

Brief report

Date: 05/31/2026
 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 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	07/24/2026	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		100,000.00 733,400,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	07/24/2026	10/24/2039 Quarterly 24.Jan/Apr/Jul/Oct	"Pass-Through" Pro rata deferred start / Secutorial	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	07/24/2026	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	07/24/2026	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	79,871.90 43,769,801.20 79.87%	100,000.00 51,800,000.00 51,800,000.00	Floating 3-M Euribor+0.300% 24.Jan/Apr/Jul/Oct	2.4610% 07/24/2026 496,871997 Gross 402.466318 Net	10/24/2039 Quarterly 24.Jan/Apr/Jul/Oct	"Pass-Through" Pro rata deferred start / Secutorial	AA+sf Aaa (sf) AA+ (sf)	A Aa2 A Aaa AAA	
Series C ES0345671053	07/05/2006 518	100,000.00 51,800,000.00 100.00%	100,000.00 51,800,000.00 100.00%	Floating 3-M Euribor+0.600% 24.Jan/Apr/Jul/Oct	2.7610% 07/24/2026 697.919444 Gross 565.314750 Net	10/24/2039 Quarterly 24.Jan/Apr/Jul/Oct	"Pass-Through" Pro rata deferred start / Secutorial	CCsf Caa2 (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 25,500,000.00 100.00%	Floating 3-M Euribor+4.500% 24.Jan/Apr/Jul/Oct	6.6610% 07/24/2026 1,683.752778 Gross 1,363.839750 Net	10/24/2039 Quarterly 24.Jan/Apr/Jul/Oct	Due to Cash Reserve reduction	Csf C (sf) D (sf)	CCC Caa3 CCC-	
Total		121,069,801.20	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)									
		% Annual equivalent CPR									
		0,08	0,17	0,25	0,34	0,43	0,51	0,60	0,69		
Series B	With optional redemption *	Average life	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
		Final Maturity	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
	Without optional redemption *	Average life	Years	3,41	3,28	3,15	3,03	2,93	2,83	2,73	2,65
		Final Maturity	Years	5,25	5,00	4,76	4,76	4,50	4,50	4,25	4,25
Series C	With optional redemption *	Average life	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	
		Final Maturity	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
	Without optional redemption *	Average life	Years	5,22	5,11	4,99	4,87	4,76	4,64	4,53	4,41
		Final Maturity	Years	10,01	10,01	10,01	10,01	10,01	10,01	10,01	10,01
Series D	With optional redemption *	Average life	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	
		Final Maturity	Years	0,25	0,25	0,25	0,25	0,25	0,25	0,25	0,25
	Without optional redemption *	Average life	Years	10,01	10,01	10,01	10,01	10,01	10,01	10,01	10,01
		Final Maturity	Years	10,01	10,01	10,01	10,01	10,01	10,01	10,01	10,01

* 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)						
Class	Current	% CE	At issue date			
			% CE		% CE	
Class A	0.00%	0.00	100.00%	91.34%	1,393,400,000.00	8.81%
Series A1	0.00%	0.00		10.49%	160,000,000.00	
Series A2	0.00%	0.00		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	36.15%	43,769,801.20	54.20%	3.59%	54,800,000.00	5.15%
Series C	42.79%	51,800,000.00	0.00%	3.40%	51,800,000.00	1.70%
Series D	21.06%	25,500,000.00		1.67%	25,500,000.00	0.00%
Issue of Bonds		121,069,801.20			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	1,707,289.10	1.930%	
Servicer ppal collect not yet credited	864,804.87		
Servicer ints collect not yet credited	222,562.18		
Liabilities	Available	Balance	Interest
Start-up Loan		0.00	

In accordance with the provisions of the Prospectus, it is hereby certified that the Originator maintains, at all times, a material net economic interest of not less than five per cent (5%) in the securitisation transaction, in compliance with Article 6 of Regulation (EU) 2017/2402 and other applicable risk retention requirements.

