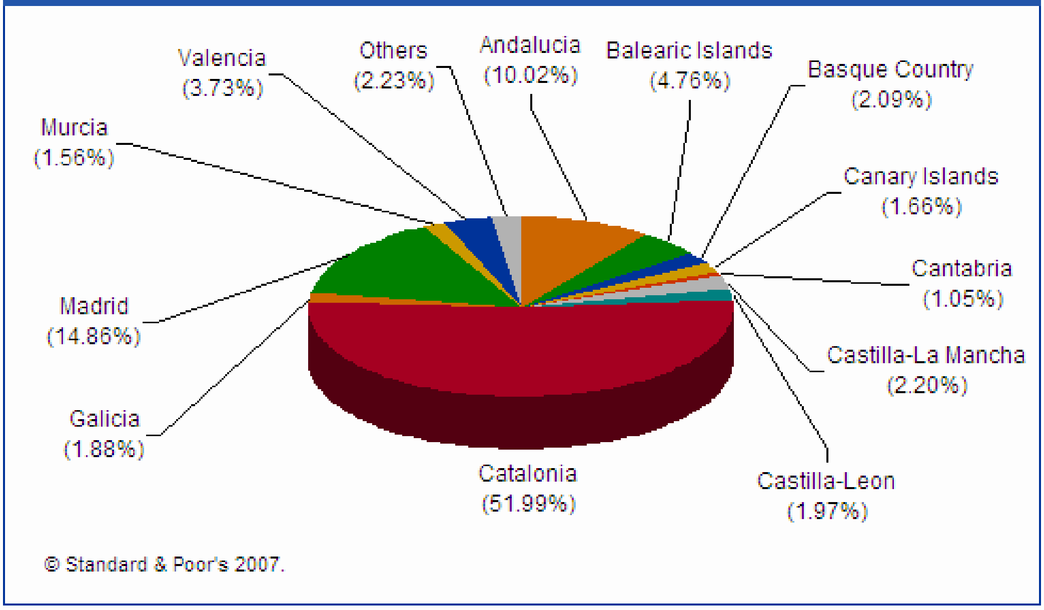


Chart 4: Geographic Distribution



Collateral risk assessment

Standard & Poor's conducted a loan-level analysis to assess the credit risk of the pool of mortgages. The collateral risk assessment analyzed the foreclosure frequency and loss severity of each loan in the collateral pool. These depend on the characteristics of the borrower, the loan, and the rating on the notes. The potential loss associated with a loan can be calculated by multiplying the foreclosure frequency by the loss severity.

To quantify the potential losses associated with the entire pool, Standard & Poor's calculates a WAFF and a WALS at each rating level. The product of WAFF and WALS variables estimates the required loss protection during the life of the collateral in the absence of additional mitigating factors. The higher the targeted rating, the higher the required enhancement level.

Credit Structure

Cash collection and transaction accounts

All payments made by the borrowers will be paid into the collection account held by the seller. Principal, interest, and any penalties or prepayments will be collected by the servicer in this account. Payments under the mortgage loans are due on the first business day of each month and payment settlements are carried out via direct debit instructions.

Transaction account (GIC)

The servicer, on behalf of FonCaixa 10, will transfer daily the collected amounts to the GIC held by La Caixa in the name of FonCaixa 10.

FonCaixa 10 will enter into a GIC agreement with La Caixa, under which La Caixa guarantees a rate of interest equal to the reference rate of the notes. The interest rate will be reset quarterly. Interest will be paid monthly into the account and is calculated on all the collections deposited in the GIC.

If the short-term rating on La Caixa is downgraded below 'A-1', the *sociedad gestor*a will take the following measures within 60 days:

- If La Caixa is downgraded to 'A-2 (but not below), the *sociedad gestora* will seek to obtain a guarantee from another entity with a minimum short-term rating of 'A-1'; or
- If this measure is not taken, or if the downgrade is below 'A-2', then the *sociedad gestora* must transfer the account, under the most favorable conditions, to an entity with a minimum short-term rating of 'A-1'.

Reserve fund

The issuer will establish a fund on the closing date equal to 0.8% of the principal amount of the rated notes, funded by the class D notes.

On each payment date, the reserve fund must be kept at the lower of:

- The original amount held at the reserve fund; or
- The maximum of: (i) 1.6% of the outstanding balance of the notes, excluding the class D notes, or (ii) €6 million.

However, the reserve fund will not be reduced if:

- The transaction is in the first two years of its life;
- The reserve fund is below its required level; or
- The outstanding balance of the loans with any payment in arrears for more than 90 days is higher than 1% of the outstanding balance of the loans.

The reserve fund will not be reduced below 50% of its original size.

Interest swap agreement

On behalf of FonCaixa 10, the *sociedad gestor*a will enter into a swap agreement with La Caixa. This swap will provide protection against adverse interest rate resetting and movements.

The issuer will pay the swap counterparty the interest received from the performing collateral. The issuer will receive three-month EURIBOR, plus the weighted-average margin on the notes and a spread of 50 bps on the performing collateral.

Downgrade language

If the swap counterparty is downgraded below A-1, it must, within 60 days of this notification:

- Obtain a guarantee from an entity with a short-term rating of at least 'A-1'; or
- Find a replacement entity with a short-term rating of at least 'A-1' to assume its contractual position.

If the entity chooses to post additional collateral according to the terms established by Standard & Poor's instead, it must be done within 10 business days of the downgrade notification.

