

## BANCAJA 10 Fondo de Titulización de Activos

### Cartera de Activos Titulizados / Portfolio of Securitised Assets

#### Distribución por Intervalos de Relación Principal actual / Valor de Tasación (%CLTV) / Distribution by current Loan-to-Value Ratio (% CLTV) Intervals

Activos / Assets: Préstamos hipotecarios vivienda (CTHs) / Residential mortgage loans (PTCs)

Fecha / Date: 30/09/2025

Divisa / Currency : EUR

| Intervalos de %CLTV<br>%CLTV Intervals |       | Saldo Vivo de Principal<br>Outstanding Principal Balance |        |                  |        | Principal Vencido Impagado<br>Overdue Principal |        |                  |        | Principal Pendiente Vencimiento<br>Outstanding Principal |        |                  |        | %CLTV Media Ponderada<br>Weighted Average % CLTV |          |
|----------------------------------------|-------|----------------------------------------------------------|--------|------------------|--------|-------------------------------------------------|--------|------------------|--------|----------------------------------------------------------|--------|------------------|--------|--------------------------------------------------|----------|
|                                        |       | Num.                                                     | %      | Importe / Amount | %      | Num.                                            | %      | Importe / Amount | %      | Num.                                                     | %      | Importe / Amount | %      | SVP / OPB                                        | PPV / OP |
| 0,01                                   | 5,00  | 473                                                      | 7,01   | 3.749.284,42     | 0,96   | 53                                              | 13,25  | 2.040.962,57     | 20,52  | 438                                                      | 6,52   | 1.708.321,85     | 0,45   | 22,858                                           | 2,946    |
| 5,01                                   | 10,00 | 269                                                      | 3,99   | 4.811.577,81     | 1,24   | 11                                              | 2,75   | 162.723,19       | 1,64   | 269                                                      | 4,01   | 4.648.854,62     | 1,23   | 8,439                                            | 7,828    |
| 10,01                                  | 15,00 | 482                                                      | 7,14   | 13.431.965,00    | 3,45   | 14                                              | 3,50   | 338.820,56       | 3,41   | 482                                                      | 7,18   | 13.093.144,44    | 3,45   | 13,703                                           | 12,738   |
| 15,01                                  | 20,00 | 614                                                      | 9,10   | 22.827.605,04    | 5,87   | 19                                              | 4,75   | 315.515,92       | 3,17   | 614                                                      | 9,15   | 22.512.089,12    | 5,94   | 18,115                                           | 17,571   |
| 20,01                                  | 25,00 | 674                                                      | 9,99   | 31.880.808,53    | 8,20   | 36                                              | 9,00   | 909.098,22       | 9,14   | 674                                                      | 10,04  | 30.971.710,31    | 8,17   | 23,899                                           | 22,475   |
| 25,01                                  | 30,00 | 664                                                      | 9,84   | 39.594.638,26    | 10,18  | 24                                              | 6,00   | 527.458,89       | 5,30   | 664                                                      | 9,89   | 39.067.179,37    | 10,31  | 28,300                                           | 27,637   |
| 30,01                                  | 35,00 | 1.015                                                    | 15,04  | 64.429.418,22    | 16,57  | 58                                              | 14,50  | 1.470.019,63     | 14,78  | 1.015                                                    | 15,12  | 62.959.398,59    | 16,61  | 33,918                                           | 32,587   |
| 35,01                                  | 40,00 | 642                                                      | 9,51   | 45.103.967,34    | 11,60  | 43                                              | 10,75  | 971.656,51       | 9,77   | 642                                                      | 9,56   | 44.132.310,83    | 11,64  | 38,912                                           | 37,502   |
| 40,01                                  | 45,00 | 954                                                      | 14,14  | 74.055.054,13    | 19,04  | 69                                              | 17,25  | 1.611.609,37     | 16,20  | 954                                                      | 14,21  | 72.443.444,76    | 19,11  | 43,969                                           | 42,427   |
| 45,01                                  | 50,00 | 447                                                      | 6,62   | 39.808.673,95    | 10,24  | 33                                              | 8,25   | 900.212,68       | 9,05   | 447                                                      | 6,66   | 38.908.461,27    | 10,27  | 49,118                                           | 47,483   |
| 50,01                                  | 55,00 | 472                                                      | 6,99   | 45.315.445,79    | 11,65  | 34                                              | 8,50   | 611.568,81       | 6,15   | 472                                                      | 7,03   | 44.703.876,98    | 11,80  | 53,506                                           | 52,437   |
| 55,01                                  | 60,00 | 37                                                       | 0,55   | 3.342.790,49     | 0,86   | 5                                               | 1,25   | 86.225,59        | 0,87   | 37                                                       | 0,55   | 3.256.564,90     | 0,86   | 58,815                                           | 56,733   |
| 60,01                                  | 65,00 | 5                                                        | 0,07   | 586.595,82       | 0,15   | 1                                               | 0,25   | 98,07            | 0,00   | 5                                                        | 0,07   | 586.497,75       | 0,15   | 62,150                                           | 62,139   |
| Total :                                |       | 6.748                                                    | 100,00 | 388.937.824,80   | 100,00 | 400                                             | 100,00 | 9.945.970,01     | 100,00 | 6.713                                                    | 100,00 | 378.991.854,79   | 100,00 |                                                  |          |
| Media Ponderada / Weighted Average :   |       |                                                          |        |                  |        |                                                 |        |                  |        |                                                          |        |                  |        | 37,065                                           | 35,813   |
| Media Simple / Average :               |       |                                                          |        | 57.637,50        |        |                                                 |        | 24.864,93        |        |                                                          |        | 56.456,41        |        | 30,270                                           | 29,496   |
| Mínimo / Minimum :                     |       |                                                          |        | 0,79             |        |                                                 |        | 0,20             |        |                                                          |        | 44,55            |        | 0,000                                            | 0,000    |
| Máximo / Maximum :                     |       |                                                          |        | 281.418,57       |        |                                                 |        | 195.841,03       |        |                                                          |        | 186.835,36       |        | 92,724                                           | 64,055   |