

Brief report

Date: 01/31/2023  
 Currency: EUR

Constitution date  
 07/05/2006

VAT Reg. no.  
 V64241474

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

Originator  
 BBVA

Servicer  
 BBVA

Lead Managers

Caixa Catalunya  
 HSBC  
 Calyon

Underwriters

Caixa Catalunya  
 HSBC  
 Calyon  
 Merrill Lynch International  
 Banco Santander

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

Start-up Loan

BBVA

Issued securities: Asset-Backed Bonds

Bonds Issue										
Series ISIN Code	Issue date Nº 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 ES0345671004	07/05/2006 1,600		100,000.00 160,000,000.00	Floating 3-M Euribor+0.020% 24.Jan/Apr/Jul/Oct	04/24/2023	10/24/2007 Quarterly 24.Jan/Apr/Jul/Oct	Amortized	AAAsf Aaa AAA (sf)	AAA Aaa AAA	
Series A2 ES0345671012	07/05/2006 7,334	8,788.70 64,456,325.80 8.79%	100,000.00 733,400,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	2.5570% 04/24/2023 56,181765 Gross 45.507230 Net	10/24/2039 Quarterly 24.Jan/Apr/Jul/Oct	"Pass-Through" Pro rata deferred start / Secutorial	A+sf Aa1 (sf) AAA (sf)	AAA Aaa AAA	
Series A3 ES0345671020	07/05/2006 3,000		100,000.00 300,000,000.00	Floating 3-M Euribor+0.150% 24.Jan/Apr/Jul/Oct	04/24/2023	10/24/2039 Quarterly 24.Jan/Apr/Jul/Oct	"Pass-Through" Pro rata deferred start / Secutorial	A+sf Aa1 (sf) A+ (sf)	AAA Aaa AAA	
Series A4 ES0345671038	07/05/2006 2,000		100,000.00 200,000,000.00	Floating 3-M Euribor+0.100% 24.Jan/Apr/Jul/Oct	04/24/2023	04/24/2012 Quarterly 24.Jan/Apr/Jul/Oct	Amortized	AA-sf Aa1 (sf) AAA (sf)	AAA Aaa AAA	
Series B ES0345671046	07/05/2006 548	100,000.00 54,800,000.00 100.00%	100,000.00 51,800,000.00	Floating 3-M Euribor+0.300% 24.Jan/Apr/Jul/Oct	2.7170% 04/24/2023 679.250000 Gross 550.192500 Net	10/24/2039 Quarterly 24.Jan/Apr/Jul/Oct	"Pass-Through" Pro rata deferred start / Secutorial	BB+sf Aa1 (sf) D (sf)	A Aa2 A Caa1 D (sf)	
Series C ES0345671053	07/05/2006 518	100,000.00 51,800,000.00 100.00%	100,000.00 51,800,000.00	Floating 3-M Euribor+0.600% 24.Jan/Apr/Jul/Oct	3.0170% 04/24/2023 754.250000 Gross 610.942500 Net	10/24/2039 Quarterly 24.Jan/Apr/Jul/Oct	"Pass-Through" Pro rata deferred start / Secutorial	CCsf C (sf) D (sf)	BBB Baa2 BBB	