If the swap counterparty is then downgraded to 'A-2', it must, within 10 days of this notification post collateral amounting to 100% of the contract's mark-to-market according to Standard & Poor's criteria.

Priority of payments

There is a single priority of payments, mixing interest and principal. The pre-enforcement priority of payments is:

- Payment of any taxes, fees, and other ordinary expenses including issuer expenses (if any);
- Payment of amounts due to the swap counterparty under the interest rate swap transaction;
- Payment of accrued interest on the class A notes;
- Payment of accrued interest on the class B notes (if not deferred);
- Payment of accrued interest on the class C notes (if not deferred);
- Principal payment on the class A, B, and C notes;
- Payment of accrued interest on the class B notes (if deferred);
- Payment of accrued interest on the class C notes (if deferred);
- Top up of the reserve fund;
- Payment of accrued interest on the class D notes;
- Amortization of the class D notes;
- Amounts due to the swap/due to an early termination of the relevant agreement resulting from a counterparty default;
- Interest on start-up loan;
- Amortization of the start-up loan;
- Servicer fee, as long as servicer is La Caixa; and
- The residual margin.

Interest deferral triggers

Triggers will be implemented to subordinate interest on the more junior notes for the benefit of payment of principal on the more senior notes. The triggers will be activated if defaults reach certain levels depending on the rating on the relevant class.

The triggers will be:

- The accumulated level of defaults being more than 7.5% of the initial amount of the pool, in which case interest on the class B notes will be postponed; and
- The accumulated level of defaults being more than 5% of the initial amount of the pool, in which case interest on the class C notes will be postponed.

Redemption of the notes

The amortization of the notes will be sequential. The amortization amount is determined as being the difference between the outstanding amount of the notes minus the performing balance of the mortgage loans, which excludes loans in arrears for more or equal than 18 months (considered as defaulted in this transaction). This default definition allows a faster amortization of the notes if the performance of the collateral decreases.

Conditions for pro rata amortization:

The notes will redeem sequentially unless:

- The proportion of class B and C notes has doubled since closing;
- The reserve fund is at its required level;
- The outstanding balance of the loans in arrears for more than 90 days is lower than 1.25% of the outstanding balance of the pool for the class B notes or lower than 1.00% for the class C notes; or
- The outstanding balance of the loans is greater than 10% of the original balance of the transaction.

Class D amortization

On each payment date, the amount designated to amortize the class D notes will be the positive difference between the required reserve fund on the previous payment date and the required reserve fund on the current payment date.

If the clean-up call occurs, the class D notes will be fully amortized together with the rest of the notes.

Standard & Poor's Stress Test

Standard & Poor's analysis includes a conservative assessment of the credit risk inherent in the transaction. The credit enhancement levels have been sized after analyzing the impact that severe stress scenarios would have on the mortgage loan collateral. As a result of this analysis, Standard & Poor's estimated the largest amount of potential losses that could occur as a result of these stress scenarios and set the amount of loss protection required on the notes.

Specific penalties were applied regarding the levels of aggregate defaults expected on the pool to reflect the foreclosure frequency attached to specific assets and/or the location of assets, and any terms and conditions that might increase or decrease credit risk. Standard & Poor's analysis fully reflects the specific features of the Spanish market with respect to loss severity regarding foreclosure costs and foreclosure periods.

A cash flow model simulating the portfolio's performance within the transaction's documented structure was run under certain rating scenarios to stress liquidity and the level of excess spread in the transaction. Prepayment level, fees, and expenses paid by the issuer, and delinquencies were the most important parameters stressed in all the runs.

Key Performance Indicators

The key performance indicators in the surveillance of this transaction will be:

- Total and 90-day delinquencies;
- Cumulative realized losses;
- LTV ratios and seasoning;
- Constant prepayment rates;
- Margin and remaining life renegotiations;
- Loan and/or borrower substitutions;
- Supporting parties' credit risk evolution; and
- Increases in credit enhancement for the notes.

Criteria Referenced

- "*Cash Flow Criteria for European RMBS Transactions*" (published on Nov. 20, 2003).
- "*Methodology Behind European RMBS Indices*" (published on Nov. 8, 2004).
- "*European Legal Criteria for Structured Finance Transactions*" (published on March 23, 2005).
- "*Rating Affirmations And Their Impact On Investors*" (published on April 20, 2005).
- "Criteria For Rating Spanish Residential Mortgage-Backed Securities" (published on March 1, 2002).

Related Articles

- "*Transition Study: 2006 Sees Upgrades Dominate For Third Successive Year In European Structured Finance*" (published on Jan. 10, 2007).
- "*European RMBS H2 2006 Outlook Report: RMBS Continues To Dominate Funded Securitization Market*" (published on July 26, 2006).
- "*European Banks Manage Capital Through Recent Mortgage Risk Transfers*" (published on Dec. 9, 2005).
- "*Sophistication Of Mortgage Credit Pricing To Benefit European RMBS*" (published on Oct. 10, 2005).
- "*Mortgage Securitization Growth In Spain Outweighs Expected Fall In SME Transactions*" (published on Jan. 26, 2005).

All criteria and related articles are available on RatingsDirect, the real-time Web-based source for Standard & Poor's credit ratings, research, and risk analysis, at www.ratingsdirect.com. The criteria can also be found on Standard & Poor's Web site at www.standardandpoors.com.

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