

HIPOCAT 10 Fondo de Titulización de Activos

Brief report

Date: 05/31/2019  
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<br>ISIN Code       | Issue date<br>N° bonds | Principal outstanding<br>(Bond Unit / Series Total / %Factor) |                              | Interest type<br>Reference rate and margin<br>Payment Date | Interest Rate<br>Next coupon                                  | Redemption                                    |                                                              | Rating<br>Fitch / Moody's / S&P |                     |
|                           |                        | Current                                                       | Original                     |                                                            |                                                               | Final maturity (legal)                        | Next                                                         | Current                         | Original            |
| Series A1<br>ES0345671004 | 07/05/2006<br>1,600    |                                                               | 100,000.00<br>160,000,000.00 | Floating<br>3-M Euribor+0.020%<br>24.Jan/Apr/Jul/Oct       | 07/24/2019                                                    | 10/24/2007<br>Quarterly<br>24.Jan/Apr/Jul/Oct | Amortized                                                    | AAA<br>Aaa<br>AAA               | AAA<br>Aaa<br>AAA   |
| Series A2<br>ES0345671012 | 07/05/2006<br>7,334    | 21,876.73<br>160,443,937.82<br>21.88%                         | 100,000.00<br>733,400,000.00 | Floating<br>3-M Euribor+0.140%<br>24.Jan/Apr/Jul/Oct       | 0.00000%<br>07/24/2019<br>0.000000 Gross<br>0.000000 Net      | 10/24/2039<br>Quarterly<br>24.Jan/Apr/Jul/Oct | "Pass-Through"<br>Pro rata<br>deferred start /<br>Secuential | A+<br>BBB<br>A3                 | AAA<br>Aaa<br>AAA   |
| Series A3<br>ES0345671020 | 07/05/2006<br>3,000    | 13,313.12<br>39,939,360.00<br>13.31%                          | 100,000.00<br>300,000,000.00 | Floating<br>3-M Euribor+0.150%<br>24.Jan/Apr/Jul/Oct       | 0.00000%<br>07/24/2019<br>0.000000 Gross<br>0.000000 Net      | 10/24/2039<br>Quarterly<br>24.Jan/Apr/Jul/Oct | "Pass-Through"<br>Pro rata<br>deferred start /<br>Secuential | A+<br>BBB<br>A3                 | AAA<br>Aaa<br>AAA   |
| Series A4<br>ES0345671038 | 07/05/2006<br>2,000    |                                                               | 100,000.00<br>200,000,000.00 | Floating<br>3-M Euribor+0.100%<br>24.Jan/Apr/Jul/Oct       | 07/24/2019                                                    | 04/24/2012<br>Quarterly<br>24.Jan/Apr/Jul/Oct | Amortized                                                    | AA-<br>Aa1<br>AAA               | AAA<br>Aaa<br>AAA   |
| Series B<br>ES0345671046  | 07/05/2006<br>548      | 100,000.00<br>54,800,000.00<br>100.00%                        | 100,000.00<br>54,800,000.00  | Floating<br>3-M Euribor+0.300%<br>24.Jan/Apr/Jul/Oct       | 0.00000%<br>07/24/2019<br>0.000000 Gross<br>0.000000 Net      | 10/24/2039<br>Quarterly<br>24.Jan/Apr/Jul/Oct | "Pass-Through"<br>Pro rata<br>deferred start /<br>Secuential | Caa3<br>D<br>BB-                | A Aa2 A<br>BB-      |
| Series C<br>ES0345671053  | 07/05/2006<br>518      | 100,000.00<br>51,800,000.00<br>100.00%                        | 100,000.00<br>51,800,000.00  | Floating<br>3-M Euribor+0.600%<br>24.Jan/Apr/Jul/Oct       | 0.2890%<br>07/24/2019<br>73.052778 Gross<br>59.172750 Net     | 10/24/2039<br>Quarterly<br>24.Jan/Apr/Jul/Oct | "Pass-Through"<br>Pro rata<br>deferred start /<br>Secuential | C<br>CC<br>D                    | BBB<br>Baa2<br>BBB  |
| Series D<br>ES0345671061  | 07/05/2006<br>255      | 100,000.00<br>25,500,000.00<br>100.00%                        | 100,000.00<br>25,500,000.00  | Floating<br>3-M Euribor+4.500%<br>24.Jan/Apr/Jul/Oct       | 4.1890%<br>07/24/2019<br>1,058.886111 Gross<br>857.697750 Net | 10/24/2039<br>Quarterly<br>24.Jan/Apr/Jul/Oct | Due to Cash<br>Reserve reduction                             | C<br>C<br>D                     | CCC<br>Caa3<br>CCC- |
| Total                     |                        | 332,483,297.82                                                | 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       |            |
|                                                                                                                                                 | % Annual equivalent CPR       |                |       | 1,00       |            | 2,00       |            | 3,00       |            | 4,00       |            |
|                                                                                                                                                 |                               |                |       |            |            |            |            |            |            |            |            |
| Series A2                                                                                                                                       | With optional redemption *    | Average life   | Years | 4.87       | 4.48       | 4.24       | 3.88       | 3.66       | 3.46       | 3.12       | 3.07       |
|                                                                                                                                                 |                               | Final Maturity | Years | 03/06/2024 | 10/15/2023 | 07/19/2023 | 03/07/2023 | 12/19/2022 | 10/05/2022 | 06/03/2022 | 05/15/2022 |
|                                                                                                                                                 |                               |                | Date  | 07/23/2025 | 01/23/2025 | 10/23/2024 | 04/23/2024 | 01/23/2024 | 10/23/2023 | 04/23/2023 | 04/23/2023 |
|                                                                                                                                                 | Without optional redemption * | Average life   | Years | 6.13       | 5.72       | 5.40       | 5.02       | 4.75       | 4.49       | 4.15       | 4.00       |
|                                                                                                                                                 |                               | Final Maturity | Years | 06/06/2025 | 01/07/2025 | 09/15/2024 | 04/29/2024 | 01/20/2024 | 10/16/2023 | 06/14/2023 | 04/23/2023 |
|                                                                                                                                                 |                               |                | Date  | 04/23/2030 | 10/23/2029 | 04/23/2029 | 10/23/2028 | 04/23/2028 | 01/23/2028 | 04/23/2027 | 01/23/2027 |
| Series A3                                                                                                                                       | With optional redemption *    | Average life   | Years | 1.78       | 1.62       | 1.49       | 1.38       | 1.28       | 1.20       | 1.13       | 1.06       |