Series D ES0345671061	07/05/2006 255	100,000.00 25,500,000.00 100.00%	100,000.00 25,500,000.00	Floating 3-M Euribor+4.500% 24.Jan/Apr/Jul/Oct	6.9170% 04/24/2023 1,729.250000 Gross 1,400.692500 Net	10/24/2039 Quarterly 24.Jan/Apr/Jul/Oct	Due to Cash Reserve reduction	Csf C (sf) D (sf)	CCC Caa3 CCC-	
Total		196,556,325.80	1,525,500,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date													
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)									
				0.08	0.17	0.25	0.34	0.43	0.51	0.60	0.69		
Series A2	With optional redemption *	Average life	Years	% Annual equivalent CPR									
				1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00		
	Final Maturity	Years	12/17/2023	12/14/2023	12/11/2023	09/30/2023	09/28/2023	09/27/2023	09/25/2023	09/24/2023			
			01/23/2024	01/23/2024	01/23/2024	10/23/2023	10/23/2023	10/23/2023	10/23/2023	10/23/2023			
	Without optional redemption *	Average life	Years	02/06/2025	12/17/2024	11/03/2024	09/24/2024	08/20/2024	07/20/2024	06/22/2024	05/27/2024		
				01/23/2027	10/23/2026	07/23/2026	04/23/2026	04/23/2026	01/23/2026	10/23/2025	10/23/2025		
Series B	With optional redemption *	Average life	Years	01/23/2024	01/23/2024	01/23/2024	10/23/2023	10/23/2023	10/23/2023	10/23/2023	10/23/2023		
				01/23/2024	01/23/2024	01/23/2024	10/23/2023	10/23/2023	10/23/2023	10/23/2023	10/23/2023		
	Without optional redemption *	Average life	Years	12/17/2028	08/30/2028	05/19/2028	02/12/2028	11/14/2027	08/21/2027	06/03/2027	03/21/2027		
				01/23/2030	07/23/2030	04/23/2030	01/23/2030	10/23/2029	07/23/2029	04/23/2029	01/23/2029		
	Series C	With optional redemption *	Average life	Years	01/23/2024	01/23/2024	01/23/2024	10/23/2023	10/23/2023	10/23/2023	10/23/2023	10/23/2023	
					01/23/2024	01/23/2024	01/23/2024	10/23/2023	10/23/2023	10/23/2023	10/23/2023	10/23/2023	
Without optional redemption *		Average life	Years	02/24/2033	12/08/2032	09/19/2032	06/30/2032	04/09/2032	01/18/2032	10/28/2031	08/07/2031		
				04/23/2036	04/23/2036	04/23/2036	04/23/2036	04/23/2036	04/23/2036	04/23/2036	04/23/2036		
Series D		With optional redemption *	Average life	Years	01/23/2024	01/23/2024	01/23/2024	10/23/2023	10/23/2023	10/23/2023	10/23/2023	10/23/2023	
					01/23/2024	01/23/2024	01/23/2024	10/23/2023	10/23/2023	10/23/2023	10/23/2023	10/23/2023	
	Without optional redemption *	Average life	Years	13.26	13.26	13.26	13.26	13.26	13.26	13.26	13.26		
				04/23/2036	04/23/2036	04/23/2036	04/23/2036	04/23/2036	04/23/2036	04/23/2036	04/23/2036		

