

HIPOCAT 10 Fondo de Titulización de Activos

Brief report

Date: 08/31/2025
Currency: EUR



Constitution date
07/05/2006

VAT Reg. no.
V64241474

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

Originator
BBVA

Service
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 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 ES0345671004	07/05/2006 1,600		100,000.00 160,000,000.00	Floating 3-M Euribor+0.020% 24.Jan/Apr/Jul/Oct	10/24/2025	10/24/2007 Quarterly 24.Jan/Apr/Jul/Oct	Amortized	AAAsf Aaa (sf) AAA (sf)	AAA Aaa AAA	
Series A2 ES0345671012	07/05/2006 7,334	269.47 1,976,292.98 0.27%	100,000.00 733,400,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	2.0840% 10/24/2025 1.435137 Gross 1.162461 Net	10/24/2039 Quarterly 24.Jan/Apr/Jul/Oct	"Pass-Through" Pro rata deferred start / Secuential	AA+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	10/24/2025	10/24/2039 Quarterly 24.Jan/Apr/Jul/Oct	"Pass-Through" Pro rata deferred start / Secuential	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	10/24/2025	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 54,800,000.00	Floating 3-M Euribor+0.300% 24.Jan/Apr/Jul/Oct	2.2440% 10/24/2025 573.466667 Gross 464.508000 Net	10/24/2039 Quarterly 24.Jan/Apr/Jul/Oct	"Pass-Through" Pro rata deferred start / Secuential	AA+sf Baa1 (sf) D (sf)	A Aa2 A	
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	2.5440% 10/24/2025 650.133333 Gross 526.608000 Net	10/24/2039 Quarterly 24.Jan/Apr/Jul/Oct	"Pass-Through" Pro rata deferred start / Secuential	CCsf Caa2 (sf) D (sf)	BBB Baa2 BBB	
Series D ES0345671061	07/05/2006 255		100,000.00 25,500,000.00 100.00%	Floating 3-M Euribor+4.500% 24.Jan/Apr/Jul/Oct	6.4440% 10/24/2025 1,646.800000 Gross 1,333.908000 Net	10/24/2039 Quarterly 24.Jan/Apr/Jul/Oct	Due to Cash Reserve reduction	Csf C (sf) D (sf)	CCC Caa3 CCC-	
Total		134,076,292.98	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													
	% 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		
	With optional redemption *	Average life	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
Series A2		Date	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025
		Final Maturity	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
		Date	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025
		Average life	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
		Date	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025
		Final Maturity	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
Series B		Average life	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
		Date	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025
		Final Maturity	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
		Average life	Years	2,63	2,52	2,40	2,30	2,21	2,13	2,05	1,97	0,71/13/2027	0,71/13/2027
		Date	03/10/2028	01/27/2028	12/17/2027	11/10/2027	10/08/2027	09/06/2027	08/09/2027	07/13/2027	07/13/2027	07/13/2027	07/13/2027
		Final Maturity	Years	5,00	4,75	4,51	4,51	4,25	4,00	3,75	3,75	0,71/13/2027	0,71/13/2027
Series C		Average life	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
		Date	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025	10/23/2025
		Final Maturity	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
		Average life	Years	7,23	7,05	6,87	6,69	6,51	6,34	6,17	6,00	0,71/20/2031	0,71/20/2031
		Date	10/14/2032	08/08/2032	06/03/2032	03/30/2032	01/24/2032	11/22/2031	09/20/2031	07/20/2031	07/20/2031	07/20/2031	07/20/2031
		Final Maturity	Years	10,76	10,76	10,76	10,76	10,76	10,76	10,76	10,76	10,76	10,76
Series D		Average life	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
		Date	07/23/2025	07/23/2025	07/23/2025	07/23/2025	07/23/2025	07/23/2025	07/23/2025	07/23/2025	07/23/2025	07/23/2025	07/23/2025
		Final Maturity	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
		Average life	Years	11,01	11,01	11,01	11,01	11,01	11,01	11,01	11,01	11,01	11,01
		Date	04/23/2036	04/23/2036	04/23/2036	04/23/2036	04/23/2036	04/23/2036	04/23/2036	04/23/2036	04/23/2036	04/23/2036	04/23/2036
		Final Maturity	Years	11,01	11,01	11,01	11,01	11,01	11,01	11,01	11,01	11,01	11,01

* 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
Class A	1.47%	1,976,292.98	98.18%	91.34%	1,393,400,000.00	8.81%	
Series A1	0.00%	0.00		10.49%	160,000,000.00		
Series A2	1.47%	1,976,292.98		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	40.87%	54,800,000.00	47.71%	3.59%	54,800,000.00	5.15%	
Series C	38.63%	51,800,000.00	0.00%	3.40%	51,800,000.00	1.70%	
Series D	19.02%	25,500,000.00		1.67%	25,500,000.00	0.00%	
Issue of Bonds		134,076,292.98			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	1,855,851.91	1.927%
Serviceur ppal collect not yet credited	873,561.68	
Serviceur ints collect not yet credited	283,637.41	
Liabilities	Available	Balance Interest
Start-up Loan		0.00