|                                                                                                                                                 |                               | Final Maturity | Years | 02/02/2021 | 12/05/2020 | 10/18/2020 | 09/07/2020 | 08/03/2020 | 07/03/2020 | 06/06/2020 | 05/14/2020 |
|                                                                                                                                                 |                               |                | Date  | 10/23/2022 | 07/23/2022 | 04/23/2022 | 01/23/2022 | 10/23/2021 | 07/23/2021 | 07/23/2021 | 04/23/2021 |
|                                                                                                                                                 | Without optional redemption * | Average life   | Years | 1.78       | 1.62       | 1.49       | 1.38       | 1.28       | 1.20       | 1.13       | 1.06       |
|                                                                                                                                                 |                               | Final Maturity | Years | 02/02/2021 | 12/05/2020 | 10/18/2020 | 09/07/2020 | 08/03/2020 | 07/03/2020 | 06/06/2020 | 05/14/2020 |
|                                                                                                                                                 |                               |                | Date  | 10/23/2022 | 07/23/2022 | 04/23/2022 | 01/23/2022 | 10/23/2021 | 07/23/2021 | 07/23/2021 | 04/23/2021 |
| Series B                                                                                                                                        | With optional redemption *    | Average life   | Years | 5.47       | 5.03       | 4.73       | 4.34       | 4.08       | 3.84       | 3.51       | 3.40       |
|                                                                                                                                                 |                               | Final Maturity | Years | 10/10/2024 | 05/03/2024 | 01/13/2024 | 08/25/2023 | 05/22/2023 | 02/23/2023 | 10/23/2022 | 09/15/2022 |
|                                                                                                                                                 |                               |                | Date  | 07/23/2025 | 01/23/2025 | 10/23/2024 | 04/23/2024 | 01/23/2024 | 10/23/2023 | 04/23/2023 | 04/23/2023 |
|                                                                                                                                                 | Without optional redemption * | Average life   | Years | 8.00       | 7.62       | 7.07       | 6.84       | 6.41       | 6.04       | 5.99       | 5.45       |
|                                                                                                                                                 |                               | Final Maturity | Years | 04/22/2027 | 12/03/2026 | 05/16/2026 | 02/20/2026 | 09/17/2025 | 05/06/2025 | 04/18/2025 | 10/03/2024 |
|                                                                                                                                                 |                               |                | Date  | 10/23/2031 | 04/23/2031 | 10/23/2030 | 07/23/2030 | 01/23/2030 | 07/23/2029 | 04/23/2029 | 10/23/2028 |
| Series C                                                                                                                                        | With optional redemption *    | Average life   | Years | 6.25       | 5.76       | 5.51       | 5.01       | 4.76       | 4.50       | 4.00       | 4.00       |
|                                                                                                                                                 |                               | Final Maturity | Years | 07/23/2025 | 01/23/2025 | 10/23/2024 | 04/23/2024 | 01/23/2024 | 10/23/2023 | 04/23/2023 | 04/23/2023 |
|                                                                                                                                                 |                               |                | Date  | 07/23/2025 | 01/23/2025 | 10/23/2024 | 04/23/2024 | 01/23/2024 | 10/23/2023 | 04/23/2023 | 04/23/2023 |
|                                                                                                                                                 | Without optional redemption * | Average life   | Years | 14.32      | 14.05      | 13.77      | 13.47      | 13.16      | 12.84      | 12.51      | 12.18      |
|                                                                                                                                                 |                               | Final Maturity | Years | 08/12/2033 | 05/07/2033 | 01/24/2033 | 10/07/2032 | 06/15/2032 | 02/19/2032 | 10/23/2031 | 06/23/2031 |
|                                                                                                                                                 |                               |                | 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 |
| Series D                                                                                                                                        | With optional redemption *    | Average life   | Years | 6.25       | 5.76       | 5.51       | 5.01       | 4.76       | 4.50       | 4.00       | 4.00       |
|                                                                                                                                                 |                               | Final Maturity | Years | 07/23/2025 | 01/23/2025 | 10/23/2024 | 04/23/2024 | 01/23/2024 | 10/23/2023 | 04/23/2023 | 04/23/2023 |
|                                                                                                                                                 |                               |                | Date  | 07/23/2025 | 01/23/2025 | 10/23/2024 | 04/23/2024 | 01/23/2024 | 10/23/2023 | 04/23/2023 | 04/23/2023 |
|                                                                                                                                                 | Without optional redemption * | Average life   | Years | 17.01      | 17.01      | 17.01      | 17.01      | 17.01      | 17.01      | 17.01      | 17.01      |
|                                                                                                                                                 |                               | Final Maturity | Years | 04/23/2036 | 04/23/2036 | 04/23/2036 | 04/23/2036 | 04/23/2036 | 04/23/2036 | 04/23/2036 | 04/23/2036 |
|                                                                                                                                                 |                               |                | 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 |