\* 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)						
Class	Current	% CE	At issue date			
			% CE		% CE	
Class A	32.79%	64,456,325.80	62.32%	91.34%	1,393,400,000.00	8.81%
Series A1	0.00%	0.00		10.49%	160,000,000.00	
Series A2	32.79%	64,456,325.80		48.08%	733,400,000.00	
Series A3	0.00%	0.00		19.67%	300,000,000.00	
Series A4	0.00%	0.00		13.11%	200,000,000.00	
Series B	27.88%	54,800,000.00	30.28%	3.59%	54,800,000.00	5.15%
Series C	26.35%	51,800,000.00	0.00%	3.40%	51,800,000.00	1.70%
Series D	12.97%	25,500,000.00		1.67%	25,500,000.00	0.00%
Issue of Bonds		196,556,325.80			1,525,500,000.00	
Reserve Fund	0.00%	0.00		1.70%	25,500,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	233,245.00	1.890%	
Servicer ppal collect not yet credited	1,169,239.72		
Servicer ints collect not yet credited	210,184.18		
Liabilities	Available	Balance	Interest
Start-up Loan		0.00	

Additional information

# HIPOCAT 10 Fondo de Titulización de Activos

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**Fund Auditor**  
 KPMG Auditores

**Start-up Loan**  
 BBVA

### Collateral: Residential mortgage loans (PTCs)

General			
	Current	At constitution date	
Count	2,935	11,370	
Principal			
Principal outstanding	161,913,832.41	1,500,001,310.05	
Average loan	55,166.55	131,926.24	
Minimum	189.40	15,076.16	
Maximum	297,521.99	842,481.92	
Interest rate			
Weighted average (wac)	1.79%	3.58%	
Minimum	0.00%	0.00%	
Maximum	4.63%	5.50%	
Final maturity			
Weighted average (WARM) (months)	134	322	
Minimum	02/28/2023	11/30/2008	
Maximum	04/30/2036	02/29/2036	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	71.22%	58.34%	
Mortgage Market: Banks	0.00%	0.21%	
Mortgage Market: Savings Banks	0.00%	21.78%	
Mortgage Market: All Institutions	28.78%	19.65%	
Savings Banks Lending Rate (CECA Indicator)	0.00%	0.01%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	2.97	6.53	0.25	7.64
10.01 - 20%	9.69	15.74	1.61	15.67
20.01 - 30%	15.79	25.22	2.79	25.43
30.01 - 40%	17.36	35.06	3.93	35.22
40.01 - 50%	17.03	45.06	5.07	45.28
50.01 - 60%	15.42	54.48	6.20	55.17
60.01 - 70%	9.26	63.95	7.45	65.14
70.01 - 80%	5.57	74.56	13.43	75.81
80.01 - 90%	2.77	85.25	11.69	85.82
90.01 - 100%	1.61	94.64	47.58	96.32
100.01 - 110%	1.65	105.36		
110.01 - 120%	0.42	115.87		
120.01 - 130%	0.13	123.67		
Weighted average (WALTV)	44.70		78.99	
Minimum	0.13		2.53	
Maximum	169.39		99.43	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.24%	0.54%	0.52%	0.50%	0.45%
Annual Percentage Rate (CPR)	2.84%	6.33%	6.01%	5.80%	5.32%

Geographic distribution		
	Current	At constitution date
Andalucia	2.28%	1.81%
Aragon	1.02%	1.39%
Asturias		0.01%
Balearic Islands	0.56%	0.45%
Basque Country	0.28%	0.21%
Canary Islands	0.44%	0.37%
Cantabria	0.11%	0.07%
Castilla-La Mancha	1.06%	1.01%
Castilla-Leon		0.77%
Catalonia	70.30%	70.57%
Extremadura	0.53%	0.28%
Galicia	0.76%	0.53%
La Rioja	0.06%	0.03%
Madrid	11.62%	11.72%
Murcia	1.51%	2.70%
Navarra	0.29%	0.42%
Valencia	8.00%	7.65%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
<b>Delinquencies</b>										
Up to 1 month	172	79,435.02	15,081.33	0.00	94,516.35	4.35	10,139,276.43	10,233,792.78	69.07	35.16
from > 1 to = 2 months	18	20,581.53	2,976.39	0.00	23,557.92	1.08	860,919.51	884,477.43	5.97	29.19
from > 2 to = 3 months	1	1,123.40	251.76	0.00	1,375.16	0.06	37,081.22	38,456.38	0.26	27.60
from > 3 to = 6 months	5	12,262.09	1,723.32	0.00	13,985.41	0.64	254,004.80	267,990.21	1.81	36.43
from > 6 to < 12 months	5	23,821.29	2,961.11	0.00	26,782.40	1.23	419,292.56	446,074.96	3.01	45.21
from = 12 to < 18 months	4	19,844.80	3,891.75	226.10	23,962.65	1.10	166,698.72	190,661.37	1.29	38.03
from > 18 to < 24 months	1	13,733.63	1,961.57	0.00	15,695.20	0.72	116,601.66	132,296.86	0.89	70.98
from ≥ 2 years	29	1,819,456.31	136,222.78	19,314.41	1,974,993.50	90.81	647,738.17	2,622,731.67	17.70	57.58
Subtotal	235	1,990,258.07	165,070.01	19,540.51	2,174,868.59	100.00	12,641,613.07	14,816,481.66	100.00	37.76
<b>Defaulted, out of the pool</b>										
Delinquencies > 18 m	77	9,076,476.87	95,458.86	123,730.37	9,295,666.10	100.00	0.00	9,295,666.10	100.00	
Subtotal	77	9,076,476.87	95,458.86	123,730.37	9,295,666.10	100.00	0.00	9,295,666.10	100.00	0.00
<b>Total</b>	<b>312</b>	<b>11,066,734.94</b>	<b>260,528.87</b>	<b>143,270.88</b>	<b>11,470,534.69</b>		<b>12,641,613.07</b>	<b>24,112,147.76</b>		