

# HIPOCAT 10 Fondo de Titulización de Activos

Cartera de Activos Titulizados / Portfolio of Securitised Assets

Distribución por Índices de Referencia / Distribution by Reference Indexes

Activos / Assets: Préstamos hipotecarios vivienda (PHs/CTHs) / Residential mortgage loans (PTCs/MCs)  
Fecha / Date: 30/11/2025  
Divisa / Currency: EUR

| Índices de Referencia<br>Reference Indexes | Saldo Vivo de Principal<br>Outstanding Principal Balance |         |                  |         | Principal Vencido Impagado<br>Overdue Principal |         |                  |            | Principal Pendiente Vencimiento<br>Outstanding Principal |         |                  |         | Tipo Int.<br>Int. Rate | Margen s/índice<br>Margin o/Index |        |       |
|--------------------------------------------|----------------------------------------------------------|---------|------------------|---------|-------------------------------------------------|---------|------------------|------------|----------------------------------------------------------|---------|------------------|---------|------------------------|-----------------------------------|--------|-------|
|                                            | Num.                                                     | %       | Importe / Amount | %       | Num.                                            | %       | Importe / Amount | %          | Num.                                                     | %       | Importe / Amount | %       | Med. Pond.<br>W. Avg.  | M. Pond.<br>W. Avg.               | Min.   | Max.  |
| EURIBOR/MIBOR a 1 año (M. Hipotecario)     | 1.521                                                    | 68,05 % | 73.843.225,14    | 71,54 % | 126                                             | 62,07 % | 1.149.167,24     | 88,07 %    | 1.512                                                    | 68,02 % | 72.694.057,90    | 71,33 % | 3,192%                 | 0,8911                            | 0,350  | 1,950 |
| M. Hipotecario Cajas de Ahorro             | 18                                                       | 0,81 %  | 171.192,52       | 0,17 %  | 2                                               | 0,99 %  | 1.319,04         | 0,10 %     | 18                                                       | 0,81 %  | 169.873,48       | 0,17 %  | 3,593%                 | 0,7692                            | 0,126  | 1,479 |
| M. Hipotecario Conjunto de Entidades       | 696                                                      | 31,14 % | 29.202.405,71    | 28,29 % | 75                                              | 36,95 % | 154.329,48       | 11,83 %    | 693                                                      | 31,17 % | 29.048.076,23    | 28,50 % | 3,220%                 | 0,2991                            | -0,098 | 0,884 |
| Total:                                     | 2.235                                                    | 100,00  | 103.216.823,37   | 100,00  | 203                                             | 100,00  | 1.304.815,76     | 100,00     | 2.223                                                    | 100,00  | 101.912.007,61   | 100,00  |                        |                                   |        |       |
| Media Ponderada / Weighted Average :       |                                                          |         |                  |         |                                                 |         |                  |            |                                                          |         |                  |         | 3,200                  |                                   |        |       |
| Media simple / Average:                    |                                                          |         | 46.182,02        |         |                                                 |         |                  | 6.427,66   |                                                          |         |                  |         | 45.844,36              | 3,208                             |        |       |
| Mínimo / Minimum :                         |                                                          |         | 169,42           |         |                                                 |         |                  | 77,94      |                                                          |         |                  |         | 406,64                 | 0,542                             |        |       |
| Máximo / Maximum:                          |                                                          |         | 403.421,92       |         |                                                 |         |                  | 403.421,92 |                                                          |         |                  |         | 238.594,81             | 4,707                             |        |       |