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Additional information

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Originator
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Servicer
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Lead Managers

Caixa Catalunya
HSBC
Calyon

Underwriters

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Register of Book Securities
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KPMG Auditores

Start-up Loan
BBVA

Collateral: Residential mortgage loans (PTCs)

General			
	Current	At constitution date	
Count	2,279	11,370	
Principal			
Principal outstanding	106,296,413.78	1,500,001,310.05	
Average loan	46,641.69	131,926.24	
Minimum	106.63	15,076.16	
Maximum	244,274.90	842,481.92	
Interest rate			
Weighted average (wac)	3.47%	3.58%	
Minimum	0.89%	0.00%	
Maximum	5.43%	5.50%	
Final maturity			
Weighted average (WARM) (months)	107	322	
Minimum	09/30/2025	11/30/2008	
Maximum	05/31/2036	02/29/2036	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	71.38%	58.34%	
Mortgage Market: Banks	0.00%	0.21%	
Mortgage Market: Savings Banks	0.14%	21.78%	
Mortgage Market: All Institutions	28.48%	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%	3.59	6.48	0.25	7.64
10.01 - 20%	14.84	15.48	1.61	15.67
20.01 - 30%	20.24	24.85	2.79	25.43
30.01 - 40%	20.40	34.90	3.93	35.22
40.01 - 50%	19.10	44.55	5.07	45.28
50.01 - 60%	10.11	53.94	6.20	55.17
60.01 - 70%	5.25	64.29	7.45	65.14
70.01 - 80%	3.07	74.14	13.43	75.81
80.01 - 90%	1.97	84.78	11.69	85.82
90.01 - 100%	0.89	93.16	47.58	96.32
100.01 - 110%	0.14	102.81		
110.01 - 120%	0.21	112.07		
120.01 - 130%	0.06	124.30		
Weighted average (WALTV)	37.43		78.99	
Minimum	0.10		2.53	
Maximum	140.16		99.43	

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.31%	0.41%	0.52%	0.51%	0.46%
Annual Percentage Rate (CPR)	3.62%	4.81%	6.06%	5.99%	5.44%

Geographic distribution

	Current	At constitution date
Andalucia	2.45%	1.81%
Aragon	1.02%	1.39%
Asturias		0.01%
Balearic Islands	0.52%	0.45%
Basque Country	0.31%	0.21%
Canary Islands	0.41%	0.37%
Cantabria	0.13%	0.07%
Castilla-La Mancha	1.10%	1.01%
Castilla-Leon	1.14%	0.77%
Catalonia	70.14%	70.57%
Extremadura	0.47%	0.28%
Galicia	0.79%	0.53%
La Rioja	0.03%	0.03%
Madrid	11.97%	11.72%
Murcia	1.48%	2.70%
Navarra	0.30%	0.42%
Valencia	7.72%	7.65%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	153	72,043.92	24,806.32	0.00	96,850.24	6.47	7,653,979.93	7,750,830.17	67.13	29.72
from > 1 to = 2 months	26	29,609.67	10,193.54	0.00	39,803.21	2.66	1,350,522.63	1,390,325.84	12.04	31.20
from > 2 to = 3 months	3	5,979.64	2,798.17	0.00	8,777.81	0.59	222,147.69	230,925.50	2.00	51.27
from > 3 to = 6 months	1	2,364.82	914.75	0.00	3,279.57	0.22	60,393.78	63,673.35	0.55	32.24
from > 6 to < 12 months	6	22,478.76	6,505.11	0.00	28,983.87	1.94	232,659.20	261,643.07	2.27	30.29
from = 12 to = 18 months	6	19,976.34	11,436.15	0.00	31,412.49	2.10	201,464.95	232,877.44	2.02	26.16
from > 18 to < 24 months	1	9,987.80	8,092.04	0.00	18,079.84	1.21	91,163.55	109,243.39	0.95	53.89
from ≥ 2 years	15	1,139,256.38	107,093.60	24,040.75	1,270,390.73	84.83	235,292.56	1,505,683.29	13.04	55.12
Subtotal	211	1,301,697.33	171,839.68	24,040.75	1,497,577.76	100.00	10,047,624.29	11,545,202.05	100.00	32.18
Defaulted, out of the pool										
Delinquencies > 18 m	64	7,093,762.21	85,614.41	107,698.14	7,287,074.76	100.00	0.00	7,287,074.76	100.00	
Subtotal	64	7,093,762.21	85,614.41	107,698.14	7,287,074.76	100.00	0.00	7,287,074.76	100.00	0.00
Total	275	8,395,459.54	257,454.09	131,738.89	8,784,652.52		10,047,624.29	18,832,276.81		

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Additional information

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