\* 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                 | 60.27% | 200,383,297.82 | 34.73%        | 91.34% | 1,393,400,000.00 | 8.81% |
| Series A1               | 0.00%  | 0.00           |               | 10.49% | 160,000,000.00   |       |
| Series A2               | 48.26% | 160,443,937.82 |               | 48.08% | 733,400,000.00   |       |
| Series A3               | 12.01% | 39,939,360.00  |               | 19.67% | 300,000,000.00   |       |
| Series A4               | 0.00%  | 0.00           |               | 13.11% | 200,000,000.00   |       |
| Series B                | 16.48% | 54,800,000.00  | 16.87%        | 3.59%  | 54,800,000.00    | 5.15% |
| Series C                | 15.58% | 51,800,000.00  | 0.00%         | 3.40%  | 51,800,000.00    | 1.70% |
| Series D                | 7.67%  | 25,500,000.00  |               | 1.67%  | 25,500,000.00    | 0.00% |
| Issue of Bonds          |        | 332,483,297.82 |               |        | 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                       | 17,550,296.72 | -0.362%          |
| Servicer ppal collect not yet credited | 1,531,151.22  |                  |
| Servicer ints collect not yet credited | 233,526.17    |                  |
| Liabilities                            | Available     | Balance Interest |
| Start-up Loan                          |               | 0.00             |