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund. Only the information communicated by Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

Additional information
 Europea de Titulización: C/Jorge Juan 68 - 28009 Madrid | www.edt-sg.com | info@edt-sg.com
 Official register CNMV: C/ Edison, 4 - 28006 Madrid | www.cnmv.com

HIPOCAT 10 Fondo de Titulización de Activos

Brief report

Date: 05/31/2026
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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

Collateral: Residential mortgage loans (PTCs)

General			
	Current	At constitution date	
Count	2,141	11,370	
Principal			
Principal outstanding	93,370,191.17	1,500,001,310.05	
Average loan	43,610.55	131,926.24	
Minimum	216.22	15,076.16	
Maximum	227,113.45	842,481.92	
Interest rate			
Weighted average (wac)	3.10%	3.58%	
Minimum	0.89%	0.00%	
Maximum	4.20%	5.50%	
Final maturity			
Weighted average (WARM) (months)	99	322	
Minimum	06/30/2026	11/30/2008	
Maximum	04/30/2036	02/29/2036	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	71.23%	58.34%	
Mortgage Market: Banks	0.00%	0.21%	
Mortgage Market: Savings Banks	0.18%	21.78%	
Mortgage Market: All Institutions	28.59%	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%	4.38	6.77	0.25	7.64
10.01 - 20%	17.70	15.57	1.61	15.67
20.01 - 30%	20.76	24.87	2.79	25.43
30.01 - 40%	23.00	35.02	3.93	35.22
40.01 - 50%	17.71	44.65	5.07	45.28
50.01 - 60%	6.98	54.65	6.20	55.17
60.01 - 70%	4.63	64.62	7.45	65.14
70.01 - 80%	2.41	74.96	13.43	75.81
80.01 - 90%	1.60	83.56	11.69	85.82
90.01 - 100%	0.38	92.60	47.58	96.32
100.01 - 110%	0.25	104.63		
110.01 - 120%	0.07	116.18		
120.01 - 130%	0.08	128.59		
Weighted average (WALTV)	35.00		78.99	
Minimum	0.08		2.53	
Maximum	130.91		99.43	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.45%	0.43%	0.45%	0.45%	0.46%
Annual Percentage Rate (CPR)	5.28%	5.02%	5.23%	5.23%	5.44%

Geographic distribution		
	Current	At constitution date
Andalucia	2.56%	1.81%
Aragon	1.07%	1.39%
Asturias		0.01%
Balearic Islands	0.47%	0.45%
Basque Country	0.28%	0.21%
Canary Islands	0.43%	0.37%
Cantabria	0.13%	0.07%
Castilla-La Mancha	1.12%	1.01%
Castilla-Leon	1.11%	0.77%
Catalonia	70.36%	70.57%
Extremadura	0.49%	0.28%
Galicia	0.82%	0.53%
La Rioja	0.03%	0.03%
Madrid	11.81%	11.72%
Murcia	1.38%	2.70%
Navarra	0.31%	0.42%
Valencia	7.63%	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	139	60,890.67	16,963.15	0.00	77,853.82	7.61	6,103,962.97	6,181,816.79	72.37	29.30
from > 1 to = 2 months	18	21,426.96	5,052.92	0.00	26,479.88	2.59	721,803.80	748,283.68	8.76	23.30
from > 2 to = 3 months	2	3,638.91	703.57	0.00	4,342.48	0.42	70,976.79	75,319.27	0.88	21.06
from > 6 to < 12 months	4	11,288.83	6,904.05	0.00	18,192.88	1.78	246,152.30	264,345.18	3.09	33.59
from = 12 to = 18 months	4	98,718.45	6,873.14	28.59	105,620.18	10.33	73,499.73	179,119.91	2.10	27.78
from > 18 to < 24 months	3	38,711.87	5,851.41	9.86	44,573.14	4.36	53,683.84	98,256.98	1.15	24.31
from ≥ 2 years	12	651,360.62	77,362.25	16,892.30	745,615.17	72.91	249,254.07	994,869.24	11.65	49.84
Subtotal	182	886,036.31	119,710.49	16,930.75	1,022,677.55	100.00	7,519,333.50	8,542,011.05	100.00	29.97
Defaulted, out of the pool										
Delinquencies > 18 m	40	3,917,638.68	57,482.63	71,022.25	4,046,143.56	100.00	0.00	4,046,143.56	100.00	0.00
Subtotal	40	3,917,638.68	57,482.63	71,022.25	4,046,143.56	100.00	0.00	4,046,143.56	100.00	0.00
Total	222	4,803,674.99	177,193.12	87,953.00	5,068,821.11		7,519,333.50	12,588,154.61		

In accordance with the provisions of the Prospectus, it is hereby certified that the Originator maintains, at all times, a material net economic interest of not less than five per cent (5%) in the securitisation transaction, in compliance with Article 6 of Regulation (EU) 2017/2402 and other applicable risk retention requirements.

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