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

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Official register CNMV: C/ Edison, 4 - 28006 Madrid ☎ +34 91 585 15 00 🌐 www.cnmv.com

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BBVA

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KPMG Auditores

**Start-up Loan**  
BBVA

### Collateral: Residential mortgage loans (PTCs)

| General                                     |                |                      |  |
|---------------------------------------------|----------------|----------------------|--|
|                                             | Current        | At constitution date |  |
| Count                                       | 3,807          | 11,370               |  |
| Principal                                   |                |                      |  |
| Principal outstanding                       | 271,078,234.09 | 1,500,001,310.05     |  |
| Average loan                                | 71,205.21      | 131,926.24           |  |
| Minimum                                     | 275.44         | 15,076.16            |  |
| Maximum                                     | 425,949.12     | 842,481.92           |  |
| Interest rate                               |                |                      |  |
| Weighted average (wac)                      | 1.16%          | 3.58%                |  |
| Minimum                                     | 0.14%          | 0.00%                |  |
| Maximum                                     | 3.48%          | 5.50%                |  |
| Final maturity                              |                |                      |  |
| Weighted average (WARM) (months)            | 174            | 322                  |  |
| Minimum                                     | 06/30/2019     | 11/30/2008           |  |
| Maximum                                     | 04/30/2036     | 02/29/2036           |  |
| Index (principal outstanding distribution)  |                |                      |  |
| 1-year EURIBOR/MIBOR (Mortgage Market)      | 71.29%         | 58.34%               |  |
| Mortgage Market: Banks                      | 0.00%          | 0.21%                |  |
| Mortgage Market: Savings Banks              | 0.00%          | 21.78%               |  |
| Mortgage Market: All Institutions           | 28.71%         | 19.65%               |  |
| Savings Banks Lending Rate (CECA Indicator) | 0.00%          | 0.01%                |  |

| Prepayments                  |               |               |               |                |            |
|------------------------------|---------------|---------------|---------------|----------------|------------|
|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM)    | 0.28%         | 0.37%         | 0.34%         | 0.35%          | 0.48%      |
| Annual Percentage Rate (CPR) | 3.27%         | 4.36%         | 4.04%         | 4.18%          | 5.64%      |

| LTV Distribution         |         |        |                      |
|--------------------------|---------|--------|----------------------|
|                          | Current |        | At constitution date |
|                          | % Pool  | % LTV  | % LTV                |
| 0.01 - 10%               | 1.79    | 6.65   | 0.25                 |
| 10.01 - 20%              | 5.50    | 15.61  | 1.61                 |
| 20.01 - 30%              | 9.54    | 25.46  | 2.79                 |
| 30.01 - 40%              | 13.36   | 35.26  | 3.93                 |
| 40.01 - 50%              | 13.52   | 44.98  | 5.07                 |
| 50.01 - 60%              | 15.10   | 54.73  | 6.20                 |
| 60.01 - 70%              | 14.71   | 65.21  | 7.45                 |
| 70.01 - 80%              | 10.02   | 74.81  | 13.43                |
| 80.01 - 90%              | 5.20    | 84.38  | 11.69                |
| 90.01 - 100%             | 3.99    | 94.49  | 47.58                |
| 100.01 - 110%            | 2.38    | 105.38 |                      |
| 110.01 - 120%            | 1.67    | 114.11 |                      |
| 120.01 - 130%            | 1.11    | 124.64 |                      |
| Weighted average (WALTV) | 56.69   |        | 78.99                |
| Minimum                  | 0.14    |        | 2.53                 |
| Maximum                  | 211.72  |        | 99.43                |

| Geographic distribution |         |                      |
|-------------------------|---------|----------------------|
|                         | Current | At constitution date |
| Andalucia               | 2.19%   | 1.81%                |
| Aragon                  | 0.98%   | 1.39%                |
| Asturias                | 0.03%   | 0.01%                |
| Balearic Islands        | 0.62%   | 0.45%                |
| Basque Country          | 0.29%   | 0.21%                |
| Canary Islands          | 0.54%   | 0.37%                |
| Cantabria               | 0.13%   | 0.07%                |
| Castilla-La Mancha      | 1.14%   | 1.01%                |
| Castilla-Leon           | 1.30%   | 0.77%                |
| Catalonia               | 70.24%  | 70.57%               |
| Extremadura             | 0.54%   | 0.28%                |
| Galicia                 | 0.86%   | 0.53%                |
| La Rioja                | 0.05%   | 0.03%                |
| Madrid                  | 11.46%  | 11.72%               |
| Murcia                  | 1.54%   | 2.70%                |
| Navarra                 | 0.28%   | 0.42%                |
| Valencia                | 7.80%   | 7.65%                |

| Current delinquency               |        |               |            |            |               |        |                  |               |                                |
|-----------------------------------|--------|---------------|------------|------------|---------------|--------|------------------|---------------|--------------------------------|
| Aging                             | Assets | Overdue debt  |            |            |               |        | Outstanding debt | Total debt    | % Total debt / Appraisal Value |
|                                   |        | Principal     | Interest   | Other      | Total         | %      |                  | %             |                                |
| <i>Delinquencies</i>              |        |               |            |            |               |        |                  |               |                                |
| Up to 1 month                     | 287    | 142,819.03    | 26,015.62  | 0.00       | 168,834.65    | 15.44  | 22,667,482.47    | 22,836,317.12 | 81.61                          |
| from > 1 to = 2 months            | 31     | 35,850.36     | 5,054.62   | 0.00       | 40,904.98     | 3.74   | 2,038,717.50     | 2,079,622.48  | 7.43                           |
| from > 3 to = 6 months            | 6      | 167,417.93    | 3,423.88   | 1,049.73   | 171,891.54    | 15.72  | 362,307.74       | 534,199.28    | 1.91                           |
| from > 6 to < 12 months           | 9      | 211,910.61    | 5,336.50   | 1,320.59   | 218,567.70    | 19.99  | 506,677.09       | 725,244.79    | 2.59                           |
| from = 12 to = 18 months          | 7      | 57,180.88     | 12,373.11  | 1,300.76   | 70,854.75     | 6.48   | 730,564.27       | 801,419.02    | 2.86                           |
| from > 18 to < 24 months          | 3      | 28,279.20     | 2,581.06   | 1,148.21   | 32,008.47     | 2.93   | 157,087.62       | 189,096.09    | 0.68                           |
| from ≥ 2 years                    | 11     | 333,469.91    | 46,001.60  | 10,953.17  | 390,424.68    | 35.70  | 427,285.99       | 817,710.67    | 2.92                           |
| Subtotal                          | 354    | 976,927.92    | 100,786.39 | 15,772.46  | 1,093,486.77  | 100.00 | 26,890,122.68    | 27,983,609.45 | 100.00                         |
| <i>Defaulted, out of the pool</i> |        |               |            |            |               |        |                  |               |                                |
| Delinquencies > 18 m              | 88     | 10,634,168.69 | 110,929.34 | 139,303.64 | 10,884,401.67 | 100.00 | 0.00             | 10,884,401.67 | 100.00                         |
| Subtotal                          | 88     | 10,634,168.69 | 110,929.34 | 139,303.64 | 10,884,401.67 | 100.00 | 0.00             | 10,884,401.67 | 100.00                         |
| Total                             | 442    | 11,611,096.61 | 211,715.73 | 155,076.10 | 11,977,888.44 |        | 26,890,122.68    | 38,868,011.12 |                                |